



1.0 APPLICATION SUMMARY

Applicant: Bryan Sykes, Meridian Partners Law
 FLU Category: NMU-4
 Service Area: City of Tampa
 Site Acreage: 61.88 +/-
 Community Plan Area: None
 Overlay: None



Introduction Summary:

History:

The subject Property is currently zoned PD MU94-0209 Most recently modified by PRS 07-0533, which allows for two different development options: (1) 143 Single-Family Detached Units; and (2) 143 Townhome or Multi-Family Units. The project has not yet been developed.

Current Request: To modify proposed access points to the project and proposed project circulation and create pedestrian and golf cart access at the northern property boundary. Add a third development option of a 55+/Age-Restricted community, with 111 Single-Family detached Units.

Existing Approval(s):	Proposed Modification(s):
Two potential points of access (ingress/egress)	Modify the proposed access points to a single external access to Kinnan Street. Proposed pedestrian/ golf cart access trail to the north
Internal looped circulation pattern	Modify the proposed internal vehicular circulation
Two development options option One 143 Single-Family Detached Units and option Two 143 Townhomes or Multi-Family Units	Add a third development option Three to allow a 55+ age-restricted community of 111 Single-Family Detached Units
No existing age-restricted development conditions	All development options shall be 55+ age-restricted.

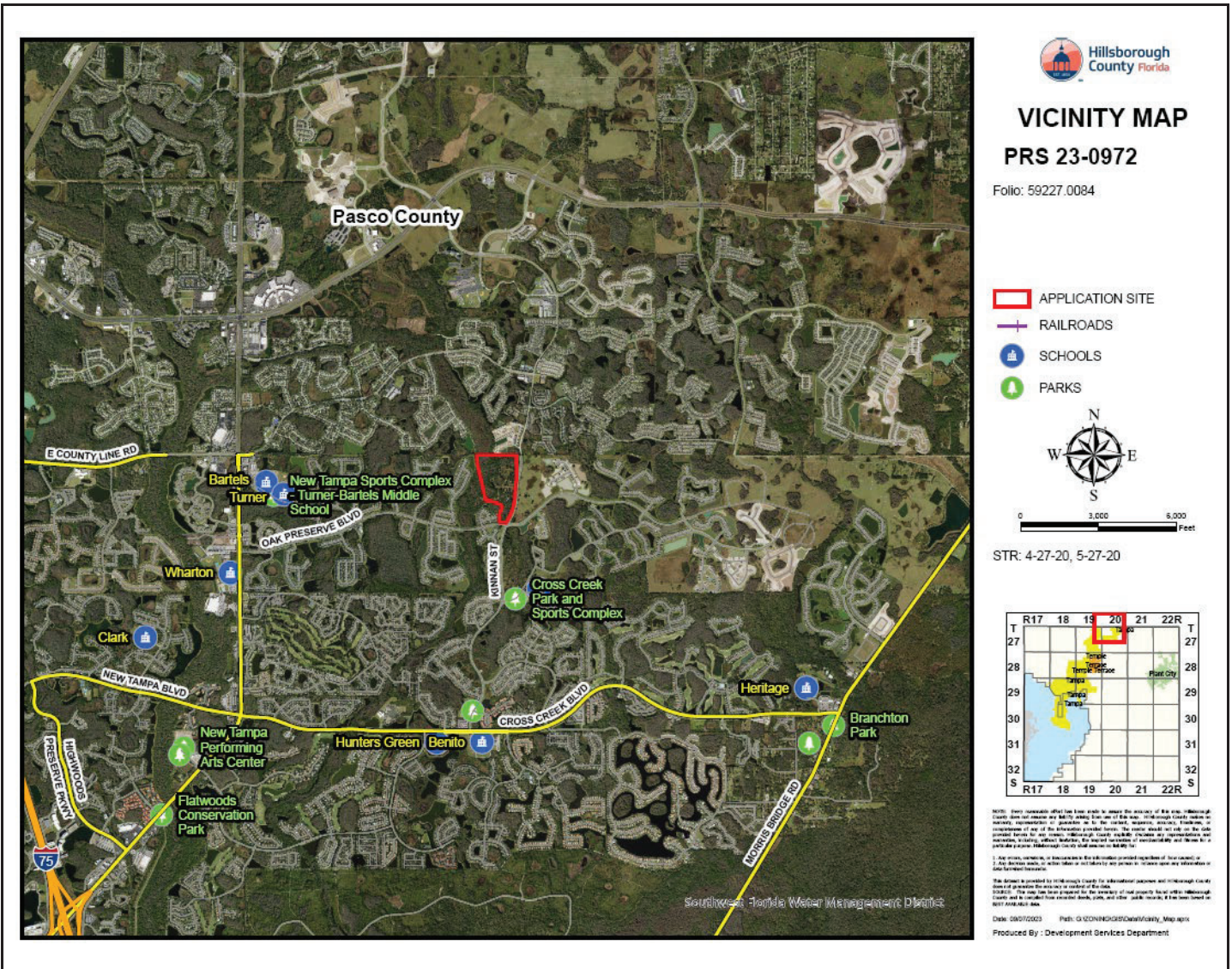
Additional Information:

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

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

2.1 Vicinity Map

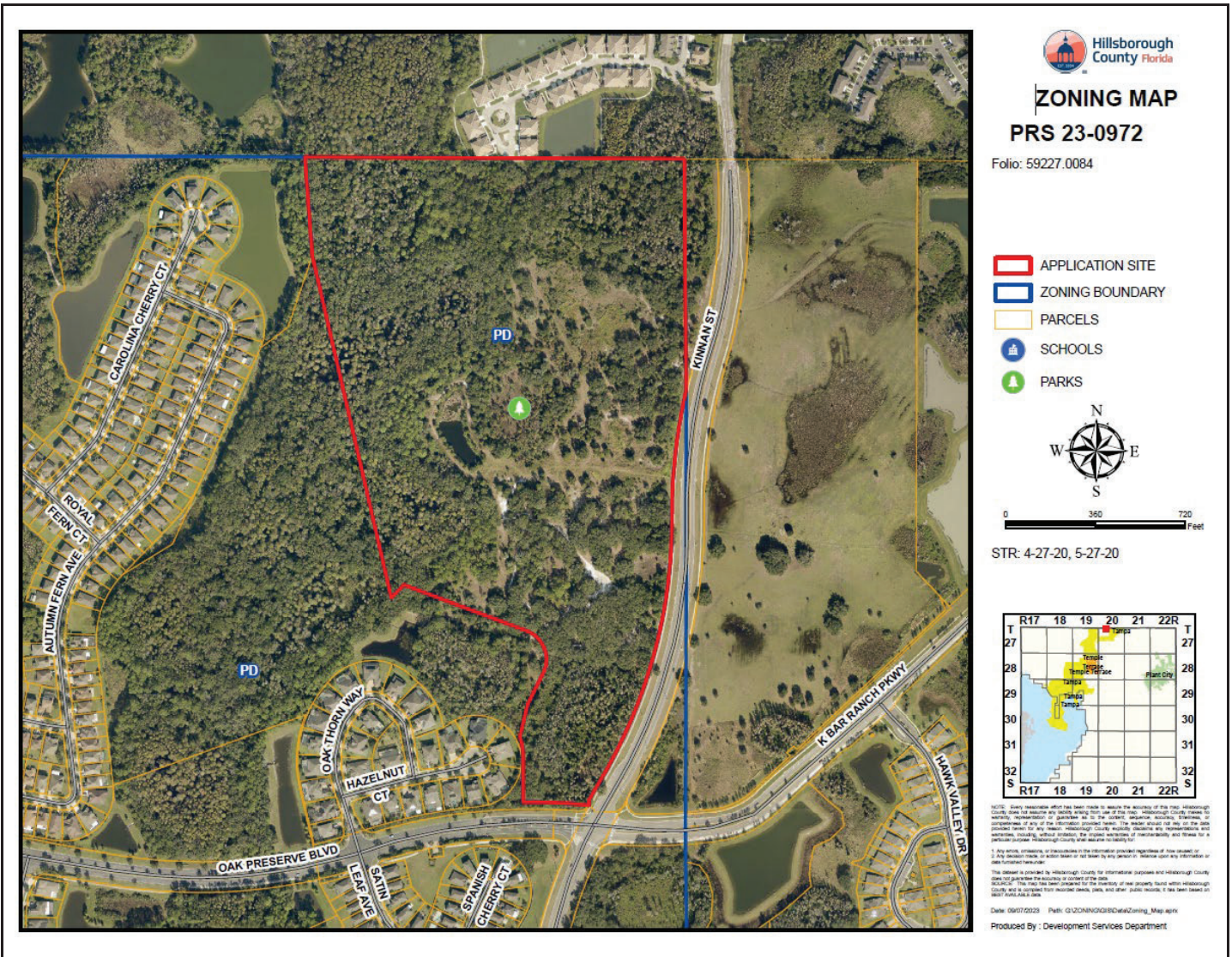


Context of Surrounding Area:

The subject site is located at the northwest corner of Oak Preserve Boulevard and Kinnan Street. The surrounding area is a mix of undeveloped land, and single-family residential units. Pasco County, situated directly to the north of the subject site, is developed with single-family residential units. The property across Kinnan St. to the East of the site is within the jurisdiction of the City of Tampa. Additionally, the parcel is separated from most of the surrounding parcels by several wetland areas.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

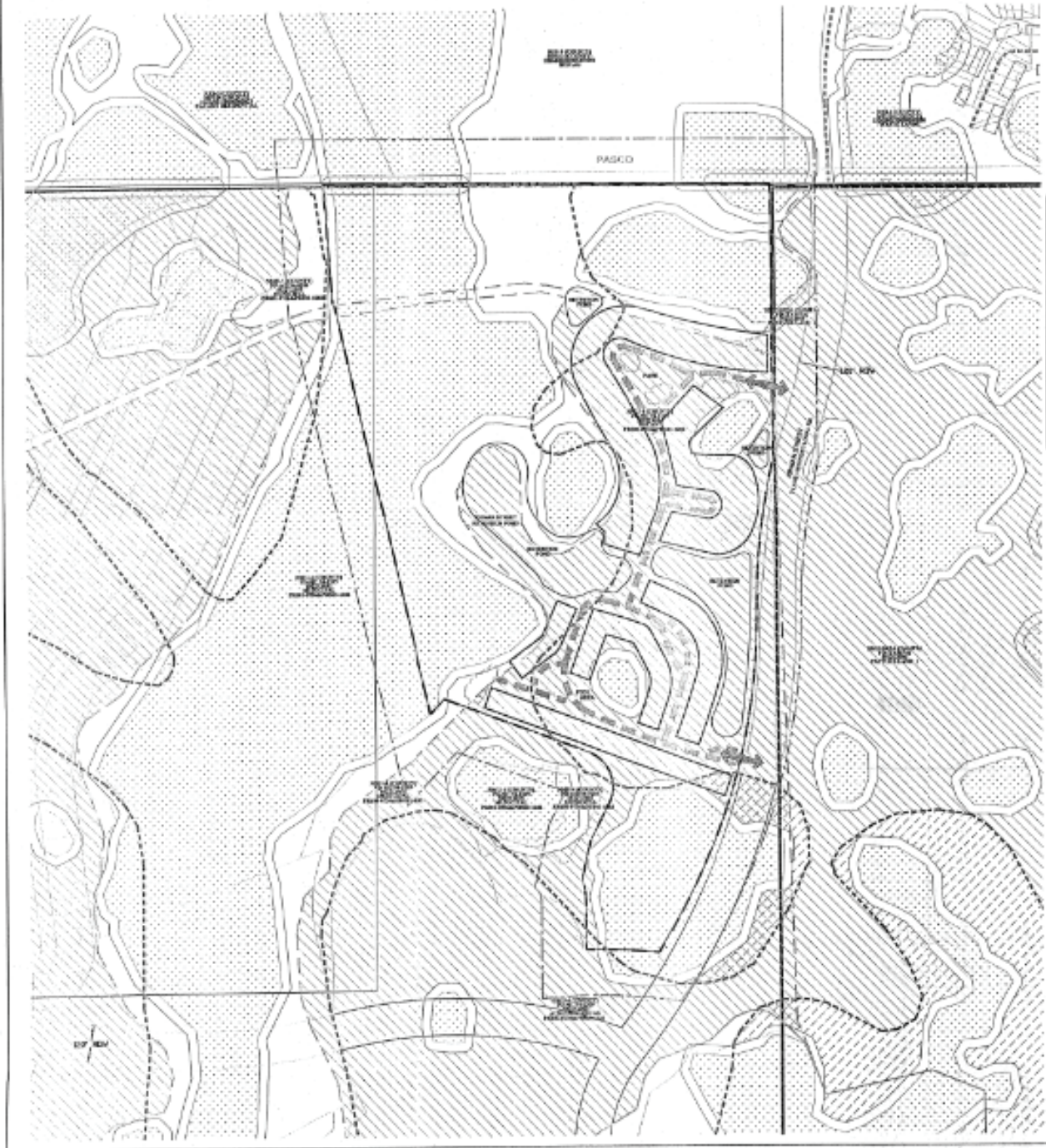


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Pasco County	n/a	n/a	Single Family Residential
South	PD 94-0209	Per PD	Single Family Conventional/ Commercial Office uses	Single Family Residential
East	City of Tampa	n/a	n/a	Vacant
West	PD 94-0209	Per PD	Single Family Conventional/ Commercial Office uses	Single Family Residential

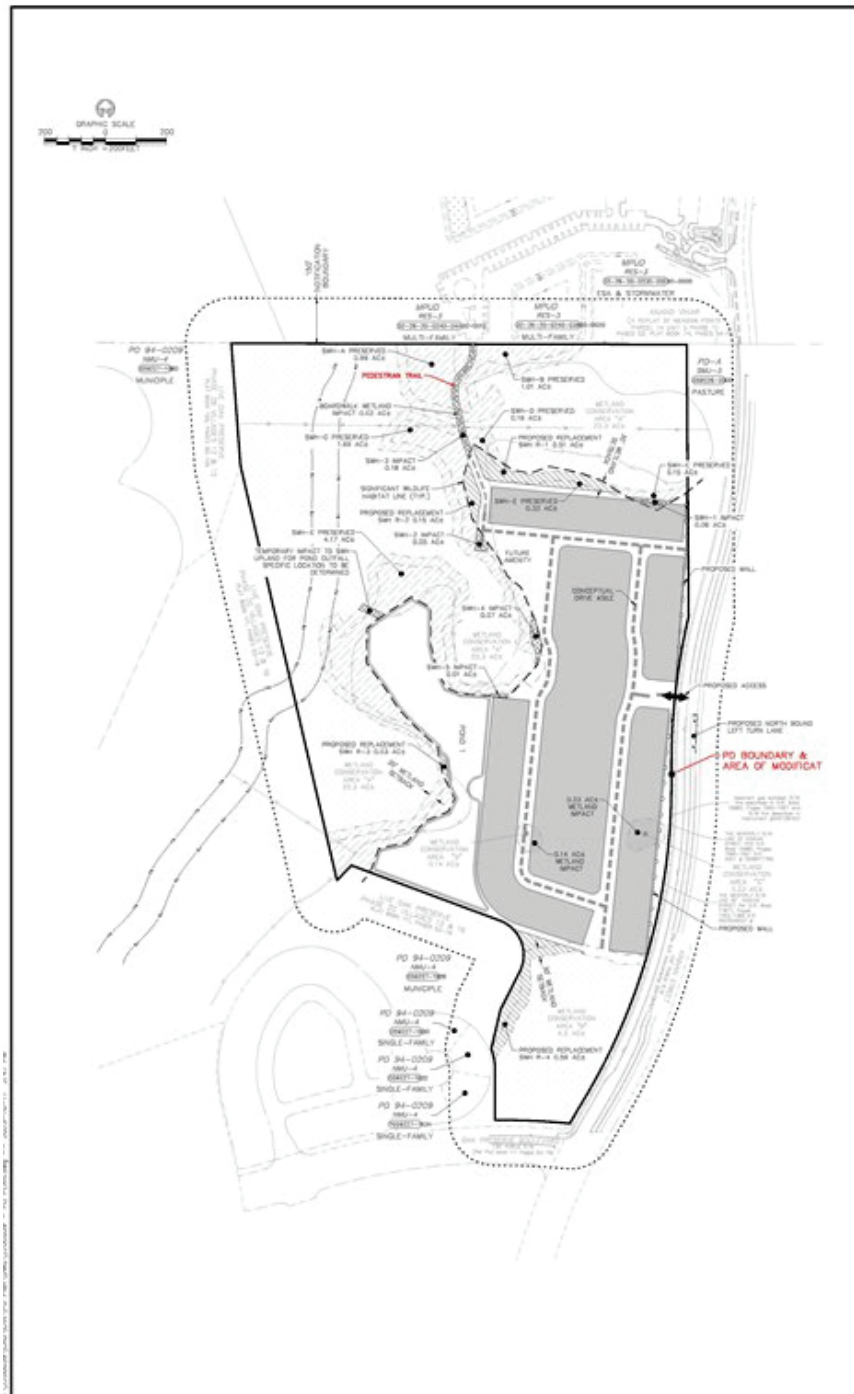
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan Sheet 1 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Kinnan Street	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	1,402	103	139
Proposed	478	42	48
Difference (+/-)	-924	-61	-91

*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		Pedestrian and Golf Cart	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: Pedestrian and Golf Cart connection to the north must be built according to Hillsborough County Standards and be ADA accessible.

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Check if Applicable: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area </td> <td style="width: 50%; vertical-align: top;"> <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 type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ </td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____
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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report		
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 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			
Impact/Mobility Fees						
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 61.88-acre subject site is located northwest corner of Oak Preserve Boulevard and Kinnan Street. Existing conditions of approval allow 143 dwelling units within a 61.88-acre site; since over 25% of the site is wetlands, the environmentally sensitive lands density credit would apply to this property. Using this calculation, a maximum of 143 units could be developed on 38.25 acres of existing uplands.

The applicant is proposing a new development option called "Option Three" for a 55+ age-restricted community. This option includes 111 single-family detached units and offers the same development entitlements as the previous options. The development will require the construction of a single access point for both vehicles and pedestrians on Kinnan Street. Additionally, a pedestrian and golf cart trail will be created to connect the new development to an existing similar development located to the north.

The Minor Modification request is compatible with the surrounding development pattern in the area and Staff has not identified any potential compatibility issues associated with the proposed modification.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted ~~May 31, 2007~~ October 19, 2023.

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

1. Change "Pedestrian Trail" on the site plan to read Pedestrian Trail and Golf Cart Trail.
2. A note placed on the face of the plan shall indicate that this project is deed-restricted.
3. Revise the site data table for development option Three to include the Minimum Porch Setback of 5 feet, Minimum Front Setback for Corner Lots (with front loading garage) 15 feet, and Minimum Front (with front loading garage) 20 feet.

1. The proposed development Options One, Two, and Three are an age-restricted, fifty-five-plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least (30) years. The deed restriction shall be recorded prior to final plat approval.

~~4- 2.~~ The site shall be permitted ~~two~~ three development options. Option One is approved for 143 single-family detached units; Option Two is approved for 143 townhomes or multi-family units; and Option Three is approved for 111 single-family detached units.

The site developed shall be developed in accordance with the following design standards:

Option One 143 Single-Family Detached Units

Minimum Front Setback	15 feet
Minimum Porch Setback	5 feet
Minimum Front (Back of garage if front loading garage)	<u>20 feet</u>
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Townhomes Units

Minimum Front Setback	15 feet
Minimum Porch Setback	5 feet
Minimum Front (Back of garage if front loading garage)	<u>20 feet</u>
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Minimum Lot width:	15 feet
Building Separation:	<u>10 feet</u>
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Single-Family Multi-Family Units

Minimum Front Setback	15 feet
Minimum Porch Setback	5 feet

Minimum Front (Back of garage if front loading garage)	20 <u>feet</u>
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Building Separation	10 <u>feet</u>
Maximum Building Height:	45 feet (or 3 stories)

Option Three 111 Single-Family Detached Units

<u>Minimum Front Setback</u>	<u>15 feet</u>
<u>Minimum Porch Setback</u>	<u>5 feet</u>
<u>Minimum Front (Corner Lots: front loading garage)</u>	<u>15 feet</u>
<u>Minimum Front (front loading garage)</u>	<u>20 feet</u>
<u>Minimum Side Setback:</u>	<u>5 feet</u>
<u>Minimum Rear Setback:</u>	<u>15 feet</u>
<u>Minimum Lot Size:</u>	<u>4,000 square feet</u>
<u>Minimum Lot width:</u>	<u>40 feet</u>
<u>Maximum Building Height:</u>	<u>45 feet (or 3 stories)</u>

- ~~2-3.~~ 3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless specified here.
- ~~3-4.~~ 4. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
- ~~4-5.~~ 5. Dumpster location and enclosure must be in compliance with the LDC.
- ~~5-6.~~ 6. 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):
- ~~5.1.1~~ 6.1 Ground Signs shall be limited to Monument Signs.
- ~~5.1.2~~ 6.2 Billboards, pennants, and banners shall be prohibited.
- ~~6-7.~~ 7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~7-8.~~ 8. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- ~~8-9.~~ 9. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
- ~~9-10.~~ 10. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
- ~~10-11.~~ 11. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from pre-development conditions.
- ~~11-12.~~ 12. All stormwater exiting the site shall meet all applicable State water quality standards.

- ~~12.~~ 13. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
- ~~13.~~ 14. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water, and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
- If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - Take immediate measures to ensure no surface water drains into the affected areas.
 - Visually inspect the affected area.
 - Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - Use geotextile materials in the backfilling operation, when appropriate.
 - If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
 - If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
- ~~14.~~ 15. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
- ~~15.~~ 16. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.


The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

- ~~16.~~ 17. The project may be permitted a maximum of 143 single-family detached units, and or 143 single-family attached units, ~~and or~~ 143 multifamily dwelling units, or 111 single-family detached units subject to formal delineation of on-site conservation areas, preservation areas, and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

- ~~17.~~ 18. The site is located in the Wellhead Protection Area Zone 1. The applicant shall adhere to the Wellhead Protection and Surface Water Resource Protection regulations (Section 3.05.00).
- ~~18.~~ 19. 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 may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
- ~~19.~~ 20. Prior to Final Site Plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, based on the proposed type and number of units being constructed, showing the length of the left and right turn lanes that may be needed to serve development traffic at the project driveway(s) and at impacted intersections. Turn lane(s) identified at Site Plan Review shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the improvements at his expense. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
- ~~20.~~ 21. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
- ~~21.~~ 22. In Option 2 the applicant shall provide a pedestrian cross access point adjacent to the southern cul-de-sac west of Kinnan Street.
23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street.
24. With the initial increment of development of option Three, the developer shall construct a northbound left turn lane into the project access on Kinnan Street.
25. Pedestrian and Golf Cart connection to the north shall be built according to Hillsborough County Standards and be ADA accessible.
- ~~22.~~ 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.
- ~~23.~~ 27. The location of the Upland Conservation Areas must be identified on the submitted Preliminary Plat as part of the site plan review process. The Preliminary Plat shall depict that the site plan design avoids impacts to these areas.

28. 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).
29. 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.
- ~~24.~~ 30. The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to a wildlife management plan as approved by the Hillsborough County Planning and Growth Management Department."
- ~~25.~~ 31. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~26.~~ 32. 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.
- ~~27.~~ 33. 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.
34. 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, 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.
35. Within 90 days of rezoning approval of PRS 23-0972 by the Hillsborough County Board County Commissioners, the applicant shall submit to the Hillsborough County Development Services Department a General Development Site Plan for certification reflecting the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

Zoning Administrator Sign-Off:



IntegriSign[®]
Desktop

J. Brian Grady
Tue Nov 21 2023 16:40:41

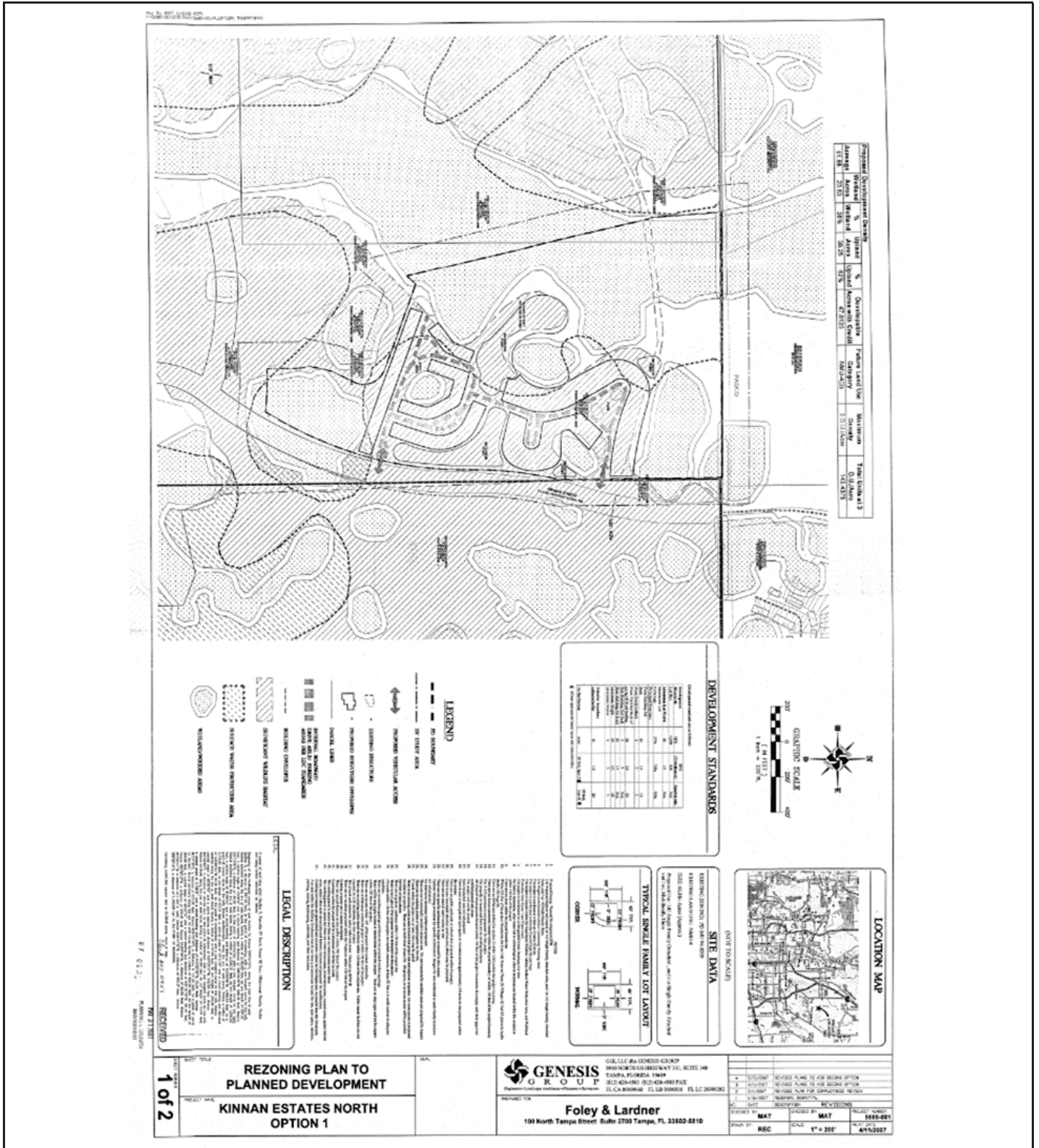
SITE, SUBDIVISION, AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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 obtaining all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan Page 1 of 2 (Full)



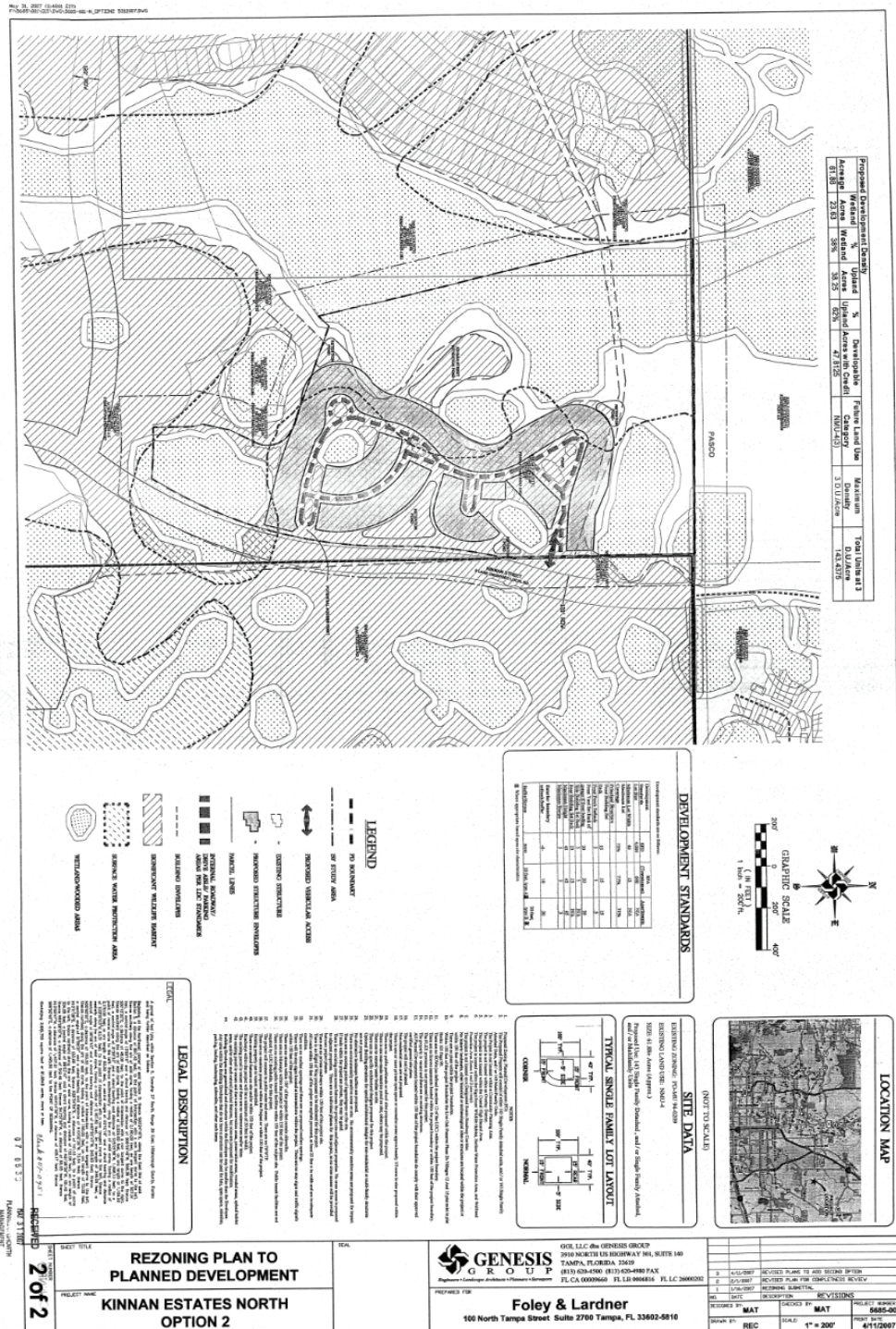
REZONING PLAN TO
 PLANNED DEVELOPMENT
 KINNAH ESTATES NORTH
 OPTION 1

GENESIS GROUP
 100 North Tampa Street, Suite 2700 Tampa, FL 33602-5810
 Phone: (813) 408-4000 Fax: (813) 408-4044
 Email: info@genesisgroup.com
Foley & Lardner

NO.	DATE	BY	DESCRIPTION
1	11/16/23	MAT	REVISION: REVISED PLAN TO ADD SIDEWALKS
2	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
3	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
4	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
5	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
6	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
7	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
8	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
9	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS
10	11/16/23	REC	REVISION: REVISED PLAN TO ADD SIDEWALKS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan Page 2 of 2 (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

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LEGEND

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	PROPOSED DRIVEWAY / DRIVE
[Symbol]	PROPOSED DRIVEWAY

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY ZONING ORDINANCE, CHAPTER 163, AND THE PALM BEACH COUNTY SUBDIVISION AND DEVELOPMENT CODE, CHAPTER 254.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO COMMENCING CONSTRUCTION.
3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE INDICATED BY THIS PLAN.
4. THE DEVELOPER SHALL PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE DEVELOPER SHALL PROVIDE SUFFICIENT PAVEMENT TO SUPPORT THE PROPOSED TRAFFIC LOADS.
7. THE DEVELOPER SHALL PROVIDE SUFFICIENT LIGHTING TO ILLUMINATE ALL AREAS OF THE SITE.
8. THE DEVELOPER SHALL PROVIDE SUFFICIENT SIGNAGE TO IDENTIFY THE SITE AND DIRECT TRAFFIC TO THE ENTRANCE.
9. THE DEVELOPER SHALL PROVIDE SUFFICIENT DRAINAGE TO PREVENT FLOODING AND WATER POLLUTION.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE INDICATED BY THIS PLAN.
11. THE DEVELOPER SHALL PROVIDE SUFFICIENT LANDSCAPING TO IMPROVE THE AESTHETIC APPEARANCE OF THE SITE.
12. THE DEVELOPER SHALL PROVIDE SUFFICIENT SECURITY MEASURES TO PROTECT THE SITE AND ITS ADJACENT PROPERTIES.
13. THE DEVELOPER SHALL PROVIDE SUFFICIENT ACCESS TO PUBLIC UTILITIES AND SERVICES.
14. THE DEVELOPER SHALL PROVIDE SUFFICIENT ACCESS TO PUBLIC TRANSPORTATION AND BICYCLE FACILITIES.
15. THE DEVELOPER SHALL PROVIDE SUFFICIENT ACCESS TO PUBLIC OPEN SPACES AND RECREATION FACILITIES.

PROPOSED SITE PLAN

SHEET NO. 1 OF 1

DATE: 12/11/2023

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

LOCATION MAP

LANDMARK

PLANNING & SURVEYING CORPORATION

2501 PALM BEACH BLVD, SUITE 200, PALM BEACH, FL 33480

TEL: 561-844-4400 | FAX: 561-844-4401

WWW.LANDMARK-FL.COM

ANAND VEER, LLC

1904 W OCEAN BLVD, SUITE 100, PALM BEACH, FL 33411

TEL: 561-844-4400

ANAND VEER PHASE 3

1904 W OCEAN BLVD, SUITE 100, PALM BEACH, FL 33411

TEL: 561-844-4400

PROJECT NO. 23-0972

SHEET NO. 1 OF 1

DATE: 12/11/2023

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

7500 S. UNIVERSITY BLVD., SUITE 100, PALM BEACH, FL 33411

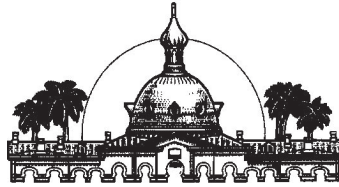
TEL: 561-844-4400

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Page 18 of 19

9.0 FULL TRANSPORTATION REPORT (see following pages)

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

BOARD OF COUNTY COMMISSIONERS

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

Deputy County Administrator
Wally Hill

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

May 29, 2007

Reference: RZ 07-0533 HC-NT

Vincent A. Marchetti
Foley & Lardner, LLP
100 N. Tampa Street # 2700
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on June 12, 2007, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from PD-MU to PD, with the attached conditions.

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

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 31, 2007.

1. The site shall be permitted two development options. Option one is approved for 143 single-family detached units and Option two is approved for 143 townhomes or multi-family units. The developed shall be developed in accordance with the following design standards:

143 Single-Family Detached Units

- Minimum Front Setback 15 feet
- Minimum Porch Setback 5 feet
- Minimum Front Back of Garage if front loading 20
- Minimum Side Setback: 5 feet
- Minimum Rear Setback: 15 feet
- Minimum Lot Size: 4,000 square feet
- Minimum Lot width: 40 feet
- Maximum Building Height: 45 feet (or 3 stories)

143 Townhomes Units

- Minimum Front Setback 15 feet
- Minimum Porch Setback 5 feet
- Minimum Front Back of Garage if front loading 20
- Minimum Side Setback: 5 feet
- Minimum Rear Setback: 15 feet
- Minimum Lot Size: 600 square feet
- Minimum Lot width: 15 feet
- Building Separation 10
- Maximum Building Height: 45 feet (or 3 stories)

143 Single-Family Multi-Family Units

- Minimum Front Setback 15 feet
- Minimum Porch Setback 5 feet
- Minimum Front Back of Garage if front loading 20
- Minimum Side Setback: 5 feet
- Minimum Rear Setback: 15 feet
- Building Separation 10
- Maximum Building Height: 45 feet (or 3 stories)

2. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified here.
3. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.

4. Dumpster location and enclosure must be in compliance with the LDC.
5. 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):
 - 5.1 Ground Signs shall be limited to Monument Signs.
 - 5.2 Billboards, pennants and banners shall be prohibited.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
8. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
9. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
10. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from pre-development conditions.
11. All stormwater exiting the site shall meet all applicable State water quality standards.
12. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
13. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - Take immediate measures to ensure no surface water drains into the affected areas.
 - Visually inspect the affected area.
 - Excavate and backfill as required to fill the affected area and prevent further subsidence.

- Use geotextile materials in the backfilling operation, when appropriate.
- If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
- If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.

14. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
15. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
 - or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
 - or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

16. The project may be permitted a maximum of 143 single-family detached units, and or 143 single-family attached units, and or 143 multifamily dwelling units, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
17. The site is located in the Wellhead Protection Area Zone 1. The applicant shall adhere to the Wellhead Protection and Surface Water Resource Protection regulations (Section 3.05.00).
18. 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 may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

19. Prior to Final Site Plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, based on the proposed type and number of units being constructed, showing the length of the left and right turn lanes that may be needed to serve development traffic at the project driveway(s) and at impacted intersections. Turn lane(s) is identified at Site Plan Review shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the improvements at his expense. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
20. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
21. In Option 2 the applicant shall provide a pedestrian cross access point adjacent to the southern cul-de-sac west of Kinnan Street.
22. 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.
23. The location of the Upland Conservation Areas must be identified on the submitted Preliminary Plat as part of the site plan review process. The Preliminary Plat shall depict that the site plan design avoids impacts to these areas.
24. The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to a wildlife management plan as approved by the Hillsborough County Planning and Growth Management Department."

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 07-0533 HC-NT
MEETING DATE: June 12, 2007
DATE TYPED: June 14, 2007

25. 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.
26. 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.
27. 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: ~~10/20/2023~~
Revised 10/23/23

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural/ Northeast

PETITION NO: PRS 23-0972

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

NEW AND REVISED CONDITIONS OF APPROVAL

All previously approved transportation related zoning conditions shall carry forward. In addition, staff recommends the following new conditions.

New Conditions

- [Development Option 1 shall construct one \(1\) vehicular and pedestrian access to Kinnan Street.](#)
[Development Option 2 shall construct two \(2\) vehicular and pedestrian access points to Kinnan Street.](#) Development Option 3 shall construct one (1) vehicular and pedestrian access to Kinnan Street.
- With the initial increment of development of Development Option 3, the developer shall construct a northbound left turn lane into the project access on Kinnan Street.

Other Conditions

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

- Change the “Pedestrian Trail” on the site plan to read “Pedestrian and Golf Cart Trail”.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 63.19 ac. property currently zoned Planned Development (PD) #07-0533. The PD is currently approved for two development options. Development option 1 is 143 Single-Family Detached Units and development option 2 is 143 Townhomes Units or Single-Family Multi-Family Units. The applicant is seeking to modify the PD by adding a third development option of 111 Single family detached dwelling units that shall be developed as a 55+ age restricted community. Compared to the existing approved development options, the new development option will reduce the number of access points to one vehicular and pedestrian access on Kinnan Street and modify the internal circulation.

In accordance with the Development Review Procedures Manual (DRPM), projects generating fewer than 50 peak hour trips are not required to submit a detailed transportation analysis. The applicant submitted a letter indicating the proposed new development option does not generate more than 50 peak hour trips and a detailed traffic analysis was not required. The worst-case development option in terms of highest trip generation is development option 1 and remains as such even with the proposed modification. Development option 3, the subject of the minor modification, will generate less trips than the existing approved development option 1 as shown in the comparison below. Data presented below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Development Option 1:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 143 Single- Family Detached Units ITE (Code 210)	1,402	103	139

Proposed Development Option 3:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 111 Single-Family Senior Adult Housing ITE (Code 251)	478	42	48

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	-924	-61	-91

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Kinnan Street is a two-lane, divided, standard Hillsborough County local roadway in average condition. The roadway is characterized by +/- 11 foot lanes lying within a +/- 120-foot wide right-of-way. There are bicycle lanes and sidewalks along Kinnan Street in the vicinity of the proposed project.

SITE ACCESS

[Access and internal circulation will remain the same as previously approved for both Development Option 1 and Development Option 2.](#) The applicant is proposing one access connection to serve the new Development Option 3. Since Kinnan Street is currently a dead-end roadway, 100% of the trips will be accessing the development from the south. In order to address this access issue, the applicant has proposed a north bound left turn lane into the site to help accommodate safe access to the subject site. Staff has included the proposed turn lane as a condition of approval.

Development option 3 also includes a pedestrian and golfcart trail to the north to connect to an existing similar development to the north. The connection must be built according to Hillsborough County standards and be ADA accessible.

SUBSTANDARD ROADWAY

Kinnan Street is a standard roadway and as such, the applicant was not required to make improvements to the road pursuant to the Hillsborough County Land Development Code Section 6.04.03.L.

LEVEL OF SERVICE (LOS) INFORMATION

Kinnan Street is not included within the Hillsborough County LOS Report and as such staff cannot provide LOS information for the facility.

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
Kinnan Street	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	1,402	103	139
Proposed	478	42	48
Difference (+/-)	-924	-61	-91

*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		Pedestrian and Golf Cart	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: Pedestrian and Golf Cart connection to the north must be built according to Hillsborough County Standards and be ADA accessible.

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

Notes:

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

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
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Janet D. Lorton EXECUTIVE DIRECTOR
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 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: November 7, 2023</p> <p>PETITION NO.: 23-0972</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: October 6, 2023</p> <p>PROPERTY ADDRESS: Kinnan Street, Tampa</p> <p>FOLIO #: 0592270084</p> <p>STR: 05-27S-20E</p>
<p>EXAMPLE FROM: Minor Modification to an existing PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>YES</p> <p>NA</p> <p>VALID TO SEPTEMBER 8, 2028 (Impact Author.)</p> <p>Wetlands are generally located in the southern and western portions of the parcel.</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"> • 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. 	
<p>INFORMATIONAL COMMENTS:</p> <p>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</p>	

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

of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The site plan depicts wetland impacts that were authorized by the Executive Director of the EPC on September 8, 2023. The wetland impacts are indicated for internal roadway and lots.
- 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.

kmh / app

ec: Anand Vihar, LLC, Property Owner - santosh@convergentcap.com
Bryan W. Sykes, Applicant - bryan@meridianpartnerslaw.com



School Impact Review – No Comment or Objection

Date Issued: 9/13/2023

Acreage: 61.88 (+/- acres)

Jurisdiction: Hillsborough

Proposed Zoning: Planned Development

Case Number: PRS 23-0972

Future Land Use: NMU-4

Address: Kinnan Street

Maximum Residential Units: 111

Parcel Folio Number(s): 059227.0083

Residential Type: Single Family Detached

 The District has no comment. The proposed development would not meet the threshold for School Concurrency.

 X **The District has no objection, subject to listed or attached condition(s).**

NOTE:

1. The proposed development is an age-restricted, fifty-five plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five(55). Such deed restrictions must be recorded and must be irrevocable for a period of at least (30) years.

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



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:** 9/5/2023
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/12/2023
APPLICANT: Bryan W. Sykes, Esq/Meridian Partners Law P.A. **PID:** 23-0972
LOCATION: Kinnan St. Tampa, FL 33647
FOLIO NO.: 59227.0084

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is located within Wellhead Resource Protection Area (WRPA) Zone 1 and Zone 2, as well as, a Surface Water Resource Protection Area (SWRPA); however, the proposed activity is not a prohibited or restricted use, as defined in Part 3.05.00 of the Land Development Code (LDC).

Based on the most current data, the proposed project is not located within a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC).

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

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

PETITION NO.: PRS 23-0972 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 9/12/2023

FOLIO NO.: 59227.0084

WATER

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

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

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

WASTEWATER

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

- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

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

COMMENTS: _____.



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Tuesday, October 31, 2023 11:00 AM
To: Rome, Ashley; Vazquez, Bianca; Krochta, Camille
Subject: FW: PRS 23-0972

From: bjhubbard@aol.com <bjhubbard@aol.com>
Sent: Tuesday, October 31, 2023 10:06 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: PRS 23-0972

External email: Use caution when clicking on links, opening attachments or replying to this email.

Application Number: PRS 23-0972

I live in Live Oak Preserve and I have received a Personal Appearance Letter of Notice several weeks ago for the hearing to take place on November 7, 2023. Now I see a new hearing sign that says December 12, 2023. Is that the new date for this hearing?

I have tried to do a property lookup of that parcel on the official Hillsborough County website, but I do not have a Folio number. I would like to see more information about the parcel. Please send me either the Folio number or any other information I may need to do my research.

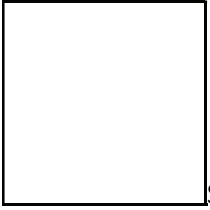
I have lived in Live Oak Preserve for 17 years and I have never seen a sign for a public hearing until this year. I understand it is now zoned as PD. When did that zoning occur? Originally it was sold to HC and on maps that I have seen online it is labeled Live Oak Park North. I would also like to know if there has been an Environmental Study since the end of Kinnan Street is closed to Pasco County. As a resident in Live Oak Preserve I am aware that nonresidents of LOP manage to get through our gated community since K-Bar Ranch is also sort of landlocked because of Kinnan Street being closed off. Therefore, I see major issues with traffic.

I often walk Kinnan Street from Oak Preserve Blvd and I am very aware of that area. I can report that there are several Gopher Tortoise living on the west side of Kinnan Street.

Thank you,

Elizabeth Hubbard

914.475.3532



Sent from [AOL Desktop](#)

From: [Boccrec](#)
To: [Cameron Cepeda, Donna](#); [Cohen, Harry](#); [Myers, Gwendolyn](#); [Hagan, Ken](#); [Owen, Michael](#); [Wostal, Joshua](#); [Beck, Christine](#); [Bennett, Leslie](#); [Green, Yorlanda](#); [Harless, Joseph](#); [Medrano, Maricela](#); [Sekouri, Michelle](#); [Sweet, Sharon](#); [VanArsdall, Rick](#); [Williams, Charlene](#); [Wise, Bonnie](#); [Almand, Sherrie](#); [Broad, Brian](#); [Burgos, Glorivee](#); [Castillo, Maria](#); [Cury, Della](#); [Hoyt, Melonie](#); [Lawson, Laura](#); [Manresa, Lidia](#); [Marion, Casaundra](#); [Pike, Isabella](#); [Reidy, Richard](#); [Smith, Rabiah \(Robbi\)](#); [Valdez, Raquel - BOCC](#); [West, Wanda](#)
Subject: FW: [EXTERNAL] 55+ gated community by kbar ranch
Date: Wednesday, October 25, 2023 3:41:01 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

-----Original Message-----

From: Briana Lewis <brianatatiana@icloud.com>
Sent: Wednesday, October 25, 2023 1:45 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] 55+ gated community by kbar ranch

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again!
Phishing is our #1 threat. You are our best defense!!!

Hello,

I just wanted to voice my concern regarding the building of 55+ community off kinan and kbar parkway. As a homeowner that lives in kbar ranch. We were promised more outlets to get out of the neighborhood. When this neighborhood gets built please consider opening the other half of Kinan Street to more than just emergency vehicles. The traffic is already too much right now.

Thank you

Rome, Ashley

From: Hearings
Sent: Wednesday, October 25, 2023 4:09 PM
To: Timoteo, Rosalina; Rome, Ashley; Krochta, Camille
Subject: FW: (WEB mail) - Opening the other half of Kinan street towards county line- 23-0972

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, October 25, 2023 1:47:50 PM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Opening the other half of Kinan street towards county line

The following Commissioner(s) received a direct copy of this email:

2 | Commissioner Ken Hagan (District 2)

Date and Time Submitted: Oct 25, 2023 1:47 PM

Name: Bria Lewis

Address: 19506 Sea Myrtle Way
Tampa, FL

Phone Number:

Email Address: brianatlewis@yahoo.com

Subject: Opening the other half of Kinan street towards county line

Message: Hello,

I just wanted to voice my concern regarding the building of 55+ community off kinan and kbar parkway. As a homeowner that lives in kbar ranch. We were promised more outlets to get out of the neighborhood. When this neighborhood gets built please consider opening the other half of Kinan Street to more than just emergency vehicles. The traffic is already too much right now.

Thank you

1156196394

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