

PD Modification Application: PRS 25-0573**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** June 10, 2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Epg1 LLC Epg Berry Bay Holdings LLC**FLU Category:** WVR-2 (current)
RES-4 (pending)**Service Area:** Rural (current)
Urban (pending)**Site Acreage:** 53.43 +/-**Community
Plan Area:** Wimauma**Overlay:** None**Introduction Summary:**

The subject site is Planned Development (PD) 24-0044. PD 24-0044 covers two non-contiguous development areas with transferred density from one area (Bullfrog Creek Mitigation Area) to the other area (Berry Bay Receiving Area). The PD is approved for 1,157 residential units and a public use facility. When originally rezoned, the site was within the WVR-2 Future Land Use Category and the Rural Service Area, which necessitated compliance with WVR-2 Residential development standards. Subsequently, two Comprehensive Plan Amendments (CPA 24-44 and CPA 24-45) have been approved by the BOCC which will place the PD within the RES-4 Future Land Use Category and within the Urban Service Area. Therefore, this makes the WVR-2 Residential regulations no longer applicable. These Comprehensive Plan Amendments have been approved by the BOCC; yet, are not effective yet.

Existing Approval(s):	Proposed Modification(s):
Pod O subject to WVR-2 Residential development standards	Pod O not subject to WVR-2 Residential development standards
Community Benefits required due to Pod O and A (inclusion into the PD subsequent to the WVR-2 LDC Standards).	No Community Benefits required for Pod O

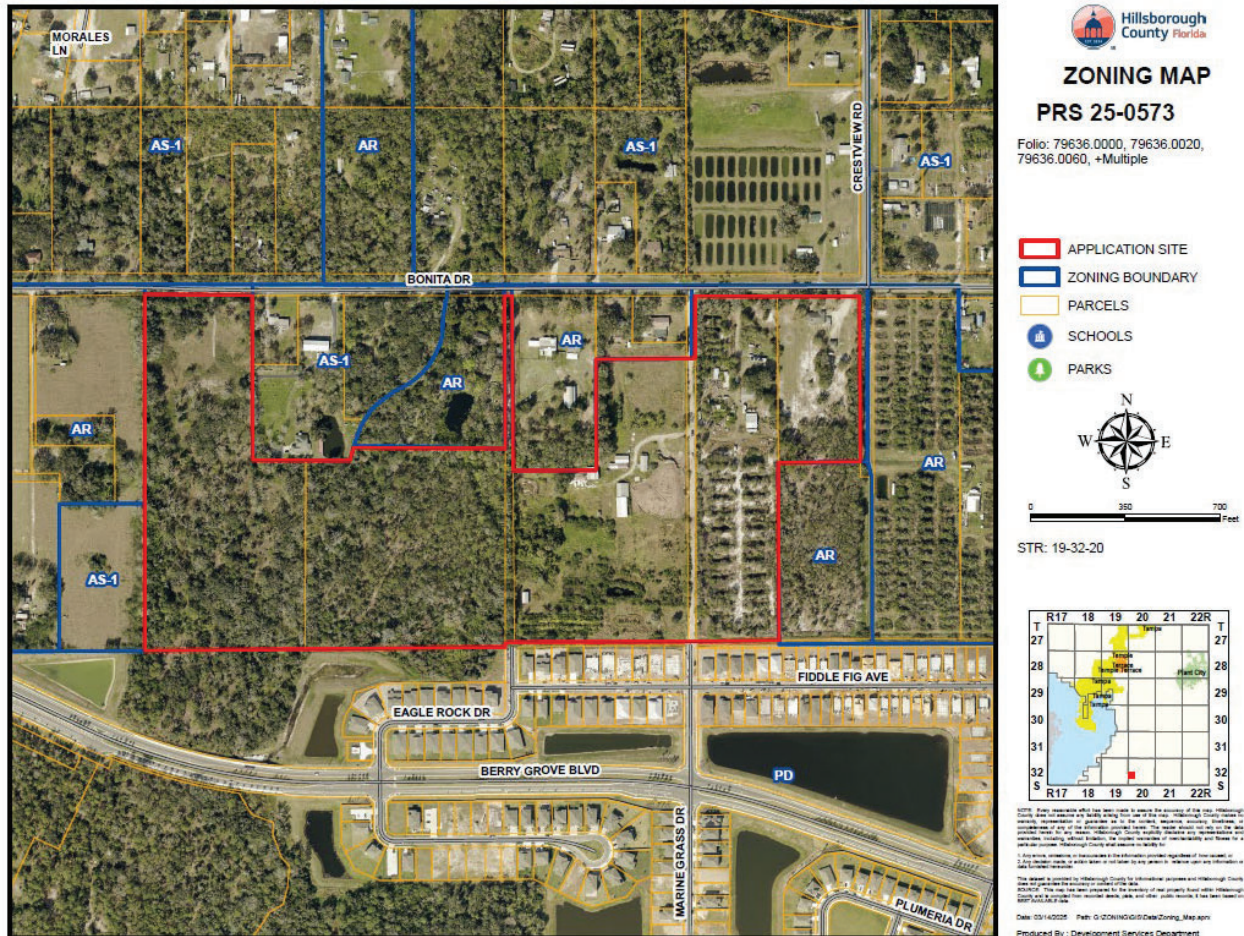
Additional Information:

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

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

2.2 Immediate Area Map

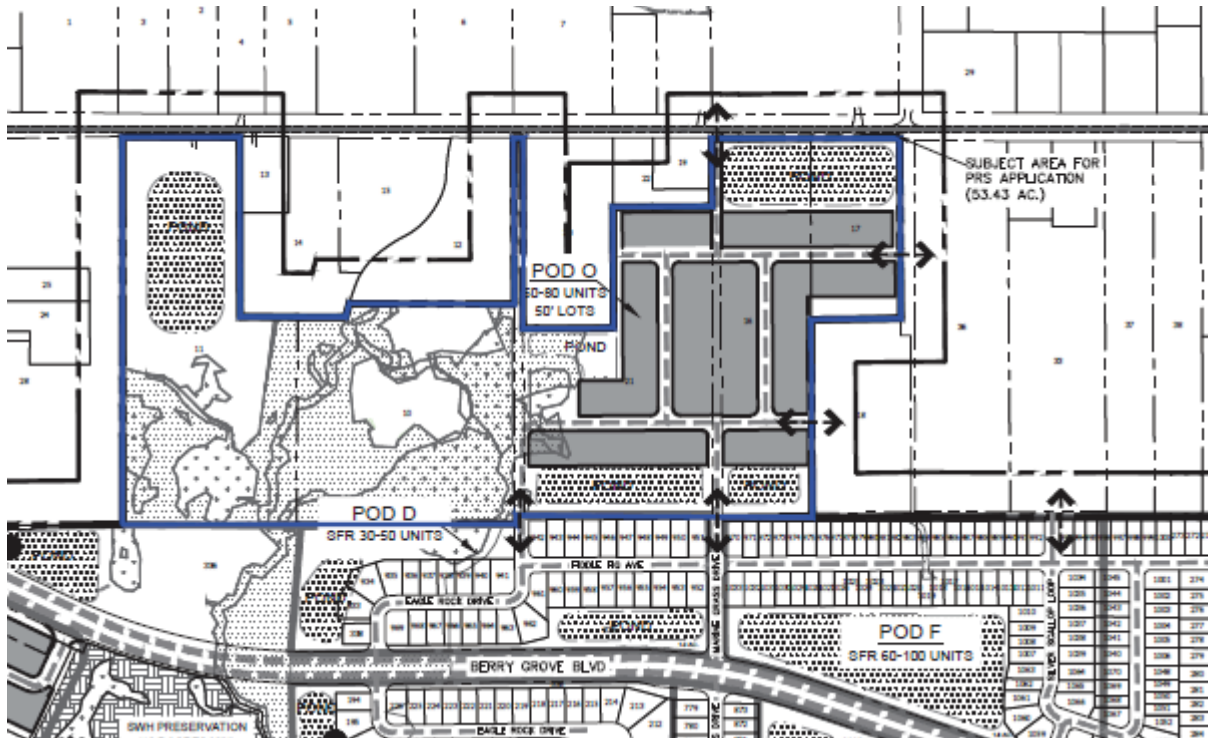


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1 & AR	AS-1: 1 unit per acre AR: 1 unit per 5 acres	Agriculture, Single-Family Residential	Agriculture, Single-Family Residential
West	AS-1 & AR	AS-1: 1 unit per acre AR: 1 unit per 5 acres	Agriculture, Single-Family Residential	Agriculture, Single-Family Residential
South	PD	4 units per 1 acre	Single-Family Residential	Single-Family Residential
East	AR	1 unit per 5 acres	Agriculture, Single-Family Residential	Agriculture

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Bonita Dr	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other
Berry Grove Blvd	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> None <input type="checkbox"/> None <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	803	59	79
Proposed	803	59	79
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross 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	x	Pedestrian & Vehicular	None	Meets LDC
South	x	Pedestrian	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Currently included
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input 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
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
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 type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request seeks to modify development standards given the Future Land Use and Service Area changes. Revised development standards will be those within Pockets B, C, D, E, F, G, I, J, K, L, and M within the PD which allow 4,000 – 5,500 sf lots. Therefore, staff does not identify any compatibility concerns with the request.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 10, 2025.

1. Residential development shall be limited to a maximum of 1,157 residential units.
2. Pods B, C, D, E, F, G, I, J, K, L, ~~and M~~, and O shall meet the following:
 - 2.1 Limited to single-family detached residential. Each pod shall be limited to the maximum number of units provided for each pod on general site plan.
 - 2.2 Single-family detached lots and units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 feet
Minimum front yard setback:	10 feet (unless otherwise stated)
Minimum garage setback:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories
Minimum lot size:	5,500 sf
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

Minimum lot size:	6,000 sf
Minimum lot width:	60 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.
 - 2.3 Single-family detached lots developed at a width under 50 feet shall comply with the following:
 - 2.3.a No more than 65% of the single-family detached lots within Pods B, C, D, E, F, G, I, J, K, L, and M may be under 50 feet in width. If the project will be platted by pod or phase,

individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout Pods B, C, D, E, F, G, I, J, K, L, and M, each plat shall provide a table providing the number and percentage of lots under 50 feet in width proposed and approved within Pods B, C, D, E, F, G, I, J, K, L, and M. If when blended an individual pod or phase at platting will exceed the percentage maximum of lots under 50 feet in width, the permissibility for lots under 50 feet in width will be restricted accordingly elsewhere in Pods B, C, D, E, F, G, I, J, K, L, and M.

- 2.3.b Single-family detached units shall provide a 2-car garage with a minimum 18 foot wide driveway.
- 2.3.c Garages shall be permitted to extend a maximum of 5 feet in front of the primary residential structure if an entry feature over the primary entrance facing the street is provided. The minimum garage setback shall be 20 feet. Notwithstanding condition 2.2, the primary residential structure setback shall be a minimum of 25 feet. The offset created by these two setbacks shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. The entry feature shall be permitted to extend further into the front yard at minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If no entry feature is provided, the garage shall not be flush or placed closer to the street than any portion of the front façade.
- 2.3.d Should garages be located behind the front plane of the primary residential structure, the primary residential structure shall provide a minimum 10 foot front yard setback and the garage shall provide a minimum 20 foot front yard setback. The offset between these setbacks shall be a minimum of 10 feet. This offset shall not require the use of any entry feature or covered porch. Should an entry feature or covered porch be provided, the minimum front yard setback of 10 feet shall apply.
- 2.3.e Garage doors shall not account for more than 60% of the width of the street facing building façade.
- 2.3.f All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 2.3.g Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- 2.3.h Each unit's primary entrance door shall face the roadway.
- 2.3.i A maximum of 30% of the units on lots under 50 feet in width in Pods B, C, D, E, F, G, I, J, K, L, and M may be 1-story in height. A minimum of 70% of the units on lots under 50

feet width in Pods B, C, D, E, F, G, I, J, K, L, and M shall be 2-stories in height. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout Pods B, C, D, E, F, G, I, J, K, L, and M, each plat shall provide a table providing the number and percentage of 1-story and 2-story units proposed and approved within Pods B, C, D, E, F, G, I, J, K, L, and M. If when blended an individual pod or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story units will be restricted accordingly elsewhere in Pods B, C, D, E, F, G, I, J, K, L, and M.

2.3.j All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:

- i. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
- ii. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
- iii. A change in materials between the first and second floors.

2.4 Buildings and uses within the amenity center (Pod H) shall be developed in accordance with the following:

Minimum front yard setback:	10 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

Buffering and screening where adjacent to any residential uses shall be required.

2.5 A minimum of 168.4 acres shall be used for open space within the project. The calculation of land area used for open space shall not include the land area for sidewalks required by the LDC. The developer shall provide contiguity and connection to open space and conservation areas throughout the project via paved or unpaved bicycle/pedestrian trails, sidewalks and pathways.

2.6 Prior to preliminary plat approval for any number of residential units above six hundred sixty three (663) but at or under 946 residential units within Pods B, C, D, E, F, G, I, J, K, L, and M, the developer shall provide documentation that demonstrates that additional job opportunities (Employment Requirements) exist within the Wimauma Community Plan Village that are not already allocated to this planned development, any other planned development zoning within the boundaries of the Wimauma Community Plan Village, or any pending or approved preliminary subdivision plats or multifamily site development applications within the boundaries of the Wimauma Community Plan Village.

Said documentation to demonstrate Employment Requirement compliance shall be provided on the preliminary subdivision plat or multi-family site development plan in the form of a table that includes the following: (1) the folio numbers and the heated square footage being allocated for any additional residential units above 663 residential units within the subject PD; and, (2) the folio numbers and heated square footage already allocated to the subject PD, other planned development zonings within the boundaries of the Wimauma Community Plan Village, and any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village. This table shall be annotated as to which projects are assigned to the provided folios and heated square footage.

Both the number of jobs required by the additional residential units above 663 but at or under 946 residential units and the number of jobs that must exist within the boundaries of the Wimauma Community Plan Village shall be based upon the assumptions set forth in the Employment and Services Requirements section of Objective 48 of the Hillsborough County Comprehensive Plan. As required by Objective 48 of the Comprehensive Plan, the Wimauma Village Residential-2 employment and shopping requirements are hereby identified for tracking purposes in these conditions of approval as Attachments A and B.

The above condition shall not apply to residential units above 946 to the maximum of 1,047 within Pods B, C, D, E, F, G, I, J, K, L, and M.

~~3. Pod O shall meet the following:~~

~~3.1 Limited to single family residential detached utilizing the Standard House Lot Type per LDC Section 3.24.08 at a 50 foot width. Pod O shall be limited to the maximum number of units provided on general site plan.~~

~~3.2 Within Pod O, a minimum of 22 acres of open space shall be provided. A minimum of 6.6 acres of continuous open space shall be provided. A minimum of 5.3 acres (with the Community Benefit) shall be provided and include (1) 2.2 acres of internal open space, (2) 1 acre of MUTs (active recreation), and (3) 2.1 acres of internal open space that is not MUTs. Uses within the internal open space shall be as provided in LDC Section 3.24.03.A.5.~~

~~3.3 Notwithstanding what is shown on the PD site plan, blocks shall be developed in compliance with LDC Section 3.24.04. Limited flexibility from what is shown on the site plan will be provided to meet LDC Section 3.24.04.~~

~~3.4 Garage access shall be from the roadway to a front loading garage.~~

43. Pod A shall meet the following:

43.1 Limited to single-family attached dwellings developed utilizing the Rowhouse Lot Type per LDC Section 3.34.08, unless otherwise noted.

43.1.a. The two blocks to the west of the Neighborhood Center may be oriented towards a MUT.

~~43.2~~ Notwithstanding what is shown on the PD site plan, blocks shall be developed in compliance with LDC Section 3.24.04. Limited flexibility from what is shown on the site plan will be provided to meet LDC Section 3.24.04.

~~43.3~~ Pod A shall provide a 2-acre Neighborhood Center. Development within the Neighborhood Center shall be in compliance with LDC Section 3.24.03.B.3 (Buffering and Screening) and LDC Section 3.24.03.C.

5. The project shall provide the following ~~three~~ Community Benefits:

~~5.1~~ ~~Additional internal open space (Tier 2-7). Pod O shall provide additional internal open space and internal recreation space as outlined in condition 32.2. The acreages of each type of open space shall be provided on each preliminary plat and construction plan for Pod O.~~

~~5.2~~ ~~Trail crossing to the Little Manatee River State Park Trailhead (Tier 1-4). The project shall provide a trail crossing at the signalized intersection of US Hwy 301 and Berry Grove Boulevard. This crossing shall connect the from the Berry Grove Boulevard MUT within the project to the Little Manatee River State Park Trailhead. Provision of this crossing as specified above shall be provided by the construction plan approval of Pod O.~~

~~5.31~~ Land dedication and conveyance of a County Fire Station within the Neighborhood Center within Pod A (Tier 1-2) .

~~5.31.a~~ The County and the Developer will use their best efforts to reach a mutually agreeable dedication agreement within three (3) years from the zoning approval of PD 24-0041 (the "Agreement Period").

~~5.31.b~~ Any and all roadways within the Planning Development serving and/or providing access to the Neighborhood Center shall be platted to the Neighborhood Center's property lines. In no event shall there be any intervening land restriction access to the Fire Station Site.

~~5.31.c~~ Should the County and the Developer not reach a mutually agreeable dedication agreement within the Agreement Period, the Developer shall initiate a Major Modification application to propose an alternative Community Benefit, in accordance with the Land Development Code.

6. As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd., consistent with the Design Exception (dated March 21, 2019 and last revised April 18, 2019) and which was approved by the County Engineer (on April 25, 2019), including:

a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:

- i. Widen the existing roadway such that there are 11-foot wide travel lanes;
 - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and;
 - iii. Mill and resurface the existing roadway; and,
 - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
 - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:
 - i. Be permitted to maintain the existing 10-foot wide travel lanes;
 - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
 - iii. Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
7. The developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
- a. the Dug Creek stormwater cross drain under Saffold Rd.; and,
 - b. the stormwater cross drain located +/- 300 feet to the northwest of the Dug Creek stormwater cross drain.
8. The developer shall construct a minimum 5-foot wide sidewalk along the project's West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.
9. With regards to the Designated Receiving Area:
- a. Internal project roadways shall be public and may not be gated.
 - b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
 - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.

10. With regards to required site access improvements:

~~10.1~~ The developer shall construct the following improvements:

- a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
- b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
- c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
- d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;
- e. An eastbound to northbound left turn lane on Saffold Rd onto the proposed north-south collector roadway f. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.

10.2 The developer shall construct the following additional improvements:

- a. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.; and,
- b. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway.

10.3 In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn lane on Saffold Rd. onto US 301.

11. With regards to certain internal roadways:

The developer shall construct the east-west and north-south collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.

12. With each increment of development, the developer shall conduct a signal warrant analysis to determine if a traffic signal is warranted at the intersection of Berry Bay Blvd and US 301. If warranted

and approved by FDOT, the developer shall install the signal. Concurrent with the signalization of the intersection, the developer shall install a crosswalk for pedestrians and bicyclists at the intersection.

13. Concurrent with the signalization and construction the crosswalk at the intersection, the developer shall construct a multi-use path along the west side of US 301 connecting the development to the Little Manatee River State Park North Trail Head trailhead located on the west side of US 301. Improvements are subject to FDOT approval.
14. Notwithstanding the above or anything herein to the contrary, as shown on the PD site plan, block faces shall consist of a combination of roadways and MUTs – Pedestrian Thoroughfares (PTs), which are not shown on the PD site plan, are expressly disallowed.
15. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access, or access connections to continue/extend the Multi-Use Trails (MUTs), may be permitted anywhere along the PD boundaries.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the certified site plan to avoid tree removal.
17. 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.
18. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
19. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, within the overall boundaries of this rezoning request.
20. 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.

21. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
22. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of Development Services for review and approval. Use of the agricultural exemption provisions to the Land Alteration regulations is prohibited.
23. The subject application is adjacent to the Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development, such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
24. 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.
25. 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.
26. 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).
27. 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.

The following shall apply to the Bullfrog Creek Mitigation Designated Sending Area:

28. The Designated Sending Area depicted on the site plan, shall be limited to one dwelling unit for the entire 173.61 acre Designated Sending Area. Prior to preliminary plat approval for the Designated Receiving Area, the developer shall submit to Hillsborough County a proposed deed restriction in the form of conservation easement consistent with Section 704.06, Florida Statutes, which shall encumber the Designated Sending Area, limit the development within the Designated Sending Area to one, single residential dwelling unit, and be enforceable by Hillsborough County. The conservation easement must be accepted by the Hillsborough County Board of County Commissioners and recorded in the official public records of Hillsborough County prior to preliminary plat approval.

- 28.a A maximum of 1 single-family detached lot shall be permitted where depicted on the general site plan. Development shall be in accordance with the AR zoning district development standards.
- 28.b Notwithstanding the above, the Bullfrog Creek Mitigation Designated Sending Area shall also permit conservation and passive agricultural uses.
- 28.c Access to the one (1) single-family dwelling unit may be permitted anywhere along the PD frontage where adjacent to the Ingress and Egress Easement (as recording in OR Book 25621 Page 624) serving the property;
- 28.d Additional access shall be permitted in the location specified on West Lake Dr. or anywhere along the Ingress and Egress Easement necessary to provide for maintenance of these lands.
29. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
30. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
31. PRS 25-0573 shall not be effective until the effective date of CPA 24-44 and CPA 24-45.

Zoning Administrator Sign Off:

J. Brian Grady

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

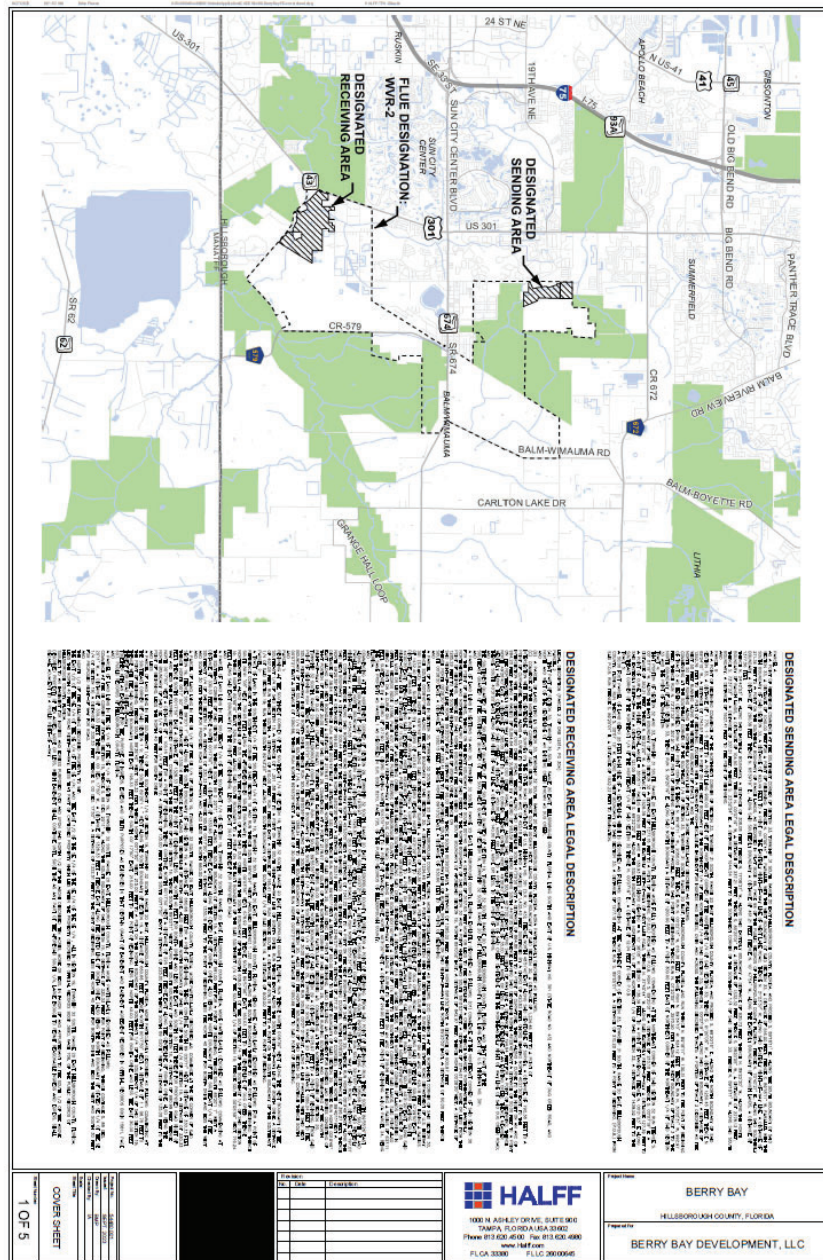
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None

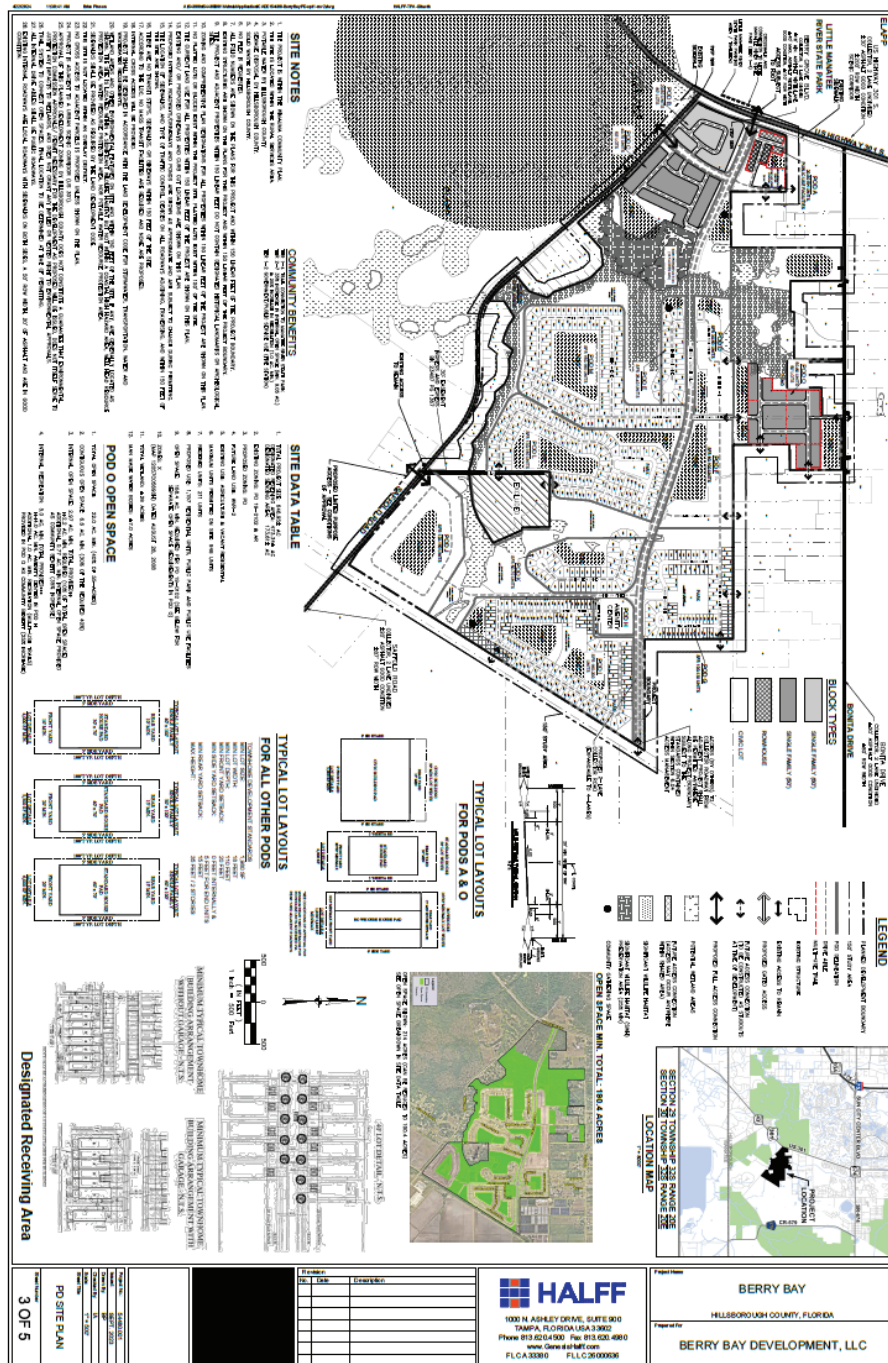
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

[illegible]

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

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8.0 SITE PLANS (FULL)

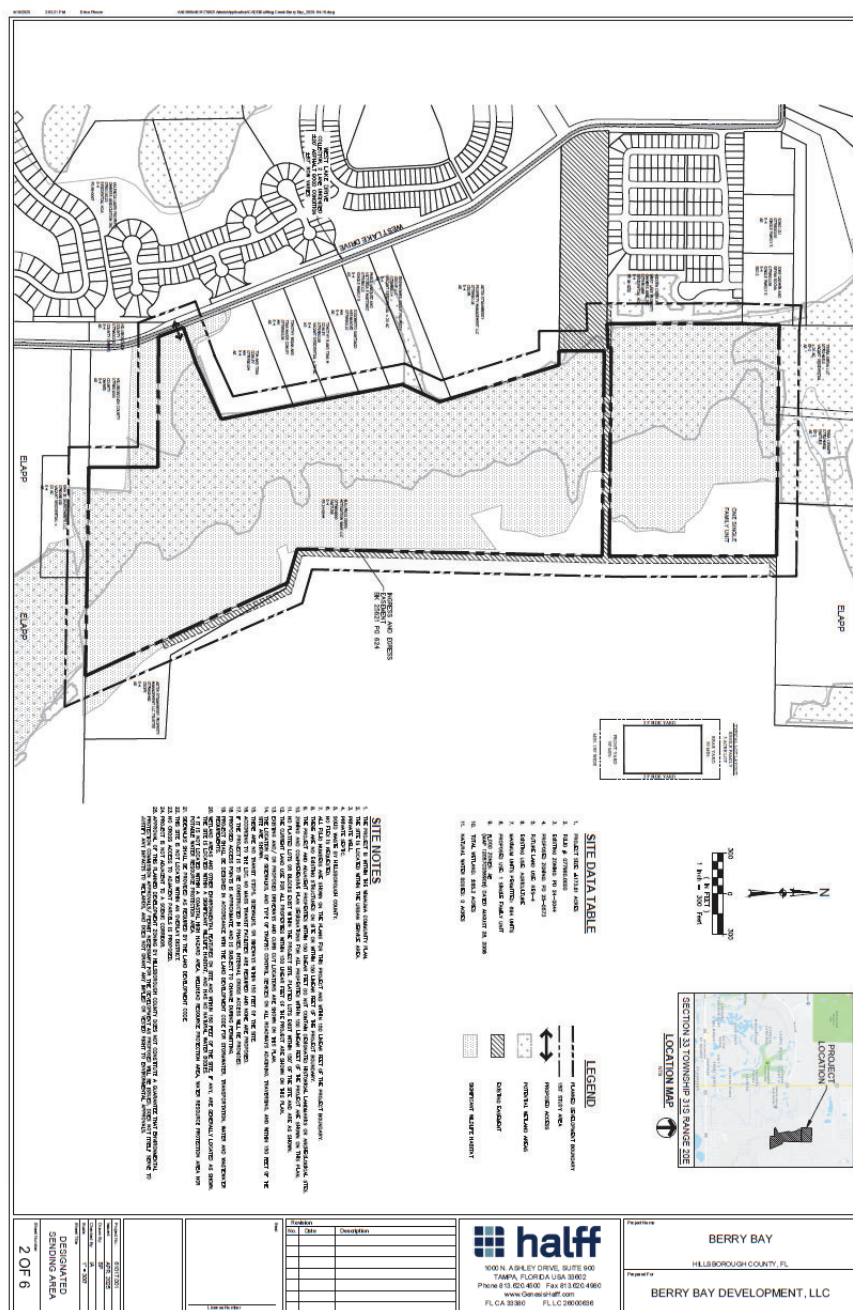
8.2 Proposed Site Plan (Full)



April 10, 2025
Development
Cover Sheet

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

[illegible]

APPLICATION NUMBER: PRS 25-0573

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

APPLICATION NUMBER: PRS 25-0573

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/27/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: WM

PETITION NO: PRS 25-0573

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 55-acre portion of a currently zoned Planned Development (PD) 24-0044, identified as Pod O on the PD site plan. The existing PD is approved with entitlements of the modification area which permit 78 single-family detached units within Pod O. The applicant is proposing to remove the Wimauma Village Residential development standards for Pod O with the removal of existing condition no 3.

Hillsborough County Board of County Commissioners directed Comprehensive Plan Amendment HC/CPA 24-44 to incorporate +/- 4,208.17 acres of the Wimauma Village Residential-2 (WVR-2) Future Land Use category into the Urban Service Area (USA) and HC/CPA 24-45 to change the Future Land Use category of +/- 5,661.19 acres from the Residential Planned-2 (RP-2) and Wimauma Village Residential-2 (WVR-2) to Residential-4 (R-4) were approved on May 8, 2025, which included the property within the proposed Planned Development (PD) modification area. With these approvals, the Wimauma Village Residential development standards for Pod O will no longer apply.

Trip Generation Analysis

Staff has provided below the trips potentially generated under the approved/proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved/Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 78 single-family detached dwelling units (ITE LUC 210)	803	59	79
Trip Generation Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on Bonita Dr, a 2-lane, undivided, substandard Hillsborough County maintained, rural collector roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within

the vicinity of the proposed project, and within +/- 80 feet of the right of way. Bonita Dr is not planned be widened on the MPO's 2045 Long Range Transportation Plan. The modification area is also served by Berry Grove Blvd, a 2-lane, divided, Hillsborough County maintained, urban collector roadway. The roadway is characterized by +/- 11-foot travel lanes in good condition, 7-foot-wide bicycle lanes and 5-foot-wide sidewalks on both sides of the roadway, and within +/- 110 feet of right of way.

SITE ACCESS AND CONNECTIVITY

With this request the applicant is not proposing any changes to access connections. The existing connections to Pod O are through Pod D and Pod F to Berry Grove Blvd and an additional access connection to Bonita Dr. The developer is not requesting to change the requirement to provide a stub out to the east of Pod O for future a pedestrian and vehicular connection.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Berry Grove Blvd and Bonita Dr are not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for US 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US 301	Manatee County	SR 674	D	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
Bonita Dr	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other
Berry Grove Blvd	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> None <input type="checkbox"/> None <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	803	59	79
Proposed	803	59	79
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross 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	x	Pedestrian & Vehicular	None	Meets LDC
South	x	Pedestrian	None	Meets LDC
East		Pedestrian & Vehicular	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
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 22, 2024.

1. Residential development shall be limited to a maximum of 1,157 residential units.
2. Pods B, C, D, E, F, G, I, J, K, L, and M shall meet the following:
 - 2.1 Limited to single-family detached residential. Each pod shall be limited to the maximum number of units provided for each pod on general site plan.
 - 2.2 Single-family detached lots and units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 feet
Minimum front yard setback:	10 feet (unless otherwise stated)
Minimum garage setback:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories
Minimum lot size:	5,500 sf
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories
*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.	
Minimum lot size:	6,000 sf
Minimum lot width:	60 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories
*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.	
 - 2.3 Single-family detached lots developed at a width under 50 feet shall comply with the following:
 - 2.3.a No more than 65% of the single-family detached lots within Pods B, C, D, E, F, G, I, J, K, L, and M may be under 50 feet in width. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout Pods B, C, D, E, F, G, I, J, K, L, and M, each plat shall provide a table providing the number and percentage of lots under 50 feet in width proposed and approved within Pods B, C, D, E, F, G, I, J, K, L, and M. If when blended an individual pod or phase at platting will exceed the percentage maximum of lots under 50 feet in width, the permissibility for

lots under 50 feet in width will be restricted accordingly elsewhere in Pods B, C, D, E, F, G, I, J, K, L, and M.

- 2.3.b Single-family detached units shall provide a 2-car garage with a minimum 18 foot wide driveway.
- 2.3.c Garages shall be permitted to extend a maximum of 5 feet in front of the primary residential structure if an entry feature over the primary entrance facing the street is provided. The minimum garage setback shall be 20 feet. Notwithstanding condition 2.2, the primary residential structure setback shall be a minimum of 25 feet. The offset created by these two setbacks shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. The entry feature shall be permitted to extend further into the front yard at minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If no entry feature is provided, the garage shall not be flush or placed closer to the street than any portion of the front façade.
- 2.3.d Should garages be located behind the front plane of the primary residential structure, the primary residential structure shall provide a minimum 10 foot front yard setback and the garage shall provide a minimum 20 foot front yard setback. The offset between these setbacks shall be a minimum of 10 feet. This offset shall not require the use of any entry feature or covered porch. Should an entry feature or covered porch be provided, the minimum front yard setback of 10 feet shall apply.
- 2.3.e Garage doors shall not account for more than 60% of the width of the street facing building façade.
- 2.3.f All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 2.3.g Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- 2.3.h Each unit's primary entrance door shall face the roadway.
- 2.3.i A maximum of 30% of the units on lots under 50 feet in width in Pods B, C, D, E, F, G, I, J, K, L, and M may be 1-story in height. A minimum of 70% of the units on lots under 50 feet width in Pods B, C, D, E, F, G, I, J, K, L, and M shall be 2-stories in height. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout Pods B, C, D, E, F, G, I, J, K, L, and M, each plat shall provide a table providing the number and percentage of 1-story and 2-story units proposed and approved within Pods B, C, D, E, F, G, I, J, K, L, and M. If when blended an individual pod or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story units will be restricted accordingly elsewhere in Pods B, C, D, E, F, G, I, J, K, L, and M.

2.3.j All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:

- i. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
- ii. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
- iii. A change in materials between the first and second floors.

2.4 Buildings and uses within the amenity center (Pod H) shall be developed in accordance with the following:

Minimum front yard setback:	10 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

Buffering and screening where adjacent to any residential uses shall be required.

2.5 A minimum of 168.4 acres shall be used for open space within the project. The calculation of land area used for open space shall not include the land area for sidewalks required by the LDC. The developer shall provide contiguity and connection to open space and conservation areas throughout the project via paved or unpaved bicycle/pedestrian trails, sidewalks and pathways.

2.6. Prior to preliminary plat approval for any number of residential units above six hundred sixty three (663) but at or under 946 residential units within Pods B, C, D, E, F, G, I, J, K, L, and M, the developer shall provide documentation that demonstrates that additional job opportunities (Employment Requirements) exist within the Wimauma Community Plan Village that are not already allocated to this planned development, any other planned development zoning within the boundaries of the Wimauma Community Plan Village, or any pending or approved preliminary subdivision plats or multifamily site development applications within the boundaries of the Wimauma Community Plan Village.

Said documentation to demonstrate Employment Requirement compliance shall be provided on the preliminary subdivision plat or multi-family site development plan in the form of a table that includes the following: (1) the folio numbers and the heated square footage being allocated for any additional residential units above 663 residential units within the subject PD; and, (2) the folio numbers and heated square footage already allocated to the subject PD, other planned development zonings within the boundaries of the Wimauma Community Plan Village, and any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village. This table shall be annotated as to which projects are assigned to the provided folios and heated square footage.

Both the number of jobs required by the additional residential units above 663 but at or under 946 residential units and the number of jobs that must exist within the boundaries of the Wimauma Community Plan Village shall be based upon the assumptions set forth in the Employment and Services

Requirements section of Objective 48 of the Hillsborough County Comprehensive Plan. As required by Objective 48 of the Comprehensive Plan, the Wimauma Village Residential-2 employment and shopping requirements are hereby identified for tracking purposes in these conditions of approval as Attachments A and B.

The above condition shall not apply to residential units above 946 to the maximum of 1,047 within Pods B, C, D, E, F, G, I, J, K, L, and M.

3. Pod O shall meet the following:
 - 3.1 Limited to single-family residential detached utilizing the Standard House Lot Type per LDC Section 3.24.08 at a 50 foot width. Pod O shall be limited to the maximum number of units provided on general site plan.
 - 3.2 Within Pod O, a minimum of 22 acres of open space shall be provided. A minimum of 6.6 acres of continuous open space shall be provided. A minimum of 5.3 acres (with the Community Benefit) shall be provided and include (1) 2.2 acres of internal open space, (2) 1 acre of MUTs (active recreation), and (3) 2.1 acres of internal open space that is not MUTs. Uses within the internal open space shall be as provided in LDC Section 3.24.03.A.5.
 - 3.3 Notwithstanding what is shown on the PD site plan, blocks shall be developed in compliance with LDC Section 3.24.04. Limited flexibility from what is shown on the site plan will be provided to meet LDC Section 3.24.04.
 - 3.4 Garage access shall be from the roadway to a front loading garage.
4. Pod A shall meet the following:
 - 4.1 Limited to single-family attached dwellings developed utilizing the Rowhouse Lot Type per LDC Section 3.34.08, unless otherwise noted.
 - 4.1.a. The two blocks to the west of the Neighborhood Center may be oriented towards a MUT.
 - 4.2 Notwithstanding what is shown on the PD site plan, blocks shall be developed in compliance with LDC Section 3.24.04. Limited flexibility from what is shown on the site plan will be provided to meet LDC Section 3.24.04.
 - 4.3 Pod A shall provide a 2-acre Neighborhood Center. Development within the Neighborhood Center shall be in compliance with LDC Section 3.24.03.B.3 (Buffering and Screening) and LDC Section 3.24.03.C.
5. The project shall provide the following three Community Benefits:
 - 5.1 Additional internal open space (Tier 2-7). Pod O shall provide additional internal open space and internal recreation space as outlined in condition 3.2. The acreages of each type of open space shall be provided on each preliminary plat and construction plan for Pod O.

- 5.2 Trail crossing to the Little Manatee River State Park Trailhead (Tier 1-4). The project shall provide a trail crossing at the signalized intersection of US Hwy 301 and Berry Grove Boulevard. This crossing shall connect the from the Berry Grove Boulevard MUT within the project to the Little Manatee River State Park Trailhead. Provision of this crossing as specified above shall be provided by the construction plan approval of Pod O.
- 5.3 Land dedication and conveyance of a County Fire Station within the Neighborhood Center within Pod A (Tier 1-2) .
 - 5.3.a The County and the Developer will use their best efforts to reach a mutually agreeable dedication agreement within three (3) years from the zoning approval of PD 24-0041 (the “Agreement Period”).
 - 5.3.b Any and all roadways within the Planning Development serving and/or providing access to the Neighborhood Center shall be platted to the Neighborhood Center’s property lines. In no event shall there be any intervening land restriction access to the Fire Station Site.
 - 5.3.c Should the County and the Developer not reach a mutually agreeable dedication agreement within the Agreement Period, the Developer shall initiate a Major Modification application to propose an alternative Community Benefit, in accordance with the Land Development Code.
- 6. As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd., consistent with the Design Exception (dated March 21, 2019 and last revised April 18, 2019) and which was approved by the County Engineer (on April 25, 2019), including:
 - a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:
 - i. Widen the existing roadway such that there are 11-foot wide travel lanes;
 - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and;
 - iii. Mill and resurface the existing roadway; and,
 - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
 - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:
 - i. Be permitted to maintain the existing 10-foot wide travel lanes;
 - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,

- iii. Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
- 7. The developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
 - a. the Dug Creek stormwater cross drain under Saffold Rd.; and,
 - b. the stormwater cross drain located +/- 300 feet to the northwest of the Dug Creek stormwater cross drain.
- 8. The developer shall construct a minimum 5-foot wide sidewalk along the project's West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.
- 9. With regards to the Designated Receiving Area:
 - a. Internal project roadways shall be public and may not be gated.
 - b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
 - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.
- 10. With regards to required site access improvements:
 - 10.1 The developer shall construct the following improvements:
 - a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
 - b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
 - c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
 - d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;
 - e. An eastbound to northbound left turn lane on Saffold Rd onto the proposed north-south collector roadway f. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.

10.2 The developer shall construct the following additional improvements:

- a. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.; and,
- b. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway.

10.3 In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn lane on Saffold Rd. onto US 301.

11. With regards to certain internal roadways:

The developer shall construct the east-west and north-south collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.

12. With each increment of development, the developer shall conduct a signal warrant analysis to determine if a traffic signal is warranted at the intersection of Berry Bay Blvd and US 301. If warranted and approved by FDOT, the developer shall install the signal. Concurrent with the signalization of the intersection, the developer shall install a crosswalk for pedestrians and bicyclists at the intersection.
13. Concurrent with the signalization and construction the crosswalk at the intersection, the developer shall construct a multi-use path along the west side of US 301 connecting the development to the Little Manatee River State Park North Trail Head trailhead located on the west side of US 301. Improvements are subject to FDOT approval.
14. Notwithstanding the above or anything herein to the contrary, as shown on the PD site plan, block faces shall consist of a combination of roadways and MUTs – Pedestrian Thoroughfares (PTs), which are not shown on the PD site plan, are expressly disallowed.
15. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access, or access connections to continue/extend the Multi-Use Trails (MUTs), may be permitted anywhere along the PD boundaries.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the certified site plan to avoid tree removal.
17. 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.

18. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
19. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, within the overall boundaries of this rezoning request.
20. 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.
21. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
22. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of Development Services for review and approval. Use of the agricultural exemption provisions to the Land Alteration regulations is prohibited.
23. The subject application is adjacent to the Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development, such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
24. 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.
25. 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.
26. 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).

27. 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.

The following shall apply to the Bullfrog Creek Mitigation Designated Sending Area:

28. The Designated Sending Area depicted on the site plan, shall be limited to one dwelling unit for the entire 173.61 acre Designated Sending Area. Prior to preliminary plat approval for the Designated Receiving Area, the developer shall submit to Hillsborough County a proposed deed restriction in the form of conservation easement consistent with Section 704.06, Florida Statutes, which shall encumber the Designated Sending Area, limit the development within the Designated Sending Area to one, single residential dwelling unit, and be enforceable by Hillsborough County. The conservation easement must be accepted by the Hillsborough County Board of County Commissioners and recorded in the official public records of Hillsborough County prior to preliminary plat approval.
 - 28.a A maximum of 1 single-family detached lot shall be permitted where depicted on the general site plan. Development shall be in accordance with the AR zoning district development standards.
 - 28.b Notwithstanding the above, the Bullfrog Creek Mitigation Designated Sending Area shall also permit conservation and passive agricultural uses.
 - 28.c Access to the one (1) single-family dwelling unit may be permitted anywhere along the PD frontage where adjacent to the Ingress and Egress Easement (as recording in OR Book 25621 Page 624) serving the property;
 - 28.d Additional access shall be permitted in the location specified on West Lake Dr. or anywhere along the Ingress and Egress Easement necessary to provide for maintenance of these lands.
29. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
30. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/27/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: WM

PETITION NO: PRS 25-0573

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 55-acre portion of a currently zoned Planned Development (PD) 24-0044, identified as Pod O on the PD site plan. The existing PD is approved with entitlements of the modification area which permit 78 single-family detached units within Pod O. The applicant is proposing to remove the Wimauma Village Residential development standards for Pod O with the removal of existing condition no 3.

Hillsborough County Board of County Commissioners directed Comprehensive Plan Amendment HC/CPA 24-44 to incorporate +/- 4,208.17 acres of the Wimauma Village Residential-2 (WVR-2) Future Land Use category into the Urban Service Area (USA) and HC/CPA 24-45 to change the Future Land Use category of +/- 5,661.19 acres from the Residential Planned-2 (RP-2) and Wimauma Village Residential-2 (WVR-2) to Residential-4 (R-4) were approved on May 8, 2025, which included the property within the proposed Planned Development (PD) modification area. With these approvals, the Wimauma Village Residential development standards for Pod O will no longer apply.

Trip Generation Analysis

Staff has provided below the trips potentially generated under the approved/proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved/Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 78 single-family detached dwelling units (ITE LUC 210)	803	59	79
Trip Generation Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on Bonita Dr, a 2-lane, undivided, substandard Hillsborough County maintained, rural collector roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within

the vicinity of the proposed project, and within +/- 80 feet of the right of way. Bonita Dr is not planned be widened on the MPO's 2045 Long Range Transportation Plan. The modification area is also served by Berry Grove Blvd, a 2-lane, divided, Hillsborough County maintained, urban collector roadway. The roadway is characterized by +/- 11-foot travel lanes in good condition, 7-foot-wide bicycle lanes and 5-foot-wide sidewalks on both sides of the roadway, and within +/- 110 feet of right of way.

SITE ACCESS AND CONNECTIVITY

With this request the applicant is not proposing any changes to access connections. The existing connections to Pod O are through Pod D and Pod F to Berry Grove Blvd and an additional access connection to Bonita Dr. The developer is not requesting to change the requirement to provide a stub out to the east of Pod O for future a pedestrian and vehicular connection.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Berry Grove Blvd and Bonita Dr are not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for US 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US 301	Manatee County	SR 674	D	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
Bonita Dr	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other
Berry Grove Blvd	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> None <input type="checkbox"/> None <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	803	59	79
Proposed	803	59	79
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross 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	x	Pedestrian & Vehicular	None	Meets LDC
South	x	Pedestrian	None	Meets LDC
East		Pedestrian & Vehicular	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
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 13, 2025	COMMENT DATE: April 22, 2025
PETITION NO.: 25-0573	PROPERTY ADDRESS: 3636 Saffold Rd, 5135, 5145 Bonita Dr, 301 Hwy, Wimauma, FL 33598
EPC REVIEWER: Jackie Perry Cahanin	FOLIO #: 079636-0000, 079636-0150, 079636-0060, 079636-0080 (multiple)
CONTACT INFORMATION: (813) 627-2600 x 1241	STR: 19-32S-20E
EMAIL: cahaninj@epchc.org	
REQUESTED ZONING: PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Survey valid to date
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands/OSWs located through out
<p><i>These comments replace those provided on 4-10-2025.</i></p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• 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.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- 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.

- An EPC Wetland Impact and Mitigation application for Berry Bay Pod O is currently under 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/cb

ec: ialbert@halff.com

AGENCY COMMENT SHEET

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

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

Agency: Natural Resources **Petition #:** 25-0573

- ☒ (X) 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.**



Agency Review Comment Sheet

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

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

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

PROPERTY OWNER: Epg1 LLC, Epg Berry Bay Holdings, LLC **PID:** 25-0573

APPLICANT: Epg1 LLC, Epg Berry Bay Holdings, LLC

LOCATION: 5003 Bonita Dr. Wimauma, FL 33598
5121 Bonita Dr. Wimauma, FL 33598
5139 Bonita Dr. Wimauma, FL 33598
5145 Bonita Dr. Wimauma, FL 33598

FOLIO NO.: 79636.0020, 79636.0000, 79636.0150, 79636.0060, and 79636.0080

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: March 25, 2025

TO: Isabelle Albert, Halff & Associates

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
David Ayala, FDOT
Mecale' Roth, FDOT
Leanna Schail, FDOT
Richard Perez, Hillsborough County

SUBJECT: PRS 25-0573,
Folios: 79636.0000, 79636.0020, 79636.0060, 79636.0080, 79636.0150
5003, 5139, 5145 Bonita Dr, Wimauma

This project is on a state road, US 301.

Rule Chapter 14-96.003(2), F.A.C. requires developments generating more than 600 daily trips to have a pre-application meeting. It is recommended that the applicant meet with FDOT before zoning approval. Early coordination may minimize conflicts at application time.

A virtual or in-person pre-application meeting may be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

END OF MEMO