

PD Modification Application: PRS 24-0460

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: May 7, 2024



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Farrukh Quraishi

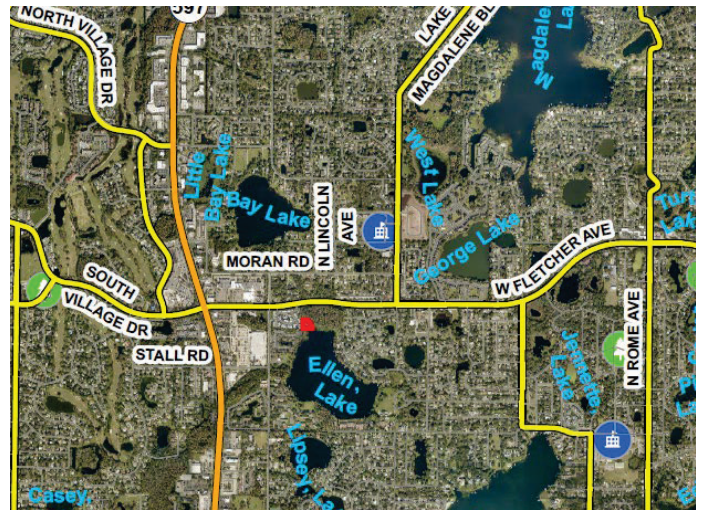
FLU Category: RES-4

Service Area: Urban

Site Acreage: 0.65 +/-

Community Plan Area: Greater Carrollwood
Northdale

Overlay/Special District: None



Introduction Summary:

The subject site is zoned PD (Planned Development) 83-0258, as most recently modified by PRS 17-1236. The PD is approved for a maximum of 70 multi-family units (condominiums) and a single-family residence. The project is located along Lake Ellen and boat access from the project is prohibited. This modification seeks to allow boat access for the single-family residence only. No modifications to the use, density or development standards are proposed.

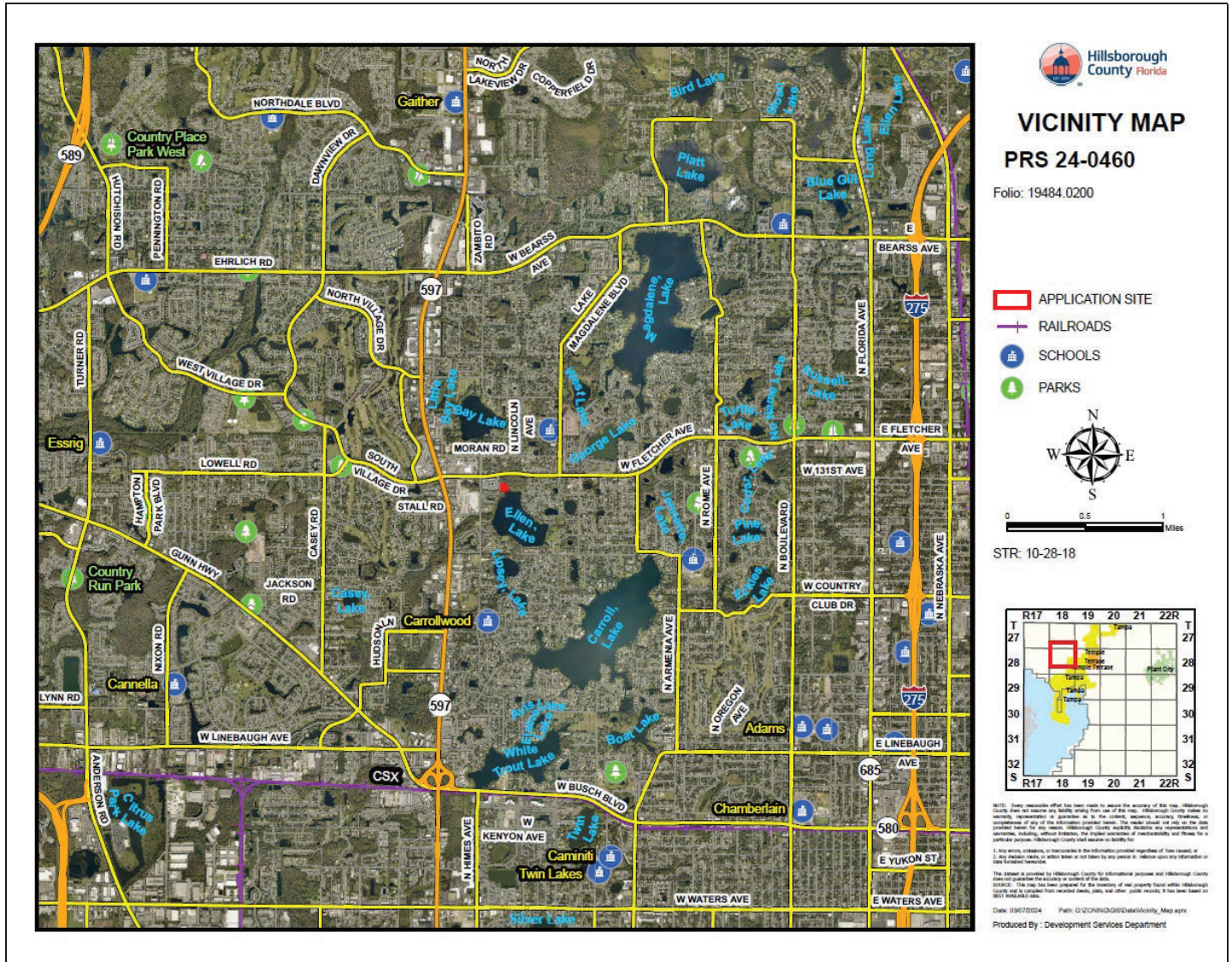
Existing Approval(s):	Proposed Modification(s):
Boat access to Lake Ellen prohibited.	Boat access to Lake Ellen permitted for the single-family residence only.

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

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

2.1 Vicinity Map

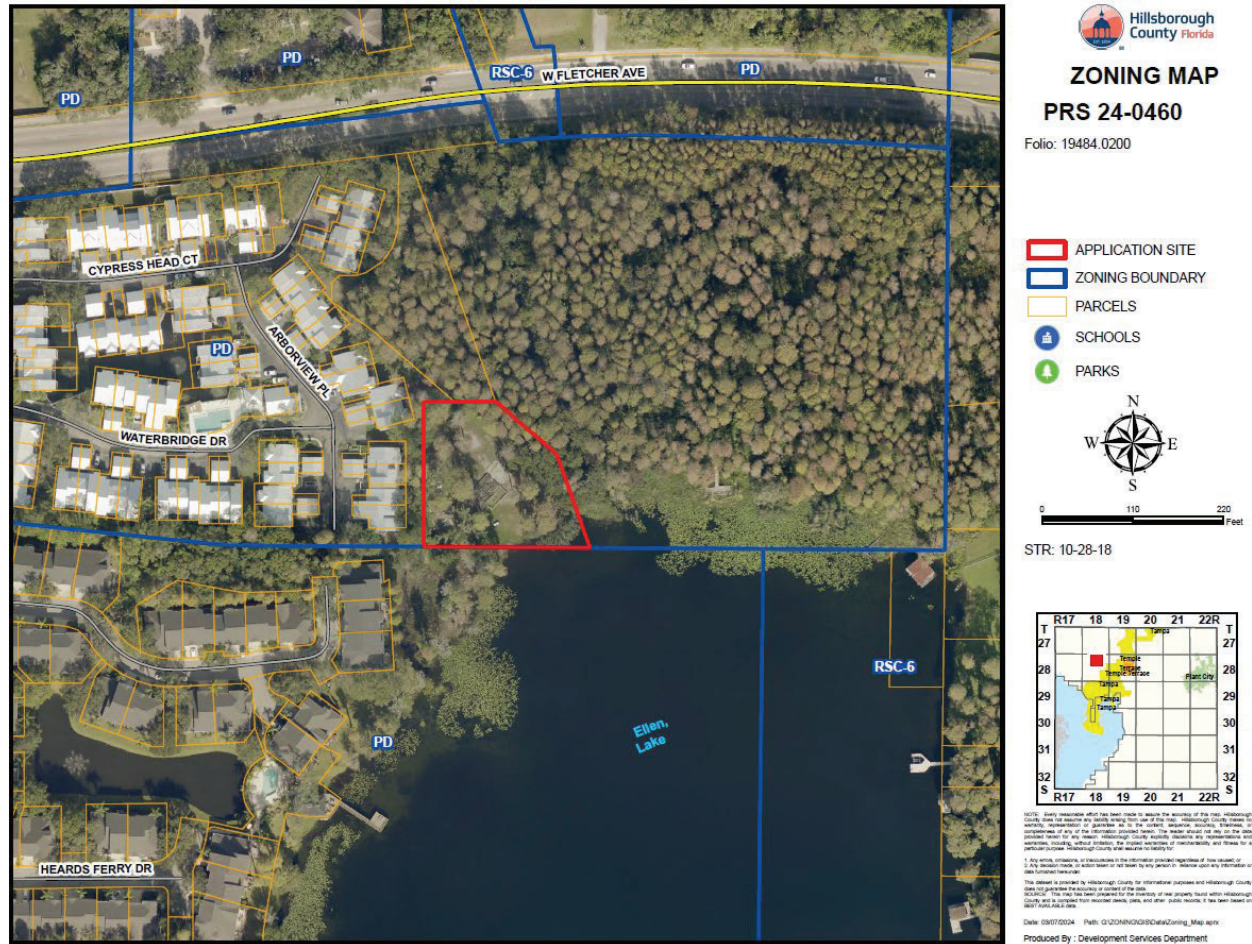


Context of Surrounding Area:

The site is located in the Greater Carrollwood-Northdale community, which is developed with single-family, multi-family, commercial and residential support uses. The site is located at the southeast corner of Fletcher Avenue and Orange Grove Boulevard.

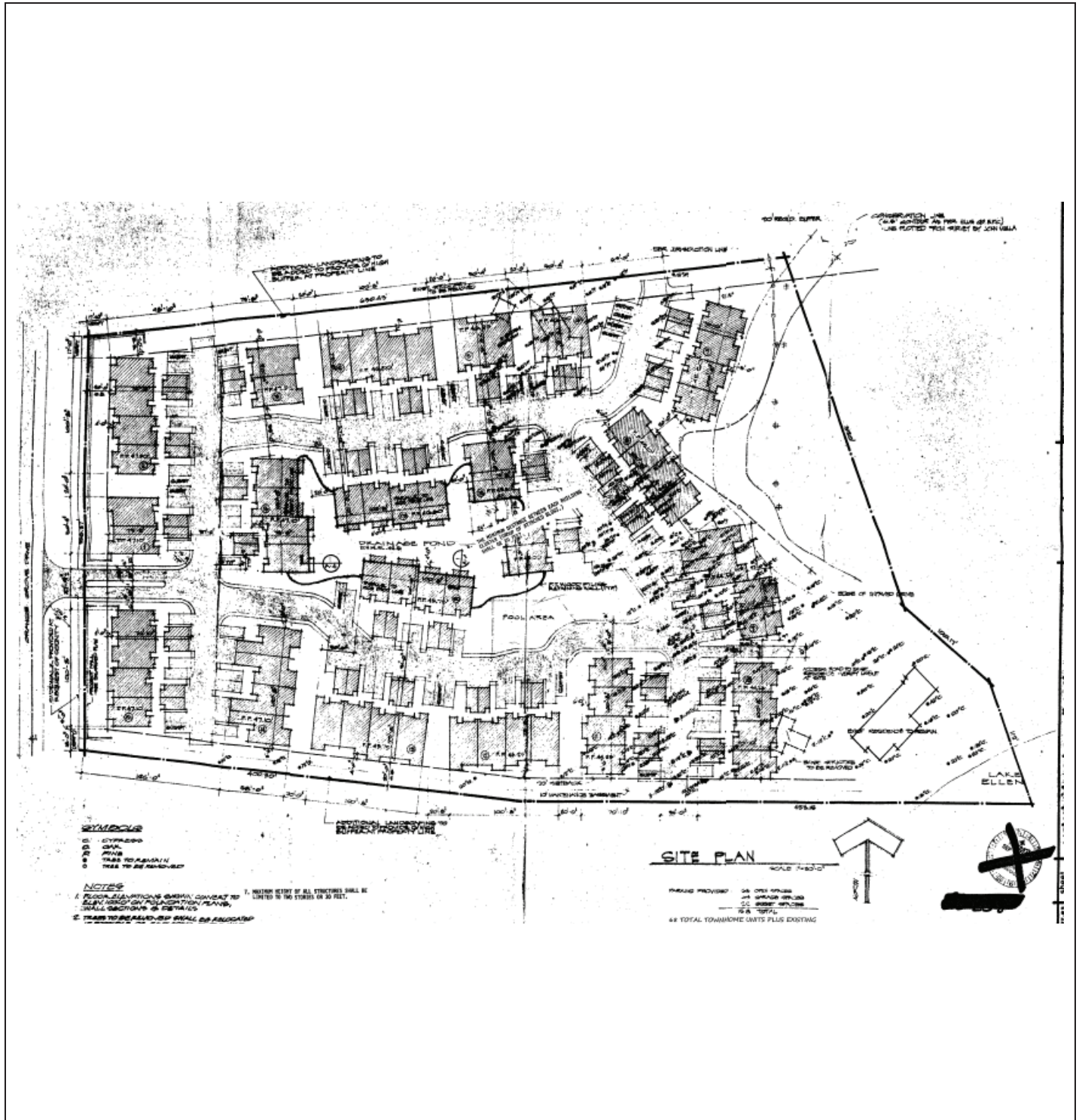
2.0 LAND USE MAP SET AND SUMMARY DATA

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 83-0258	4 u/a	Multi-Family and Single-Family	Conservation/Wetlands
West	PD 83-0258	4 u/a	Multi-Family and Single-Family	Multi-Family
South	PD 86-0078 & RSC-6	4 u/a 6 u/a	Single-Family Attached Single-Family Residential	Single-Family Attached Lake Ellen
East	PD 83-0258	4 u/a	Multi-Family and Single-Family	Conservation/Wetlands

2.0 LAND USE MAP SET AND SUMMARY DATA**2.3 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

APPLICATION NUMBER: PRS 24-0460

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Jared Follin

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
Orange Grove Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
West	X	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	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input 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 _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The area of the modification is developed with a single-family home along Lake Ellen’s northwestern boundary. This application does not request lake access for the condominium portion.

Staff’s review of the original rezoning found that boat access to Lake Ellen for “the project” was prohibited with no distinction between the existing single-family home and proposed condominiums. The single-family home was existing prior to the PD rezoning in 1983 and currently remains. Boat access for the one single-family home would not be out of character with the area as many of the homes on Lake Ellen have lake access and private docks.

Staff has not identified any compatibility concerns with the requested changes.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Site plan submitted for certification to include both plan sheets.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 27, 2024.

1. The developer shall provide to the Development Services Department proof of commitments for public water and public sewer services from the County prior to Detailed Site Plan approval.
2. The developer shall complete any extensions and connection necessary to tie into the County's water and sewer system at the developer's expense prior to the issuance of Certificates of Occupancy.
3. Upon request of the County, the developer shall dedicate the following right-of-way:
 - 3.1 For Fletcher Avenue, a triangle of land beginning at the northwest corner of the site with one leg of the triangle along the east right-of-way line of Orange Grove Drive, 100 feet long, the other leg along the northern property line of the site 900 feet long, and a line connecting the two end points forming the third side of the triangle. Also a triangle beginning at the northeast corner of the site, one leg running west two hundred (200) feet, the second leg running south ten (10) feet and the third leg connecting the two end points.
 - 3.2. On the east side of Orange Grove Drive, an additional 22 feet of right-of-way to provide a total of 47 feet of right-off-way on the east side.
4. Building permits shall be granted for no more than 34 units of the project until the commencement of the construction of Fletcher Avenue between Dale Mabry Highway and Orange Grove Drive, at which time building permits may be granted for the balance of the project.
5. The number of units shall be limited to 70.
6. A minimum setback of 20 feet shall be provided from the new right-of-way lines on Fletcher Avenue and Orange Grove Drive (see condition 3 on the previous page) and from the southern project boundary line.
7. The maximum height of all structures shall be limited to two stories or 30 feet.
8. The minimum distance between each building cluster (group of attached buildings) shall be 20 feet.
9. No more than four units shall be permitted in any building cluster.
10. One entrance drive shall be permitted onto Orange Grove Drive and one onto Fletcher Avenue when extended.
11. No units shall front on the first 100 feet of the entrance drive(s).
12. A minimum of one-third of the building clusters shall consist of no more than two units.

13. A minimum setback of 30 feet shall be provided between the conservation area and any buildings or paved areas.
14. A buffer consisting of berms and plantings combined with existing trees and vegetation shall be provided along the southern boundary of the property to form a screen a minimum of six feet in height and 75 percent opaque.
15. Upon request by the County, the developer shall provide a sidewalk along Orange Grove Drive where it borders the subject property.
16. Before Certificates of Occupancy are issued, the developer shall provide sidewalks along the major internal streets of the project. A minimum of two parking spaces per unit shall be provided.
17. A minimum of two parking spaces per unit shall be provided.
18. Drainage for the site shall meet all Hillsborough County drainage requirements. If the number or arrangement of units must be altered to meet drainage or other County development requirements, all conditions outlined above must be met with no increase in height or cluster density permitted.
19. The General Site Plan submitted for certification shall reflect all the conditions outline above.
20. Upon request by the county, the developer shall dedicate a 50' easement or right-of-way on both sides of the center line of the Bay Lake to Lake Ellen drainage channel that bisects the property from north to south.
21. Developer shall not provide boat access to Lake Ellen from the project. However, boat access to Lake Ellen for the single-family home shall be permitted in accordance with condition 23.1 - 23.7.
22. The existing single family residence fronting on Lake Ellen shall be limited to single family residential use and accessory dwelling. The accessory dwelling shall comply with the development standards in Sec. 6.11.02, unless otherwise noted herein. Development standards for these uses shall be as follows:

West Setback:	0 feet
South Setback:	22 feet
North Setback:	30 feet
East Setback:	30 feet
23. The following shall apply to the area of PRS 24-0460 (single-family residence):
 - 23.1 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.
 - 23.2 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.
 - 23.3 Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around

these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. This statement should be identified as a condition of the rezoning.

23.4 Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

23.5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.


23.6 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).

23.7 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.

23.4. In order to protect the water quality of Lake Ellen and associated wetlands, the developer shall be subject to more stringent drainage requirements as determined by the drainage staff during subsequent phases of development.

Note: If applicable, the developer shall comply with all requirements of the Hillsborough County Subdivision Regulations.

Zoning Administrator Sign Off:


J. Brian Grady
Wed Apr 24 2024 15:22:28

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

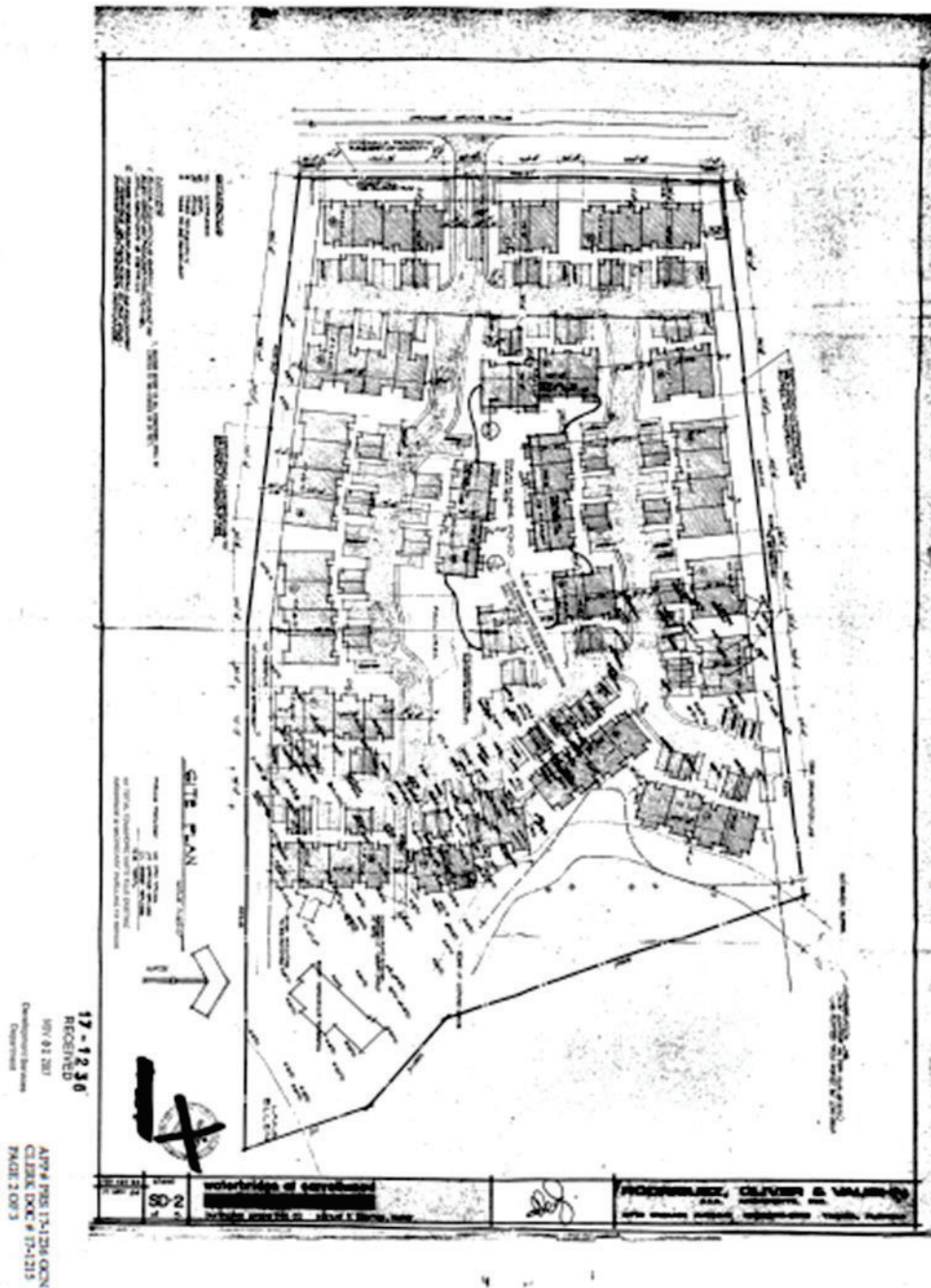
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



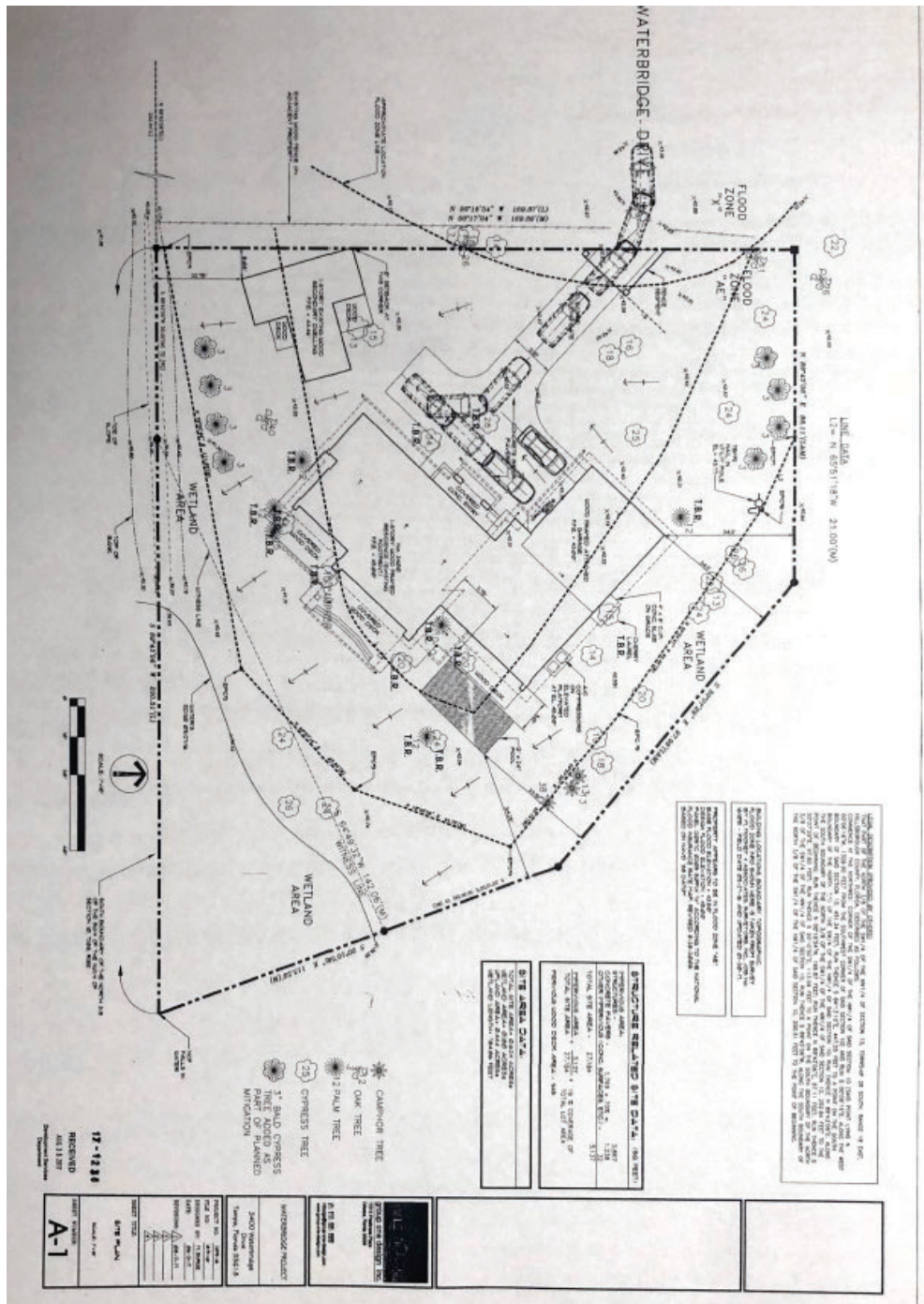
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 24-0460

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/17/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: PRS 24-0460

- ☐ 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) #83-0258, most recently amended by PRS 17-1236. The subject property is a 0.6-acre parcel, approved for a single family, within the larger PD approved for multi-family. The property is located south of W. Fletcher Ave. and east of Orange Grove Dr.

The modification proposes to allow the single-family parcel to have boat access to Lake Ellen. PRS 17-1236 condition of approval # 21 currently prohibits boat access to the lake for the entire project. The proposed change would only allow the single-family parcel to have access for personal use and not to the larger multi-family development.

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 (PRS):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single Family Unit (ITE LUC 210)	9	1	1

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single-Family Unit (ITE LUC 210)	9	1	1

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak	Hour Trips
		AM	PM
Difference	0	0	0

The proposed PD modification will not change the project trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Orange Grove Dr. is a 2-lane, undivided, rural County collector roadway characterized by +/- 11-foot travel lanes with open swales; and sidewalk on both sides. There are no bicycle facilities in the vicinity of the project. Right-of-way along the project frontage is +/- 77 feet wide.

While Orange Grove Dr. 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 subject property takes access to Orange Grove Dr. via the multi-family tract. There is no proposed change to vehicular and pedestrian access.

The proposed modification will allow only the single-family parcel to have boat access.

ROADWAY LEVEL OF SERVICE

Orange Grove Dr. is not a regulated roadway in the County Level of Service 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
Orange Grove Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
West	X	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	

**CURRENTLY
APPROVED**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 11, 2017

**Reference: PRS 17-1236 GCN
Lisa Renee Brock & Farrukh Qurashi**

Edward Freeman
931 Happy Ln.
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on October 10, 2017, the Board of County Commissioners approved your request for a minor modification to PD 83-0258, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or GradyB@HCFLGov.net.

Sincerely,

Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

**BOARD OF COUNTY
COMMISSIONERS**

Victor D. Crist
Ken Hagan
Al Higginbotham
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Chip Fletcher

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES
ADMINISTRATOR**

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-1236 GCN
MEETING DATE: October 10, 2017
DATE TYPED: October 10, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 15, 2017.

1. The developer shall provide to the Development Services Department proof of commitments for public water and public sewer services from the County prior to Detailed Site Plan approval.
2. The developer shall complete any extensions and connection necessary to tie into the County's water and sewer system at the developer's expense prior to the issuance of Certificates of Occupancy.
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FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-1236 GCN
MEETING DATE: October 10, 2017
DATE TYPED: October 10, 2017

13. A minimum setback of 30 feet shall be provided between the conservation area and any buildings or paved areas.
14. A buffer consisting of berms and plantings combined with existing trees and vegetation shall be provided along the southern boundary of the property to form a screen a minimum of six feet in height and 75 percent opaque.
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23. In order to protect the water quality of Lake Ellen and associated wetlands, the developer shall be subject to more stringent drainage requirements as determined by the drainage staff during subsequent phases of development.

Note: If applicable, the developer shall comply with all requirements of the Hillsborough County Subdivision Regulations.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/17/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: PRS 24-0460

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ROADWAY LEVEL OF SERVICE

Orange Grove Dr. is not a regulated roadway in the County Level of Service 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
Orange Grove Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
West	X	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	

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 5/7/2024	COMMENT DATE: 4/4/2024
PETITION NO.: 24-0460	PROPERTY ADDRESS: 3400 Waterbridge Dr, Tampa, FL 33618
EPC REVIEWER: Melissa Yañez	FOLIO #: 0194840200
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 10-28S-18E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	WETLAND SURVEY EXPIRED 10/27/2021
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland located S of parcel. Desktop Review - Aerial review, soil survey and EPC file search.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• 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	

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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.

- Be advised, the installation of a dock, boat lift etc. may require authorization by EPC.
- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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.
- 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.

my / cb

ec: Farrukh Quraishi – fquraishi@brockcomm.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** April 3, 2024

Agency: Natural Resources **Petition #:** 24-0460

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. **This statement should be identified as a condition of the rezoning.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 24-0460 REVIEWED BY: Clay Walker, E.I. DATE: 3/11/2024

FOLIO NO.: 19484.0200

WATER

- ☐ The property lies within the ____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☐ (adjacent to the site), ☒ (approximately 710 feet from the site) and is located west of the subject property within the east Right-of-Way of Orange Grove Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater forcemain exists ☐ (adjacent to the site), ☒ (approximately 730 feet from the site) and is located west of the subject property within the west Right-of-Way of Orange Grove Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 3/5/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/11/2024
PROPERTY OWNER: Britwell Holler Holdings, LLC **PID:** 24-0460
APPLICANT: Furrukh Quraishi
LOCATION: 3400 Waterbridge Dr. Tampa, FL 33618
FOLIO NO.: 19484.0200

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be 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 (HC EVSD) has no objections.