

**PD Modification Application:** PRS 24-0309  
**Zoning Hearing Master Date:** N/A  
**BOCC Land Use Meeting Date:** May 7, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Mohamad Ali Hasbini / Trustee  
**FLU Category:** Residential Planned-2 (RP-2)  
**Service Area:** Urban  
**Site Acreage:** 9.26 MOL  
**Community Plan Area:** Boyette  
**Overlay:** None



**Introduction Summary:**

PD 98-0006 was approved in 1998 for 336 conventional detached single-family dwellings with accessory parks and a village center. The subject parcel is the last existing parcel under PD 98-0006 conditions and is approved for residential with a park area. The applicant requests minor modifications to add a vehicular access point from Boyette Road and allow for the construction of a single-family residential unit on the subject parcel.

Existing Approval(s):	Proposed Modification(s):
Residential with a park area	Add a vehicular access point from Boyette Road and allow for the construction of a single-family residential unit on the subject parcel.

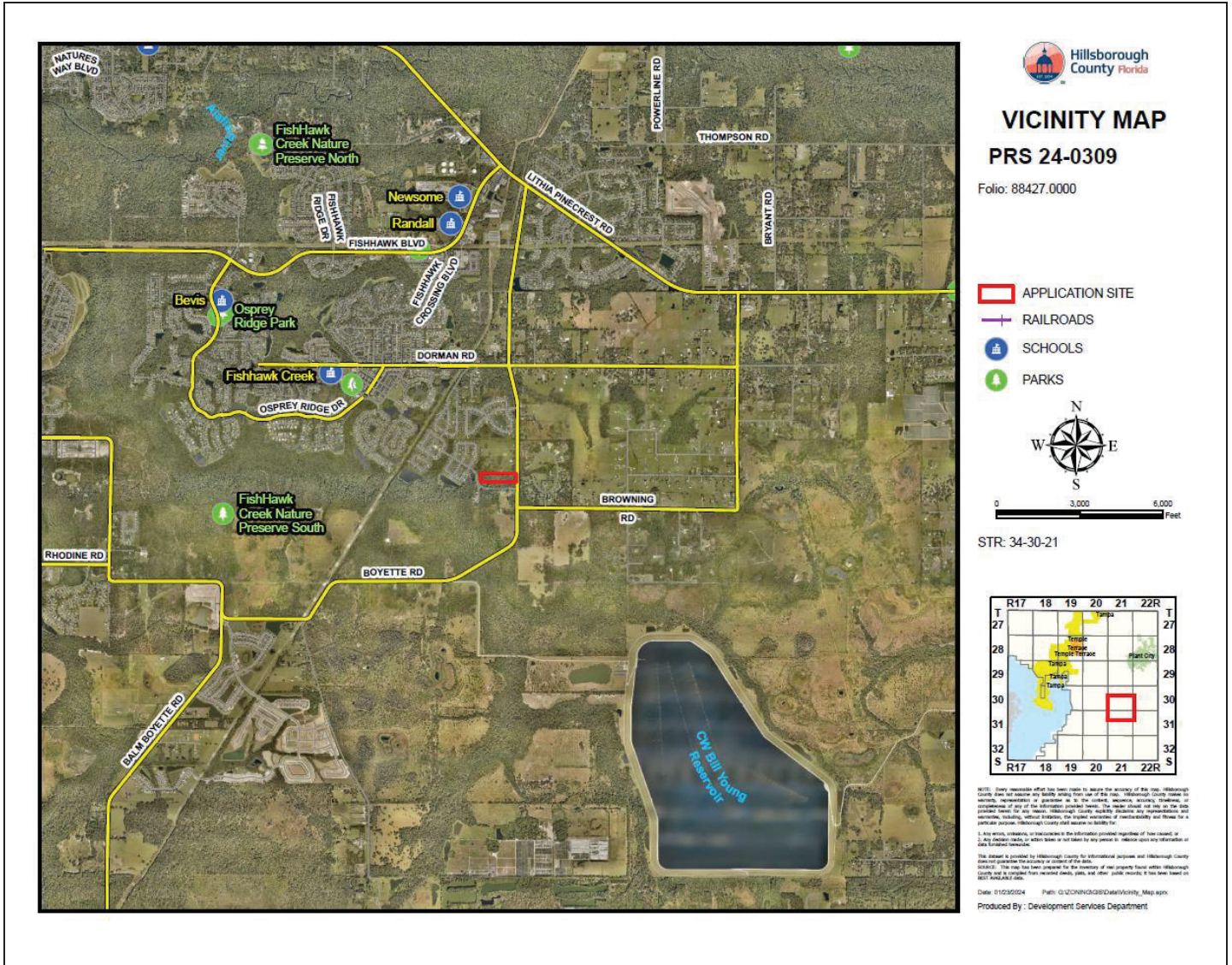
**Additional Information:**

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

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

### 2.1 Vicinity Map



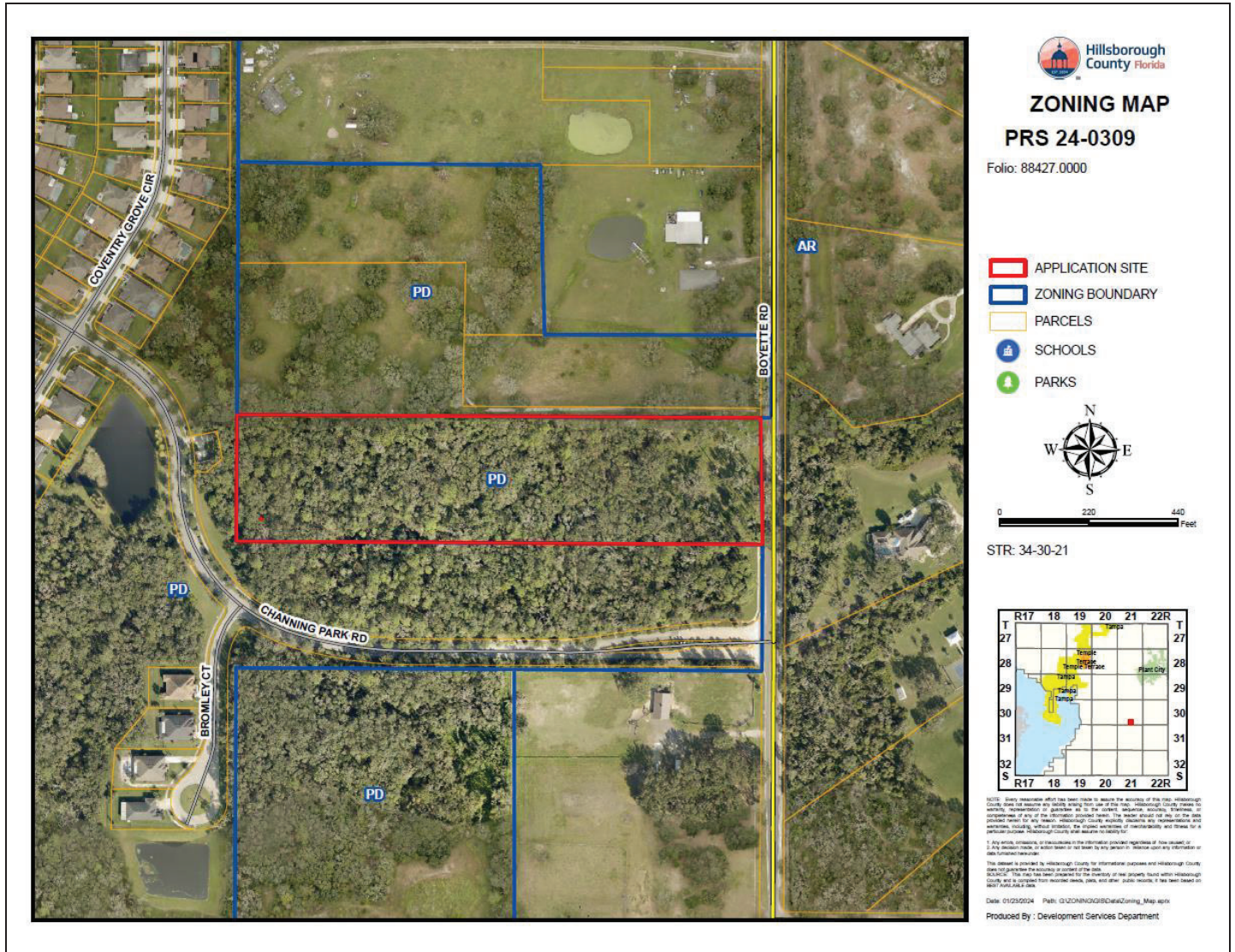
### Context of Surrounding Area:

The subject property is generally located 250 feet north of the intersection of Channing Park Road and Boyette Road on the west side of Boyette Road. The area consists of single-family residential. The subject parcel is adjacent to vacant single-family residential zoned PD 20-0394 to the north. To the south and west the subject parcel is adjacent to a vacant common area zoned PD 13-0950. To the east across Boyette Road is single-family residential zoned AR.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

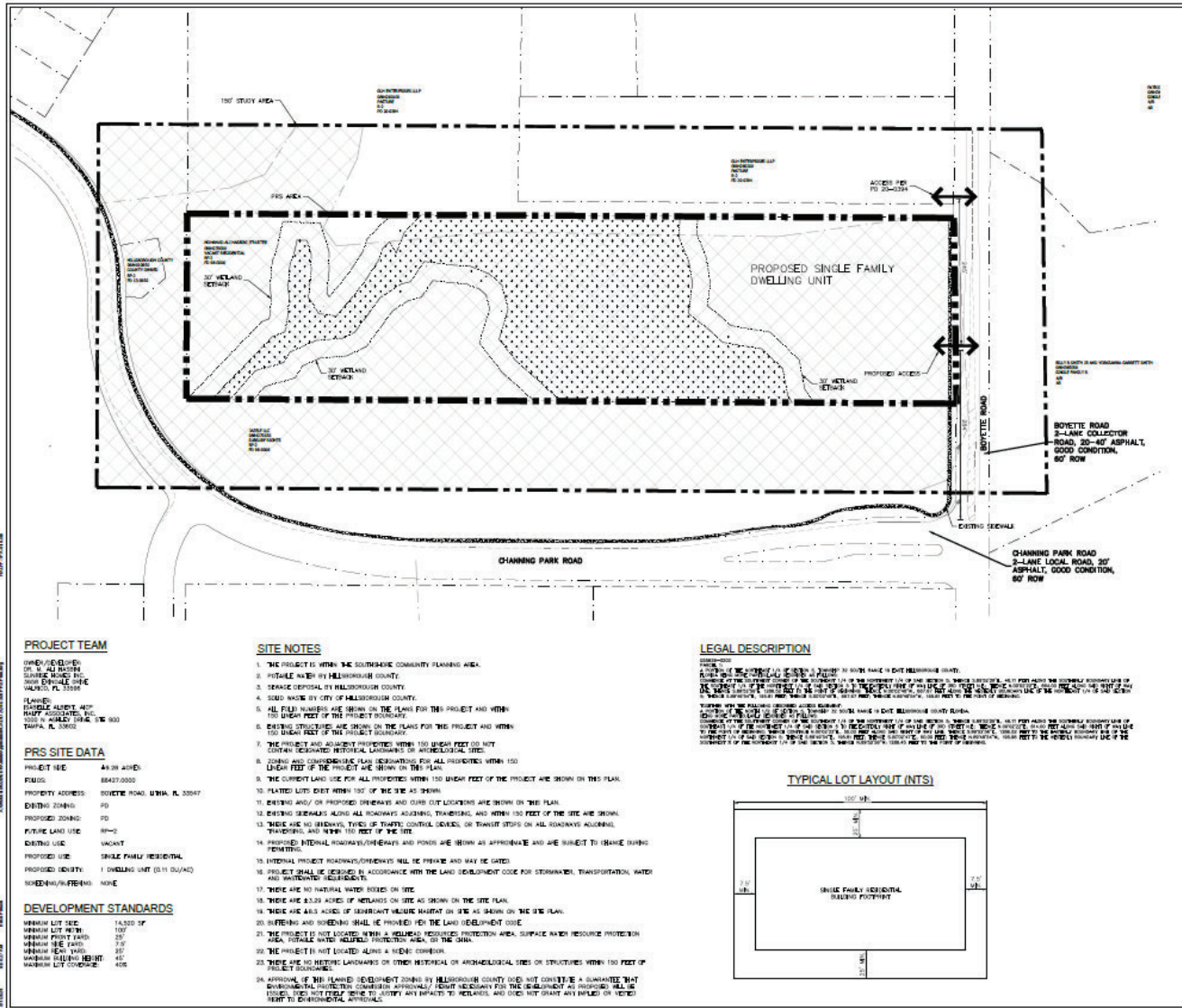
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-0394	Per PD 20-0394	Single-Family Residential	Vacant Pasture
South	PD 13-0950	Per PD 13-0950	Common Area	Common Area
East	AR	1 du per 5 ac	Single-Family Residential/Agricultural	Single-Family Residential
West	PD 13-0950	Per PD 13-0950	Common Area	Common Area





2.0 LAND USE MAP SET AND SUMMARY DATA

2.4.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 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
Boyette Rd.	County Collector - Urban	2 Lanes <input checked="" 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	208	16	20
Proposed	19	1	2
Difference (+/-)	(-189)	(-15)	(-18)

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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	Wetlands located in the western, central and central eastern portion of the subject parcel												
Environmental Services	<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: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td style="border: none;"><input checked="" type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Wellhead Protection Area</td> <td style="border: none;"><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Surface Water Resource Protection Area</td> <td style="border: none;"><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> Other</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input checked="" type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other
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<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor															
	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Trip Generation is De Minimis												
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Impact/Mobility Fees</b> N/A																
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment												
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No													

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The subject parcel is the last existing parcel under PD 98-0006 conditions and is approved for residential with a park area. The applicant requests minor modifications to add a vehicular access point from Boyette Road and allow for the construction of a single-family residential unit on the subject parcel. Additional modifications include changes to development standards and the addition of EPC and transportation requirements.

Staff has not identified any compatibility issues related to the request.

### **5.2 Recommendation**

Based on the above considerations, staff recommends approval subject to the proposed conditions.



6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- 1. Remove PD 98-006 prior Development Standards and information from Sheet 1 and update with the new PRS 24-0309 standards and information.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 1, 2024.

- 1. Development shall be limited to a maximum of 336 conventional detached single family dwellings with accessory parks and village center.

- 2. Development standards for Residential Parcel A shall be as follows:

Table with 2 columns: Requirement, Value. Rows include Minimum lot size (21,780 square feet), Minimum lot width (100 feet), Minimum front yard (25 feet), Minimum side yard (10 feet), Minimum rear yard (25 feet), Maximum building height (35 feet), Maximum lot coverage (30 percent).

- 3. Development standards for Residential Parcel B shall be as follows:

Table with 2 columns: Requirement, Value. Rows include Minimum lot size (14,520 square feet), Minimum lot width (75 feet), Minimum front yard (25 feet), Minimum side yard (7.5 feet), Minimum rear yard (25 feet), Maximum building height (35 feet), Maximum lot coverage (32 percent).

- 4. Development standards for Residential Parcels C and D shall be as follows:

Table with 2 columns: Requirement, Value. Rows include Minimum lot size (10,000 square feet), Minimum lot width (75 feet), Minimum front yard (25 feet), Minimum side yard (7.5 feet), Minimum rear yard (25 feet), Maximum building height (35 feet), Maximum lot coverage (35 percent).

- 1. The following conditions shall apply to PRS 24-0309 (Folio # 88427.0000):

- 1.1 PRS 24-0309 shall be permitted a single-family detached residential lot.

Development standards shall be as follows:

Table with 2 columns: Requirement, Value. Rows include Minimum lot size (14,520 square feet), Minimum lot width (100 feet), Minimum front yard (25 feet), Minimum side yard (7.5 feet), Minimum rear yard (25 feet), Maximum building height (45 feet), Maximum lot coverage (40 percent).

1.2 PRS 24-0309 shall be served by a single access connection on Boyette Road. Access shall be established with a minimum 30-foot-wide access easement officially recorded with the Hillsborough County Clerk of Courts.

1.3 At the time of site development, the developer shall construct a sidewalk along the project frontage on Boyette Rd. consistent with the County Transportation Technical Manual.

- ~~5. The developer shall provide a minimum of two parks at the general locations shown on the site plan. Each park shall encompass at least one half acre of usable upland. At least one of the parks shall be developed as a playground and the developer shall install, prior to the issuance of the 100th residential Certificate of Occupancy, a variety of activity structures and equipment appropriate for children of elementary school age and younger. The other park shall be developed, at a minimum, as a passive recreation area and the developer shall install, prior to the issuance of the 100th residential Certificate of Occupancy, pathways, benches or similar amenities. The parks shall be maintained by the developer or homeowners association.~~
- ~~6. The developer shall provide a village center, a minimum of five acres in size, at the location shown on the site plan. Within the village center the developer shall provide, prior to the issuance of the 250th residential Certificate of Occupancy, a community structures with a minimum total of 5,000 square feet of floor space. The structures shall be residential in design with pitched roofs, except that stables may be of traditional design with pitched roofs. Maximum building height shall be 35 feet and minimum setback shall be 50 feet from all residential lot lines. Up to 70 percent of the required floor space may be comprised of partially enclosed activity areas, provided said areas are under a common non-metal roof with fully enclosed floor space. Permitted use of the structures shall be limited to general community support uses such as neighborhood meeting rooms, recreational facilities, homeowner association and newsletter offices, computer/telecommuting center, library, security service offices and child care center, and restricted commercial activities, such as snack shops (specifically excluding convenience stores), bicycle rentals and public stables. All uses shall comply with requirements of the Land Development Code, where applicable. Structures used for grounds maintenance operations shall not contribute toward the minimum floor space requirement.~~
- ~~7. An internal pedestrian trail system shall be provided, at a minimum, to the extent shown on the site plan. The trails shall have a minimum pathway width of four feet and shall connect with all required sidewalks in the project.~~
- ~~8. Cross access with the five-acre "out parcel" in the center of the project shall be included in the design of the internal street network. Prior to development, existing easement access to the outparcel shall be continued. Prior to the issuance of any Certificates of Occupancy for Residential Parcels C and/or D, access to the outparcel shall be provided via a paved stub out on a 50-foot wide right-of-way extending to the boundary of the out parcel.~~
- ~~9. Multiple potential cross access points with adjacent properties to the north shall be included within the design of the project's internal street network. Said access shall be provided via paved stubouts on 50-foot wide rights-of-way to the project boundaries prior to the issuance of any Certificates of Occupancy for the nearest residential village.~~
- ~~10. The project shall be limited to one access point on Boyette Road at the general location shown on the site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.~~
- 11.2. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.

- ~~12. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.~~
- 13.3. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
- 14.4. 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.
- ~~15.5. Within ninety days of approval of RZ 98-0006-BW PRS 24-0309 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~
- ~~16. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~
6. 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.
7. 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.
8. 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).
9. 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.
10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for PRS 24-0309 shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



**Zoning Administrator Sign Off:**



Integrisign Desktop

J. Brian Grady  
Wed May 1 2024 09:58:12

**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.

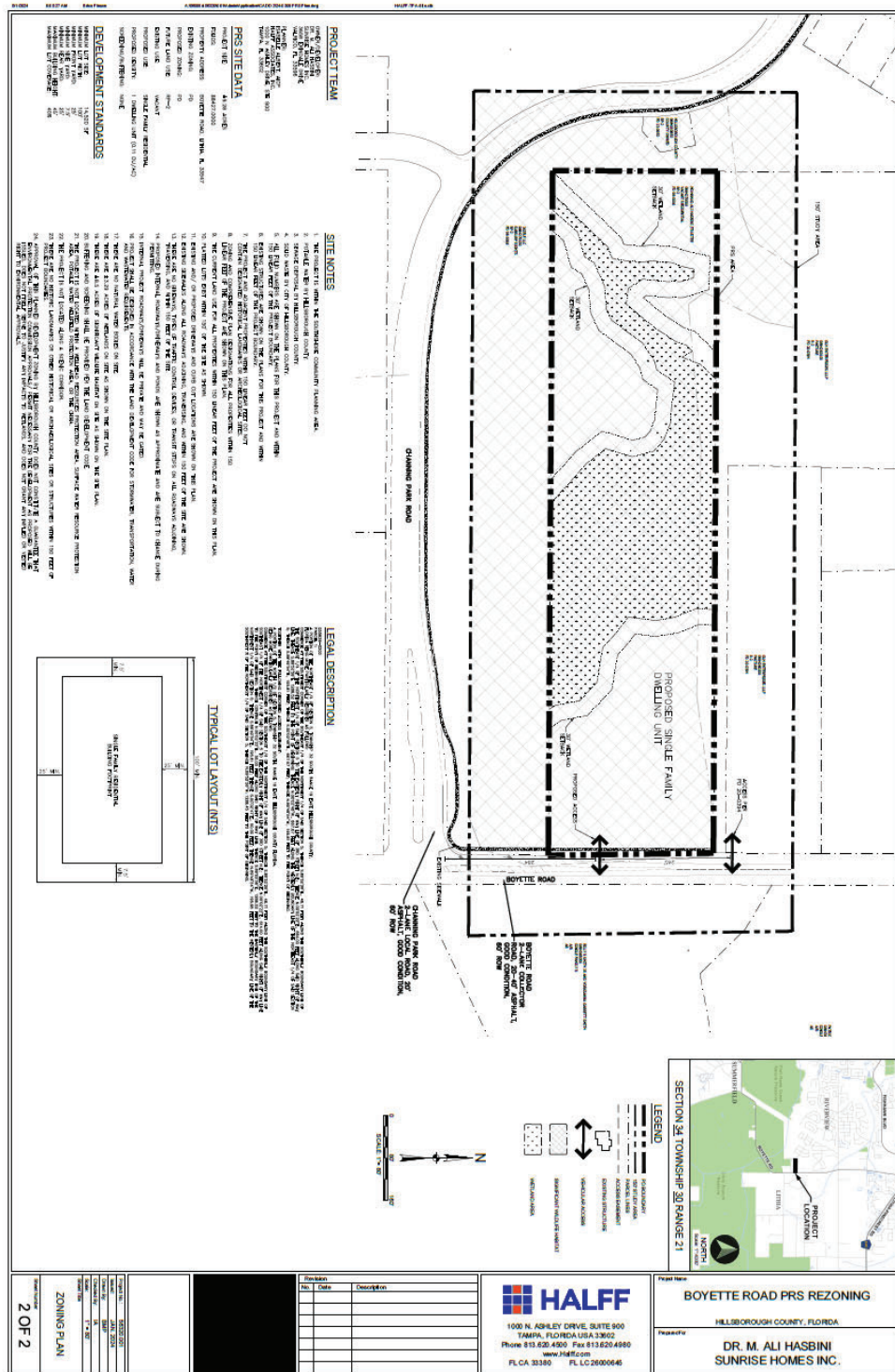






7.0 SITE PLANS (FULL)

7.2.2 Proposed Site Plan (Full)



**8.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 3/22/2024

*Revised: 4/17/2024*

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT/South

PETITION NO: PRS 24-0309

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

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #98-0006. The subject property is identified in as Parcel "A" in PD 98-0006 and allows for up to 18 single family lots. The property is located on the west side of Boyette Rd approximately 250 feet north of Channing Park Rd.

The modification proposes to reduce the allowable units to 2 and allow for a single direct access along the project frontage on Boyette Rd.

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

**Existing PD Zoning (PD 98-0006):**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 18 Single Family Units (ITE LUC 210)	208	16	20

**Proposed PD Modification:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 2 Single-Family Units (ITE LUC 210)	19	1	2

**Trip Generation Difference**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-189)</b>	<b>(-15)</b>	<b>(-18)</b>

The proposed PD modification is anticipated to decrease the number of trips potentially generated by development on the site by -189 average daily trips, -15 a.m. peak hour trip, and -18 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Boyette is a 2-lane, undivided, urban County collector roadway characterized by +/- 11-foot travel lanes with curb and gutter; and a sidewalk on the east side. There are no bicycle facilities in the vicinity of the project. Right-of-way along the project frontage is +/- 66 feet wide.

While Boyette Rd. is a substandard roadway; by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

**SITE ACCESS AND CONNECTIVITY**

The PD site plan proposes a single access connection on Boyette Rd. to the serve the site and show internal circulation between the access connection to the roadway and the two proposed lots to be provided via an easement. Said easement must be a minimum of 30 feet pursuant to LDC, Sec. 6.02.01.B.5.C. and officially recorded with the Hillsborough County Clerk of Courts.

Pursuant to LDC, Sec. 6.02.08. a sidewalk will be required to be constructed along the project's Boyette Rd. frontage.

**ROADWAY LEVEL OF SERVICE**

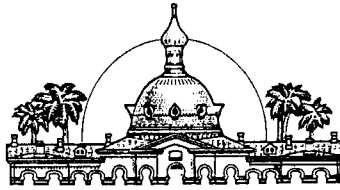
Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
BOYETTE RD	LITHIA PINECREST RD	BALM BOYETTE RD	D	B

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



**CURRENTLY  
APPROVED**



Hillsborough County  
Florida

Office of the County Administrator  
Patricia G. Bean

May 13, 2005

BOARD OF COUNTY COMMISSIONERS

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

Deputy County Administrator  
Wally Hill

Assistant County Administrators  
Bernardo Garcia  
Carl S. Harness  
Manus J. O' Donnell

Bricklemyer Smolker & Bolves, P.A.  
500 E. Kennedy Blvd., Suite 200  
Tampa, FL 33602

RE: PETITION NO. RZ 05-0432 BW

Dear Applicant:

At the regularly scheduled public meeting on May 10, 2005, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AR & PD to PD, with the attached conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 276-8368.

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

Sincerely,

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

ps

cc: 05-0432  
PD 98-0006

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 05-0432 BW (98-06)

MEETING DATE: May 10, 2005

DATE TYPED: May 17, 2005

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**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 4, 2005.

1. Development shall be limited to a maximum of 443 conventional attached and detached single-family dwellings with accessory parks and village center. The village center may contain residential, Business Professional Office (BPO), community services, and recreational uses. Parcels are limited to the following uses:

Parcel A (Village Center) – Community Center and Community Recreational Uses (minimum of 5,000 square feet), BPO (20,000 square feet), attached/detached residential (includes flex work space option), recreational uses (includes trails)

Parcels B, C and F - Detached residential (includes flex work space option) and recreational trails.

Parcel D, E - Attached/detached residential (includes flex work space option) and recreational trails.

2. Development standards for Single-Family Residential, unless otherwise referenced herein, shall be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard:	20 feet
Minimum side yard:	5 feet
Minimum rear yard:	15 feet
Maximum building height:	35 feet
Maximum lot coverage:	50 percent

Development standards for lots adjacent to the eastern project boundary for Parcels B and C

Minimum lot size:	9,100 square feet
Minimum lot wide:	70 feet
Minimum front yard setback:	20 feet
Minimum side yard setback:	7.5 feet
Minimum rear yard setback:	20 feet
Minimum building height:	35 feet
Minimum lot coverage:	40 percent

Development standards for Parcel F.

Minimum lot size:	14,520 square feet
Minimum lot wide:	100 feet
Minimum front yard setback:	25 feet
Minimum side yard setback:	7.5 feet
Minimum rear yard setback:	25 feet
Minimum building height:	35 feet
Minimum lot coverage:	40 percent

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 05-0432 BW (98-06)

MEETING DATE: May 10, 2005

DATE TYPED: May 17, 2005

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3. Development standards for Attached Single-Family Residential shall be as follows:

Minimum lot size:	800 square feet
Minimum lot width:	15 feet
Minimum front yard:	20 feet
Front access garage	20 feet
Minimum building separation	20 feet
Minimum rear yard:	15 feet
Rear access garage	3 feet
Maximum building height:	35 feet
Maximum lot coverage:	50 percent

4. Development standards for Village Center shall be as follows:

Community uses	Minimum 5,000 square feet
BPO uses	Maximum of 20,000 square feet
Minimum lot size:	0 square feet
Minimum lot width:	0 feet
Minimum front yard:	0 feet
Minimum side yard:	0 feet
Minimum rear yard:	0 feet
Maximum building height:	45 feet

5. Flex live/work office space shall be permitted in any residential structures within the project. Signage shall be limited to townhouse structures, subject to the following standards:

5.1 The sign shall be limited to one unlighted sign or nameplate. The sign may be up to two square feet in size and be located in the front yard or attached to the townhouse unit.

6. A landscaped buffer, a minimum of 20 feet wide shall be required along the eastern boundary of Parcels B and C. The buffer shall be owned and maintained by the homeowners association.

7. The developer shall provide a minimum of two parks at the general locations shown on the site plan. Each park shall encompass at least one-half acre of usable upland. At least one of the parks shall be developed as a playground and/or pool and/or lighted tennis courts, and the developer shall install, prior to the issuance of the 100th residential Certificate of Occupancy, a variety of activity structures and equipment appropriate for children of elementary school age and younger. The other park shall be developed, at a minimum, as a passive recreation area and the developer shall install, prior to the issuance of the 100th residential Certificate of Occupancy, pathways, benches or similar amenities. The parks shall be maintained by the developer or homeowners association.



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 05-0432 BW (98-06)

MEETING DATE: May 10, 2005

DATE TYPED: May 17, 2005

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8. The developer shall provide a village center, a minimum of 10 acres in size, at the general location shown on the site plan. Within the village center the developer shall provide, prior to the issuance of the 250th residential Certificate of Occupancy, community structures with a minimum total of 5,000 square feet of floor space. The structures shall be residential in design with pitched roofs, except that stables may be of traditional design with pitched roofs. The minimum setback shall be 50 feet from all single-family detached residential lot lines. Permitted use of the community structures shall be limited to general community support uses such as neighborhood meeting rooms, recreational facilities, homeowner association and newsletter offices, computer/telecommuting center, library, security service offices and child care center, and restricted commercial activities, such as snack shops (specifically excluding convenience stores), bicycle rentals and public stables. Business, Professional Office (BPO) uses and attached and detached residential uses with flex work space option shall also be permitted in the village center. All uses shall comply with requirements of the Land Development Code, where applicable. Structures used for grounds maintenance operations shall not contribute toward the minimum floor space requirement.
  9. An internal pedestrian trail system shall be provided, at a minimum, to the extent shown on the site plan. The trails shall have a minimum pathway width of four feet and shall connect with all required sidewalks in the project.
  10. Cross-access with the village center in the center of the project shall be included in the design of the internal street network. Prior to development, existing easement access to the village center shall be continued. Prior to the issuance of any Certificates of Occupancy for any adjacent residential, access to the village center shall be provided via a paved stub out on a 50-foot-wide right-of-way extending to the boundary of the out parcel.
  11. A potential cross-access points, in the general location shown on the general site plan, with adjacent properties to the north, of Parcel B, shall be included within the design of the project's internal street network. A cross access point shall also be provided along the eastern boundary of Parcel B or the Northern Boundary of Parcel C. Said access shall be provided via paved stubouts on 50-foot-wide rights-of-way to the project boundaries prior to the issuance of any Certificates of Occupancy for the nearest residential village.
  12. The project shall be limited to one access point on Boyette Road at the general location shown on the site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. A secondary access point shall be allowed at the northern boundary connecting to Dorman Road subject to agreement by both parties for future access, subject to Hillsborough County Access Management regulations.
  13. Portions of the site are mapped as potential Significant Wildlife Habitat (SWH). A field visit to verify the extent of SWH on the site has been completed and a line depicting the boundary of existing SWH is shown on the submitted plan. Prior to approval of the Preliminary Plat a second field visit will be necessary to confirm that the line depicted on the submitted plan accurately reflects the line delineated in the field.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 05-0432 BW (98-06)

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14. The applicant has indicated that the existing SWH will be preserved on site. Prior to Preliminary Plat approval a management plan for this on-site preserve must be approved by the Natural Resources section.
15. Evidence of listed species also was observed on the site. Prior to Preliminary Plat approval a wildlife survey must be submitted and field verified by the Natural Resources section. If results of the survey and/or field verification indicate that any listed species occurs on the site in sufficient numbers to warrant on-site preservation, additional acreage of preservation may be required and the site plan modified accordingly.
16. The site is located near the Fishhawk Creek Nature Preserve. As required by the County's Unland Wildlife Habitat Ordinance, a compatibility plan will need to be submitted with the preliminary site/subdivision plan submittal.
17. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department and may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
18. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
19. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided.
20. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
21. Prior to Concurrency approval, the Developer shall provide a traffic analysis, of the impacted intersections and at the project driveway, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. The Developer shall construct the following improvements:

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- 21.1 Northbound left and southbound tight turn lane on Boyette Road at Project entrance,
- 21.2 Eastbound left and right turn lane on project entrance at Boyette Road,
- 21.3 If warranted to meet Concurrency, northbound left turn lane on Boyette Road at Lithia Pinecrest,
- 21.4 If warranted to meet Concurrency, westbound left turn lane and eastbound right turn lane on Lithia Pinecrest at Boyette Road,
22. Sidewalks shall be constructed and maintained by the developer within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways.
23. If warranted to meet Concurrency, the Developer shall install a traffic signal at the intersection of Boyette Road and Lithia Pinecrest. The developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or FDOT. In lieu of actual construction, this shall not restrict the Developer from making a contribution to Hillsborough County for the full cost associated with the design, administration, permitting and construction of the traffic signal, as determined by Hillsborough County.
24. 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):
  - 24.1 Ground Signs shall be limited to Monument Signs.
  - 24.2 Billboards, pennants and banners shall be prohibited.
25. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
26. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

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27. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
28. 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.
29. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
30. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 3/22/2024

*Revised: 4/17/2024*

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT/South

PETITION NO: PRS 24-0309

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

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #98-0006. The subject property is identified in as Parcel "A" in PD 98-0006 and allows for up to 18 single family lots. The property is located on the west side of Boyette Rd approximately 250 feet north of Channing Park Rd.

The modification proposes to reduce the allowable units to 2 and allow for a single direct access along the project frontage on Boyette Rd.

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Existing PD Zoning (PD 98-0006):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 18 Single Family Units (ITE LUC 210)	208	16	20

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 2 Single-Family Units (ITE LUC 210)	19	1	2

**Trip Generation Difference**

Land Use/Size	24 Hour Two-Way Volume	Total Peak	Hour Trips
		AM	PM
<b>Difference</b>	<b>(-189)</b>	<b>(-15)</b>	<b>(-18)</b>

The proposed PD modification is anticipated to decrease the number of trips potentially generated by development on the site by -189 average daily trips, -15 a.m. peak hour trip, and -18 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Boyette is a 2-lane, undivided, urban County collector roadway characterized by +/- 11-foot travel lanes with curb and gutter; and a sidewalk on the east side. There are no bicycle facilities in the vicinity of the project. Right-of-way along the project frontage is +/- 66 feet wide.

While Boyette Rd. is a substandard roadway; by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

**SITE ACCESS AND CONNECTIVITY**

The PD site plan proposes a single access connection on Boyette Rd. to the serve the site and show internal circulation between the access connection to the roadway and the two proposed lots to be provided via an easement. Said easement must be a minimum of 30 feet pursuant to LDC, Sec. 6.02.01.B.5.C. and officially recorded with the Hillsborough County Clerk of Courts.

Pursuant to LDC, Sec. 6.02.08. a sidewalk will be required to be constructed along the project’s Boyette Rd. frontage.

**ROADWAY LEVEL OF SERVICE**

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

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
BOYETTE RD	LITHIA PINECREST RD	BALM BOYETTE RD	D	B

*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
Boyette Rd.	County Collector - Urban	2 Lanes <input checked="" 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	208	16	20
Proposed	19	1	2
Difference (+/-)	(-189)	(-15)	(-18)

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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
N/A	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	Trip Generation is De Minimis



**COMMISSION**

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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 5/7/2024</p> <p><b>PETITION NO.:</b> 24-0309</p> <p><b>EPC REVIEWER:</b> Melissa Yanez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 4/11/2024</p> <p><b>PROPERTY ADDRESS:</b> Boyette Rd, Lithia, FL 33547</p> <p><b>FOLIO #:</b> 0884270000</p> <p><b>STR:</b> 34-30S-21E</p>
<p><b>REQUESTED ZONING:</b> Minor Mod to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	Valid Wetland Survey - exp. 12/20/2026
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands located in the western, central and central eastern portion of the subject parcel
<p style="text-align: center;"><i><u>These comments replace and supersede comments previously issued 2-14-2024.</u></i></p> <p><b>The EPC Wetlands Division has reviewed the revised proposed rezoning plan received 3-28-2024. In the revised site plan’s current configuration including the additional notes, 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:</b></p> <ul style="list-style-type: none"> <li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> </ul>	

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

**INFORMATIONAL COMMENTS:**

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

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for Second Single Family Dwelling Unit and Access Easement to serve the second lot. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

my / cb

ec: Mohamad Ali Hasbini - [ahasbini@sunrisehomescorp.com](mailto:ahasbini@sunrisehomescorp.com)  
Isabelle Albert - [ialbert@halff.com](mailto:ialbert@halff.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** March 26, 2024

**Acreage:** 9.26 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 24-0309

**Future Land Use:** RP-2

**HCPS #:** RZ 606

**Maximum Residential Units:** 18

**Address:** Northwest corner of Boyette Rd and Channing Park Road

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 88427.0000

School Data	Fishhawk Creek Elementary	Barrington Middle	Newsome High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1056	1471	3084
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	1012	1278	3344
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	96%	87%	108%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/26/2024	0	193	0
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	4	2	3
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	96%	100%	109%

**Notes:** At this time, adequate capacity exists at Fishhawk Creek Elementary School for the proposed rezoning. Although Barrington Middle and Newsome High Schools are projected to be at or over capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the middle and high school level.

**This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.**

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting  
Growth Management Department

Hillsborough County Public Schools

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## 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:** 1/16/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 1/29/2024  
**PROPERTY OWNER:** Mohamad Ali Hasbini/Trustee    **PID:** 24-0309  
**APPLICANT:** Mohamad Ali Hasbini/Trustee  
**LOCATION:** Boyette Road Lithia, FL 33547  
**FOLIO NO.:** 88427.0000

### AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.