



PD Modification Application: PRS 22-0153

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: May 10, 2022

1.0 APPLICATION SUMMARY

Applicant: Constance D. Silver

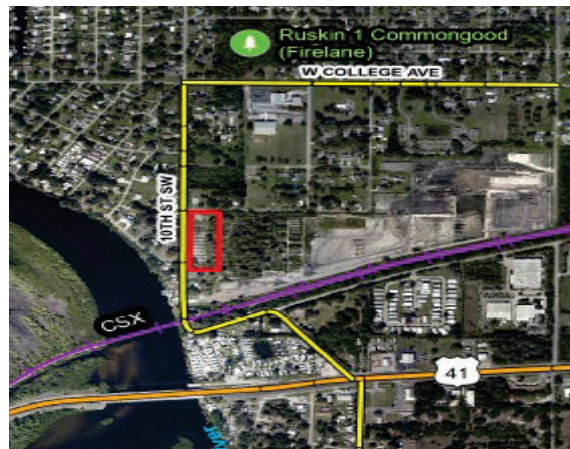
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 3.16 acres

Community Plan Area: Ruskin

Overlay: None



Introduction Summary:

The request is to remove the 3.16-acre parcel from the existing Planned Development (PD) 16-1336, as most recently modified by PRS 21-0160. A companion rezoning (RZ-PD 21-1231) has been filed to rezone the parcel to PD to allow 3 single-family lots.

Existing Approval(s):	Proposed Modification(s):
PD 16-1336 is approved 600,000 sq. ft. Light Manufacturing, processing and assembly use, a maximum 10,000 square foot child care and a plant farm.	No changes in approved uses/entitlements. The site plan is being modified to show removal of the 3.16-acre parcel from the PD.
30-foot buffer with modified Type B screening along northern boundary of Folio 56420.0000	The buffer area is part of the 3.16-acre parcel being removed from the PD. Buffering and screening is no longer required with conversion of this area to single-family.

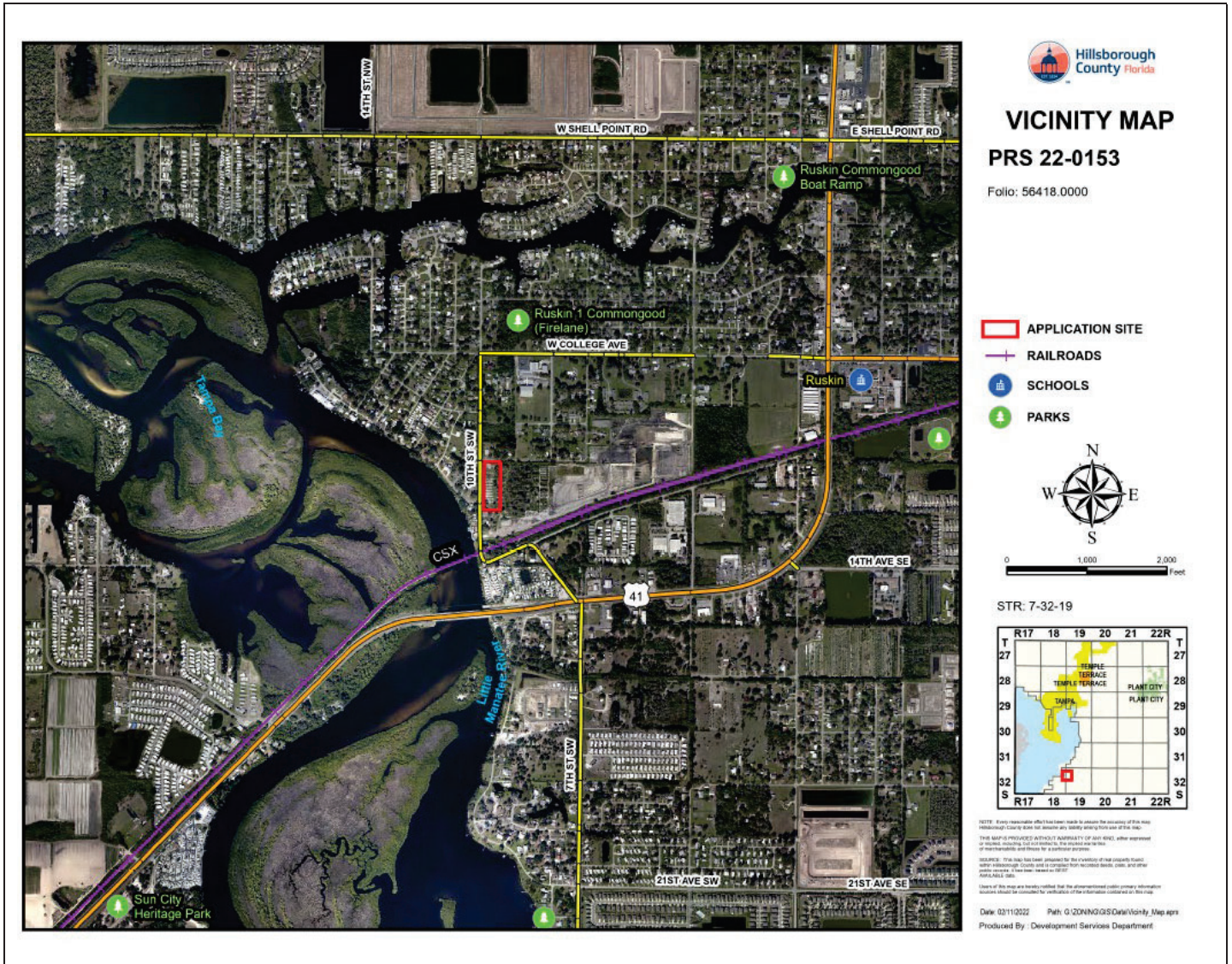
Additional Information:

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

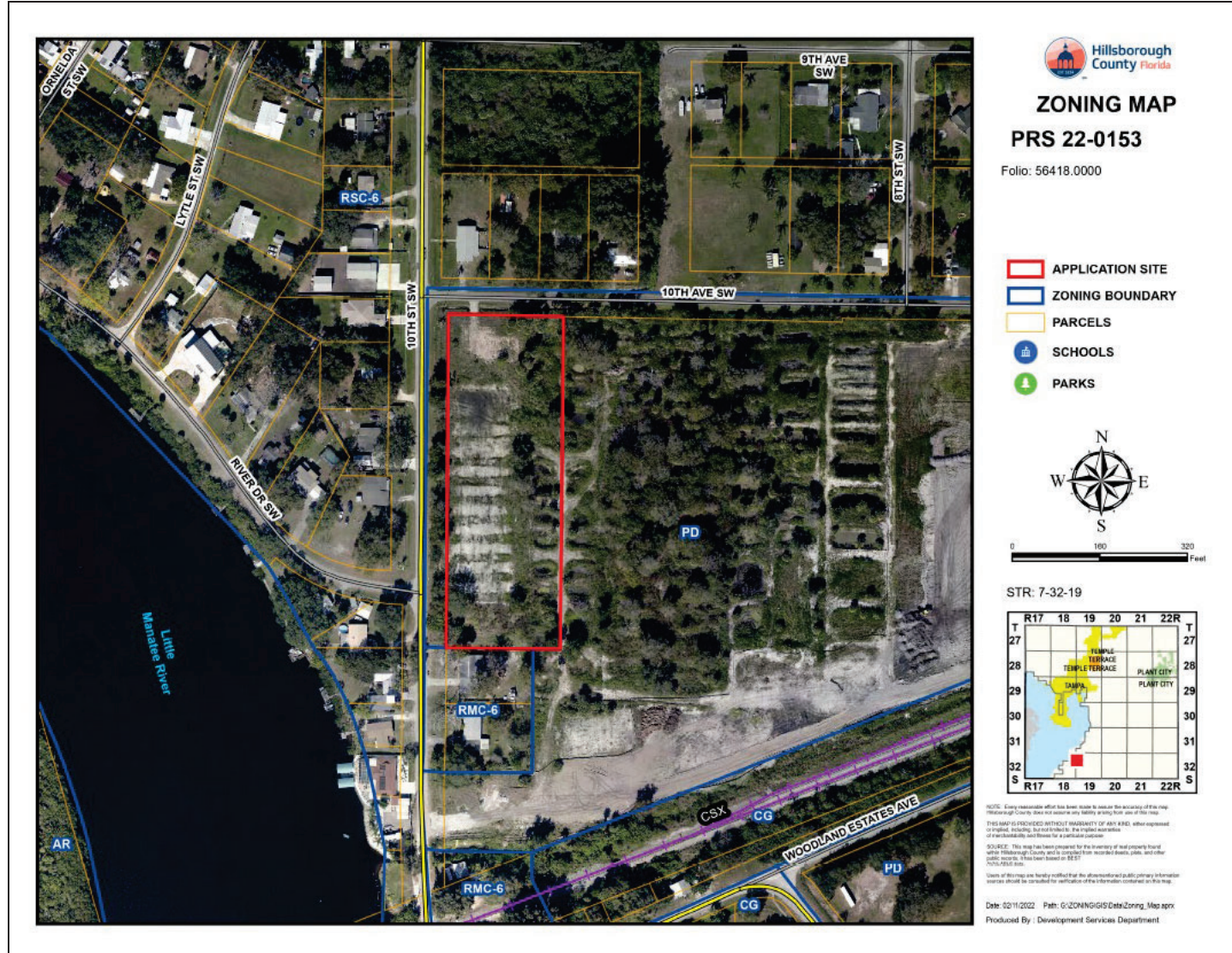


Context of Surrounding Area:

The site is located in the Ruskin community within an area developed with single-family residential (to the north, south and west) and commercial/industrial uses (to the east and south). Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include West College Avenue .25 miles to the north and U.S. 41 .25 miles to the south. A CSX rail line is also located to the south approximately .1 miles. The Little Manatee River is located about 250 feet to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

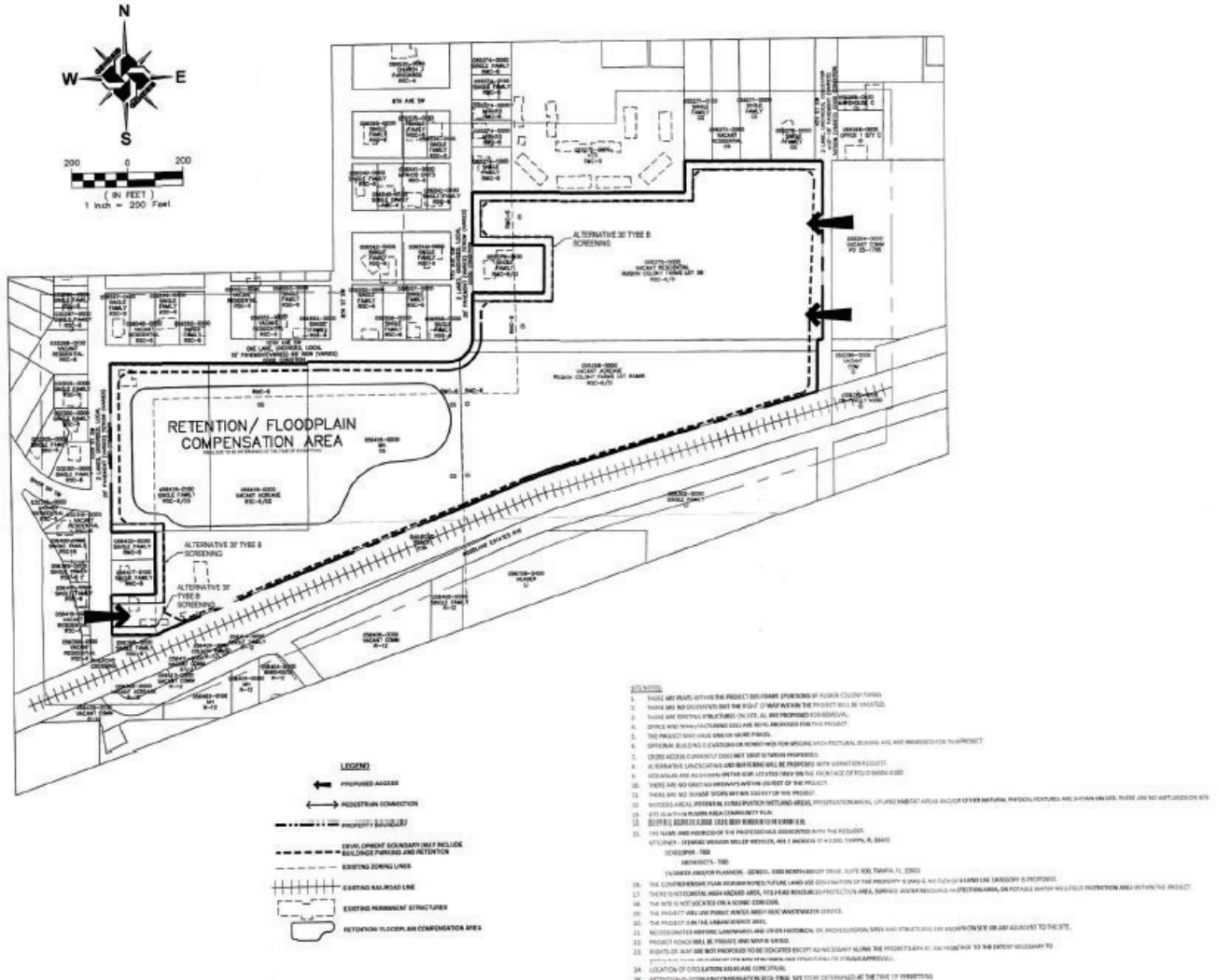


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 units per acre	Single-Family and Residential Support	Residential
South	RMC-6	6 units per acre	Single-Family, Multi-Family, Residential Support	Residential
East	PD 16-1336	.50 FAR	Industrial/Plant Farm	Industrial/Plant Farm
West	RSC-6	6 units per acre	Single-Family Residential and Residential Support	Residential

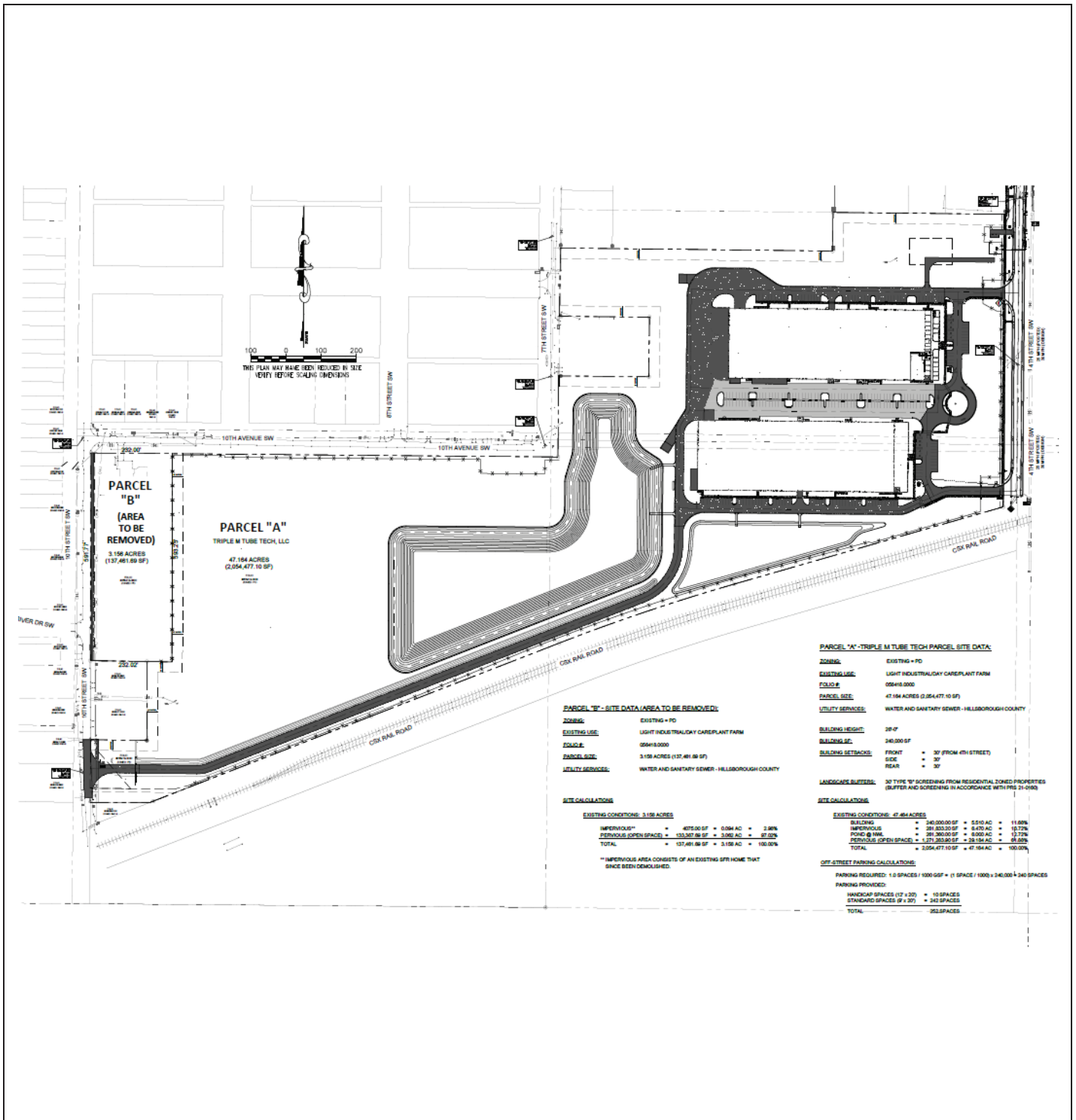
2.0 LAND USE MAP SET AND SUMMARY DATA

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

2.5 Proposed Site Plan (Partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
4 St. SW	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
10 th St. SW	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/1)			

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Monet Dr./Corner of Clearance Intersection	Administrative Variance Requested	Approvable
Monet Dr./Minimum Driveway Length	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands within project limits
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition requiring completion of two CIP projects prior to issuance of building permits requested. The subject application is not changing approved entitlements for the existing PD and the subject condition has been included in the companion rezoning application. Therefore, the condition is not applicable to this petition.

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees								
Comprehensive Plan:					Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request to remove the 3.16-acre parcel from the Planned Development (PD) will not change the development approvals or project design for the remainder of the PD. Although with removal of the 3.16-acre parcel a 30-foot buffer will be removed along the northern boundary of folio 56420.0000, with conversion of this area to single-family uses, buffering and screening is no longer required. Therefore, staff has not identified any compatibility issues with removal of the 3.16-acre parcel from the PD.

5.2 Recommendation

Approvable, Subject to Conditions.


6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 9, 2022.

1. The site shall be limited to the following:
 - 1.1 A maximum of 600,000 sq. ft. for Light Manufacturing, processing and assembly uses of which a minimum of 2,500 sq. ft. shall be for the child care use. The maximum square footage for the child care shall not exceed 10,000 square feet.
 - 1.2 A plant farm may be permitted within the site and shall be in accordance with Section 6.11.108.B of the Land Development Code.
2. Development standards shall be those of the Commercial Intensive (CI) zoning district, with the exception that maximum building coverage will be 40%.
3. Prior to approval of any Site Development Plan for more than 250,000 sq. ft. of building space, a Certificate of Occupancy for a child care, with a minimum square footage of 2,500 square feet, shall be issued for an area within one of the buildings to be developed for Light Manufacturing, Processing, Assembly and Office uses.
4. The general location of building envelope, parking and retention areas shall be as shown on the General Site Plan.
5. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein or in the General Site Plan.
 - 5.1 Unless otherwise specified herein, a 30-foot buffer, Type B screening shall be provided along the following folio numbers: 55275.0100, 55272.0000, 55271.0100, 55271.0000, 55271.0050, 55270.0000, 56420.0000, 55274.1000, 56398.0000 and 56417.0100. Trees shown in the Alternative Plan Sheet 2 of 2 of the General Site Plan in lieu of required trees plantings for Type B screening shall be permitted, subject to review and approval by Hillsborough County Natural Resources section. Planting not specified in the 30-foot buffer, shall be allowed as long as the species installed are in addition to the ones shown on the Alternative Plan and are not invasive or hazardous, subject to approval by the Hillsborough County Natural Resources section.
6. Accessory open storage shall be permitted and shall be screened in accordance with the Land Development Code.
7. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 7.1 Ground Signs shall be limited to Monument Signs.
 - 7.2 Billboards, pennants and banners shall be prohibited.

8. The project shall be limited to two (2) vehicular access connections to 4th St. SW and one (1) vehicular access connection to 10th St. SW. Notwithstanding anything on the site plan to the contrary, pedestrian connections shall be permitted anywhere along the project's frontage.
9. Unless otherwise approved by Hillsborough County Public Works, the northernmost project driveway on 4th St. SW shall align with the access driveway within PD 05-1786. As such, access locations on 4th St. SW may be slightly adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.
10. As 4th St. SW is a substandard collector roadway, the developer shall improve 4th St. SW (between the southernmost project entrance and College Ave.) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process. This may necessitate the developer dedicating or otherwise acquiring additional right-of-way at its expense.
11. As College Ave. is a substandard collector roadway, the developer shall improve College Ave. (between 4th St. SW and US 41) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
12. As 10th St. SW is a substandard collector roadway, the developer shall improve 10th St. SW (between the project driveway and the nearest roadway meeting County standards) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
13. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a southbound right turn lane into each project driveway on 4th Street SW.
14. The developer shall submit a revised trip generation and site access analysis for any development exceeding the equivalent of 468 a.m. peak hour trips or 452 p.m. peak hour trips. Such analysis will be used to determine whether a westbound left turn lane, at the intersection of College Ave. and 4th St. SW, shall be constructed for operational or safety considerations.
15. Approval of this petition by Hillsborough County 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.
16. 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.
17. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
18. 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.

19. Within ninety days of the rezoning approval by Hillsborough County Board of County Commissioners, the developer shall submit to the County’s Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Apr 25 2022 08:30:53</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Received
 March 23, 2021
 Development
 Services



Civil Engineering
 Design Studio, Inc.
 P.O. BOX 20000
 LANSING, MICHIGAN 48202
 PHONE: 313.486.0400 FAX: 313.486.0900
 CERTIFICATE OF AUTHORIZATION # 20122

TRIPLE M. TUBE TECH
 MANUFACTURING
 FACILITY

PLANNED
 LANDSCAPE ARCHITECTS S.A.

32 KATHERINE LAMOREY, P.L.L.C.
 VERMONTLANDSCAPE ARCHITECTS
 1000
 1000
 1000
 1000

REV. DATE DESCRIPTION

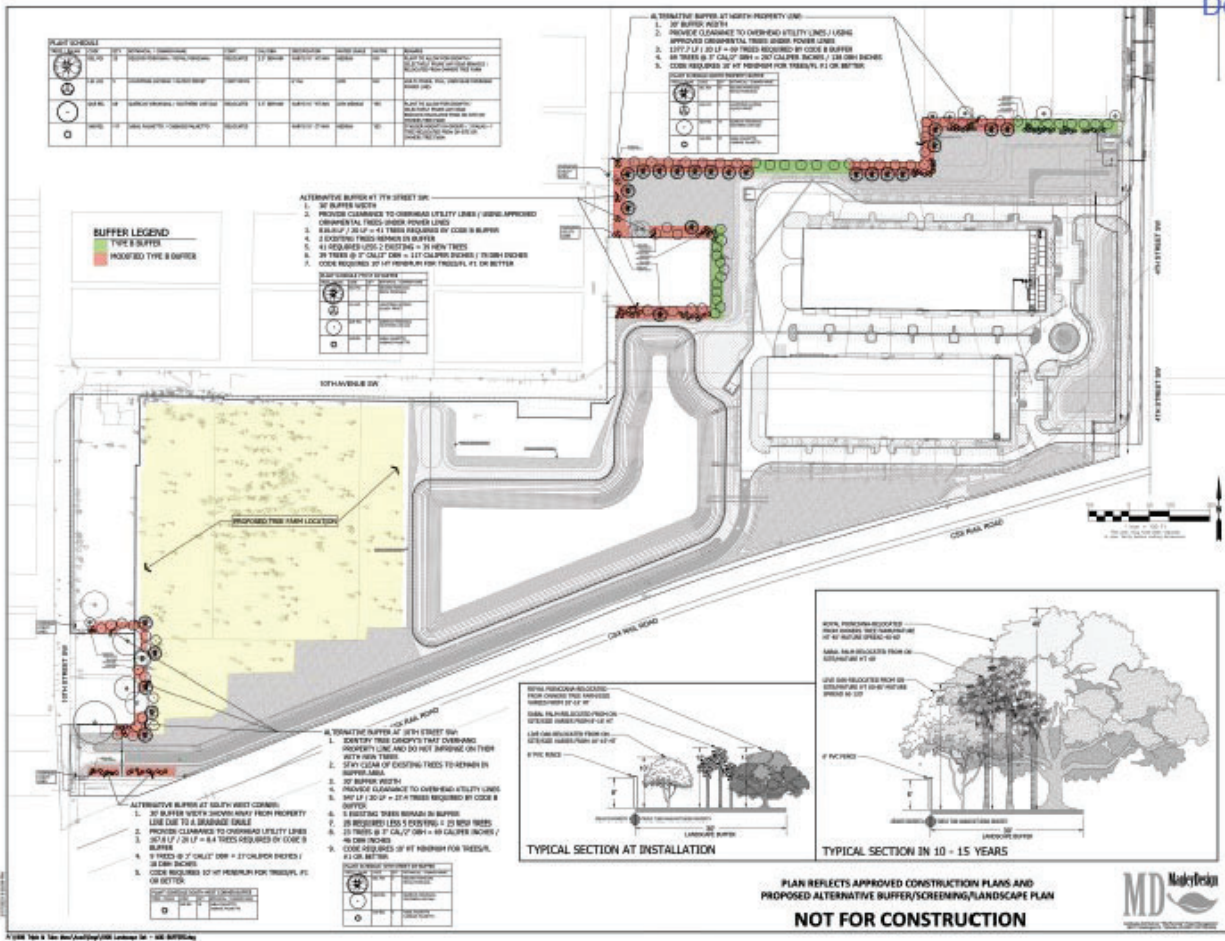
REV.	DATE	DESCRIPTION
1	05/10/22	ISSUED FOR PERMIT

ALTERNATIVE
 BUFFER
 AND
 SCREENING PLAN

Scale: 1"=100'
 DATE: TISSOT
 DRAWN: BSA
 CHECKED: BSA

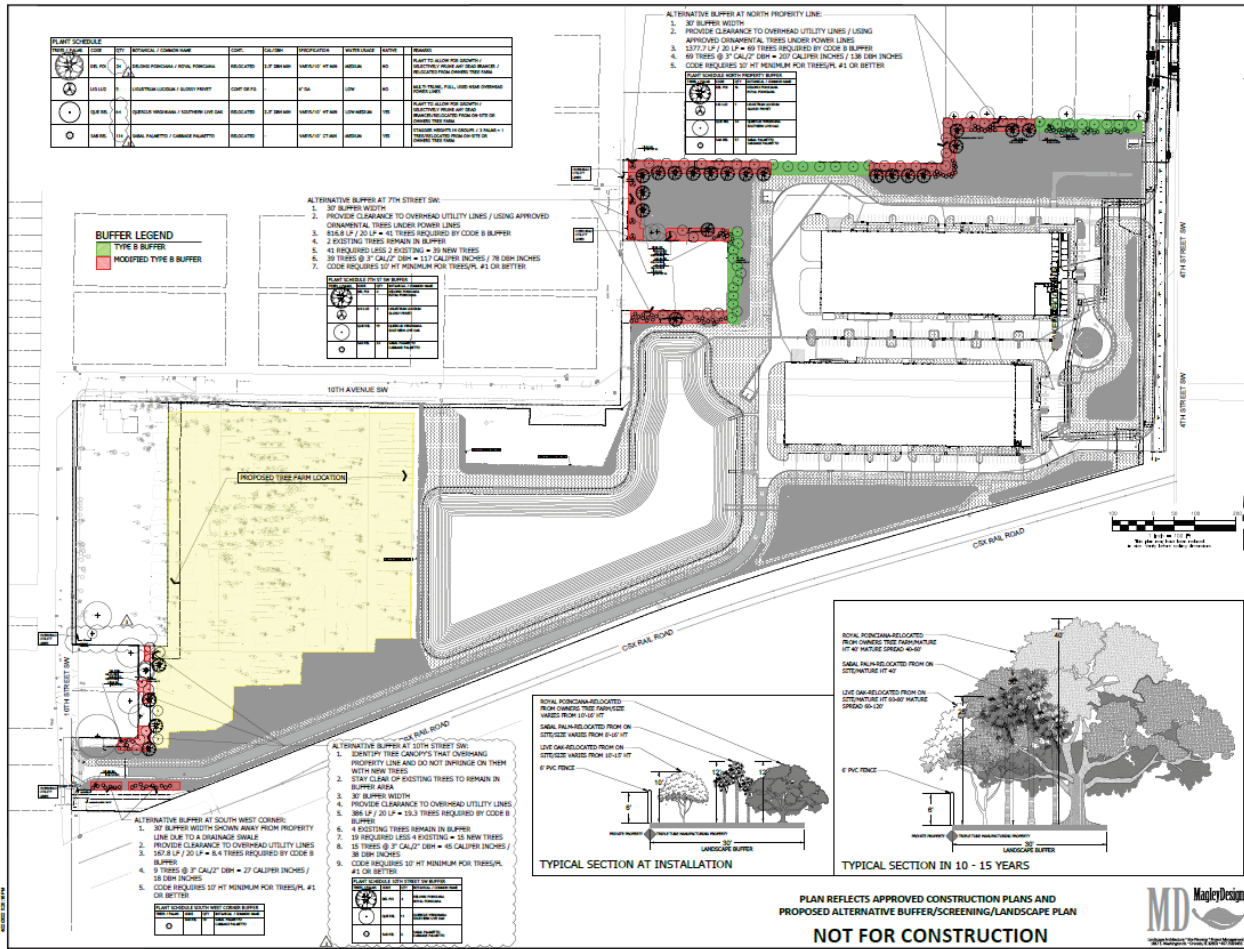
SHEET 2 OF 2

2



App# 21-0160
 Clerk# 21-0281
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21-0160



TRT³

Civil Engineering
Design Studio, Inc.
P.O. Box 33000
Largo, FL 32752-0002
PHONE: 407-882-9956 FAX: 407-882-9920
CERTIFICATE OF AUTHORIZATION # 2832

**TRIPLE M. TUBE TECH
MANUFACTURING
FACILITY**

Rain, Florida
LANDSCAPE ARCHITECTS SEAL

M. KATHERINE MCGILY, R.L.A.
FLORIDA LICENSE #80978

ISSUED: 05/10/22 DATE: 05/10/22
HILLSBOROUGH COUNTY 028103

REV.	DATE	DESCRIPTION
1	05/10/22	COUNTY COMMENTS
2	05/10/22	OWNER CHANGES

**ALTERNATIVE
BUFFER
AND
SCREENING PLAN**

Sheet No. 2 of 2

JOB NO. 1906
SCALE: AS SHOWN
DATE: 11/05/20
DESIGN: MDM
DRAWN: MC
CHECKED: MDM

MD ManleyDesign

SHEET 2 OF 2
2

1/10/22 10:30 AM Rev/Draw/Sheet/Project/Level 00 11 27/20-0153 04 Rev/Draw

4/20/22

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/16/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: PRS 22-0153

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a minor modification, also known as Personal Appearance (PRS), to approved Planned Development (PD) #16-1336, as amended by PRS 21-0160. The existing PD is approved for up to 600,000 sq. ft. of light manufacturing, processing and assembly uses with limited accessory uses on +/-50.32 acres. The future land use is Suburban Mixed Use 6 (SMU-6).

The current PRS request proposes to remove +/-3.156 acres, located at the southeast corner of 10th Ave. SW and 10th St. SW for development as a separate proposed Planned Development. There is no proposed change to the type or intensity of the development of the existing PD.

Staff has no objection to the requested modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

4th St. SW is a 2-lane, undivided, unregulated collector roadway characterized by +/- 11-foot lanes and +/- 32 feet of total pavement in good condition, lying within a +/- 60-foot wide right-of-way along the project's frontage. The right-of-way north of the project site appears to be +/- 80 feet in width. There is a sidewalk on the west side and +/- 5-foot paved shoulders along 4th St. SW south of College Ave.

10th St. SW is a 2-lane, undivided, substandard, unregulated collector roadway characterized by +/- 20-feet of pavement in average condition, lying within +/- an 80 ft. ROW along a majority of the project's frontage. There is a 5-foot sidewalk along the east side of the road and no bicycle facilities along 10th St. SW in the vicinity of the project.

SITE ACCESS

Primary access to the site is from 4th Ave. SW, with two access driveways on this roadway. Secondary access to the project is from a single access driveway on 10 St. SW. Access will not be impacted as a result of the parcel being removed.



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 18, 2021.

1. The site shall be limited to the following:
 - 1.1 A maximum of 600,000 sq. ft. for Light Manufacturing, processing and assembly uses of which a minimum of 2,500 sq. ft. shall be for the child care use. The maximum square footage for the child care shall not exceed 10,000 square feet.
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15. Approval of this petition by Hillsborough County 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.
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19. Within ninety days of the rezoning approval by Hillsborough County Board of County Commissioners, the developer shall submit to the County's Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/16/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: PRS 22-0153

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

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The current PRS request proposes to remove +/-3.156 acres, located at the southeast corner of 10th Ave. SW and 10th St. SW for development as a separate proposed Planned Development. There is no proposed change to the type or intensity of the development of the existing PD.

Staff has no objection to the requested modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

4th St. SW is a 2-lane, undivided, unregulated collector roadway characterized by +/- 11-foot lanes and +/- 32 feet of total pavement in good condition, lying within a +/- 60-foot wide right-of-way along the project's frontage. The right-of-way north of the project site appears to be +/- 80 feet in width. There is a sidewalk on the west side and +/- 5-foot paved shoulders along 4th St. SW south of College Ave.

10th St. SW is a 2-lane, undivided, substandard, unregulated collector roadway characterized by +/- 20-feet of pavement in average condition, lying within +/- an 80 ft. ROW along a majority of the project's frontage. There is a 5-foot sidewalk along the east side of the road and no bicycle facilities along 10th St. SW in the vicinity of the project.

SITE ACCESS

Primary access to the site is from 4th Ave. SW, with two access driveways on this roadway. Secondary access to the project is from a single access driveway on 10 St. SW. Access will not be impacted as a result of the parcel being removed.

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
4 th St. SW	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
10 th St. SW	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 01/13/2022</p> <p>PETITION NO.: 22-0153</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p>	<p>COMMENT DATE: 12/09/2021</p> <p>PROPERTY ADDRESS: 1112 10th St SW, Ruskin, FL 33570</p> <p>FOLIO #: 056418-0000</p> <p>STR: 07-32S-19E</p>
<p>REQUESTED ZONING: : Minor Mod to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>NO</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

CI/mst

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

PETITION NO.: PRS22-0153 REVIEWED BY: Randy Rochelle DATE: 2/16/2022

FOLIO NO.: 56418.0000

WATER

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

- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of 4th Street SW. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

- A 4 inch wastewater low pressure force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of 4th Street SW. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

Statement of Record

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

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

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