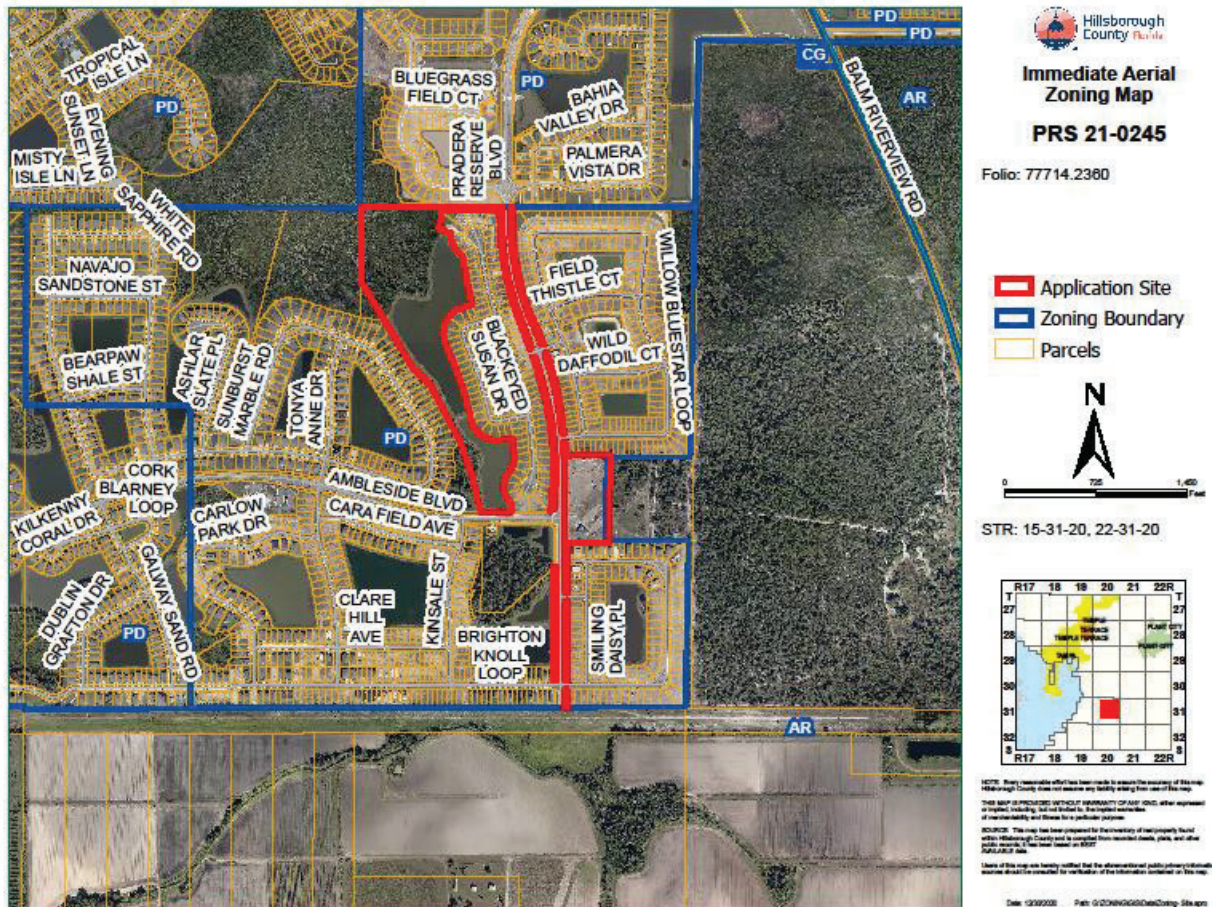




STAFF REPORT

SUBJECT:	PRS 21-0245	PLANNING AREA:	Riverview
REQUEST:	Minor Modification to an Approved PD	SECTOR	Central
APPLICANT:	Lennar Homes, LLC		
Existing Zoning: PD 17-0619 (PRS 19-0529)		Comp Plan Category: RP-2	



Transportation staff offered no objection noting that the change will have no impact on the adjacent transportation network.

1.5 Natural Resources/Environmental

N/A

1.6 Comprehensive Plan Consistency

No Comprehensive Plan consistency issues were identified.

1.7 Compatibility

Staff identified no compatibility issues with the proposed request.

1.8 Agency Comments

No objections were received from reviewing agencies.

1.9 Exhibits

Exhibit 1: Project Aerial/Zoning Map – General Area

Exhibit 2: Project Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Site Development Plan (PD 17-0691, as most recently modified by PRS 19-0529)

Exhibit 4: Proposed Site Plan (PRS 21-0245)

2.0 Recommendation

Based on the above considerations, staff finds the request Approvable, Subject to Conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 23, 2020, 2020.

The following shall apply to the South Fork receiving parcel:

1. The South Fork receiving parcel shall be permitted a maximum of 1,068 single-family lots with following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*this additional garage setback for standard and corner lots shall not apply to the following folio numbers: 77714.1084, 77714.1094, 77714.1096, 77714.1098, 77714.1100, 77714.1102, 77714.1104, 77714.1106, 77714.1108, 77714.1126, 77714.1128, 77714.1130, 77714.1132, 77714.1134, 77714.1136, 77714.0488, 77714.0490, 77714.0492, 77714.0494, 77714.0496, 77714.0498, 77714.0500, 77714.0504,

77714.0564, 77714.0566, 77714.0568, 77714.0360, 77714.0362, 77714.0364,
 77714.0366, 77714.0368, 77714.0370, 77714.0372, 77714.0374, 77714.0376,
 77714.0378, 77714.0740, 77714.0838, 77714.0842, 77714.0850, 77714.0742,
 77714.0744, 77714.0786, 77714.0810, 77714.0812, 77714.0814, 77714.0738,
 77714.0818, 77714.0724, 77714.0732, 77714.0756, 77714.0760, 77714.0762,
 77714.0764, 77714.0766, 77714.0768, 77714.0770, 77714.0772, 77714.0778,
 77714.0800, 77714.0836 and 77714.0872.

Additionally, this additional garage setback for standard and corner lots shall not apply to lots developed with a lot width of 50 feet or more within Pockets 4, 5, 6, 7 and 8. Excluding the above referenced folio numbers, all lots within Pocket 1, 2 and 3 shall provide a 25 foot minimum garage setback.

- 1.1 Along the southern and western common boundaries adjacent to PD 05-1950, single family residential lots/units shall be permitted to be partially located in both the subject PD and PD 05-1950 as part of a unified plan of development. For lots platted after the approval of PRS 18-0455 along the southern and western common boundaries, lots shall be assigned to the density of either the subject PD or the adjacent PD 05-1950 during the platting process. Should previously platted lots along the common boundaries need reassignment to the density of the adjacent PD or should lots previously double counted need reassignment to the density of only one of the PDs, subsequent plats shall provide a new accounting of the lots assigned to each PD. These lots/units along the common boundaries shall be platted and developed in accordance with the 5,500 square foot lot standards below. Cross access along the southern and western common boundaries shall be permitted.
2. The maximum number of 4,400 square foot lots shall be 267.
3. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.
4. Residential units shall be arranged to provide a maximum number of dwelling units that have views across internal open spaces or perimeter buffers of the South Fork receiving parcel. Where there are a significant number of interior lots, then the design shall incorporate interior open spaces in the forms of village greens or natural corridors.
5. A minimum of 9,558 square feet of neighborhood retail uses and/or day care center uses shall be provided within the 3.5 acre South Fork Village Node, as depicted on the general site plan. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply:
 - 5.1 The South Fork Village Node may also contain improved open space/community gathering areas, and a maximum of 43,803 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. With exception to the day care center uses, square footage for these uses shall not count towards the minimum

square footage required for on-site commercial/retail specified in condition 5 above. The maximum F.A.R. permitted over the entire South Fork Village Node is 0.35.

- 5.2 The South Fork Village Node shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.
 - 5.3 No minimum building setbacks shall be required.
 - 5.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.
 - 5.5 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.
 - 5.6 Roads adjacent to and within the South Fork Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).
 - 5.7 Buildings within the South Fork Village Node shall be architecturally finished on all sides.
 - 5.8 Parking lots in the South Fork Village Node shall be located at the rear or to the side of buildings, or to the interior of a block.
 - 5.9 Signage within the South Fork Village Node shall be limited to monument signs.
6. Prior to the issuance of building permits for more than 75% of the residential units (lots 801-1,068), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 9,558 s.f. of required on-site commercial and/or day care center uses in the South Fork Village Node.
7. The western “clubhouse/pool/amenity area” shall be located where depicted on the site plan and shall serve as a Village Square. This Village Square shall be at least 4,509 square feet (.10 acres) in size. The Village Square shall be bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Village Square shall be in accordance with the South Fork residential development standards.
8. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the South Fork receiving parcel providing pedestrian connections between the residential, open space, the South Fork Village Node and the South Fork Village Square areas.

9. A waiver from the 250 foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted, with the exception of a 180 foot buffer along the eastern boundary as depicted on the general site plan, Sheet 2. The buffer can be reduced to a minimum of 40 feet, as noted on the general site plan, Sheet 2, in the event (per condition 10 herein), mitigation of Significant Wildlife Habitat within the buffer is provided for in accordance with the Land Development Code mitigation provisions for upland significant wildlife habitat. No stormwater ponds, or other site improvements, shall be located within the buffer. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity.
10. An evaluation of this property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map (including the 180' eastern buffer). The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
11. The eastern area of the South Fork receiving parcel is located adjacent to the Balm-Boyette Scrub Nature Preserve. As required by Land Development Code Section 4.01.11 (Natural Preserves), a compatibility plan will need to be submitted at the time of site development plan review. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
12. The developer shall construct the Ambleside Boulevard extension from the western South Fork area boundary and the roadway shall be constructed as a 2-lane collector roadway consistent with the County's Transportation Technical Manual. The developer shall construct the north/south collector from the northern South Fork boundary (connecting Pradera Reserve Boulevard) to the southern South Fork boundary and the roadway shall be constructed a 2-lane collector roadway consistent with the County's Transportation Technical Manual.
13. Residential homes are restricted from fronting on Ambleside Boulevard and the north/south collector.
14. All project roadways shall be consistent with the County's Transportation Technical Manual, unless otherwise approved through the Public Works Design Exception Process. Notwithstanding anything shown on the general site plan to the contrary, the number, location and spacing of access points shall comply with all applicable access management standards, unless otherwise approved by Hillsborough County Public Works. Internal roadways may be public or private and if private, may be gated; however, Ambleside Boulevard and the north/south collector shall remain a freely transversable, ungated roadway.
15. Cross access shall be provided to Folio 777713.0000 and shall limited to access for personnel of Tampa Bay Water.

The following shall apply to the Carlton receiving parcel:

- ~~15.~~16 The Carlton receiving parcel shall be permitted a maximum of 426 single-family lots with following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum lot depth:	120' along the western boundary only
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet

- ~~16.~~17. Lots of 4,400 square feet are permitted in the following areas of the Carlton receiving parcel:

- ~~16.1~~17.1 Pocket 1 (previously delineated as Pocket 3 in PD 13-0124);
- ~~16.2~~17.2 Pocket 2 (previously delineated as the southern area of Pocket 4 in PD 13-0124); and,
- ~~16.3~~17.3 The southwestern area of the Carlton receiving parcel bound by Carlton Fields Drive to the north, Clement Pride to the east, CR 672 to the south and the PD boundary to the west (previously delineated as Pocket 5 in PD 13-0124).

- ~~17.~~18. All lots with less than 50 feet in width shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.

- ~~18.~~19. Lots with less than 50 feet in width within the noted southwestern area (Pocket 5 in PD 13-0124) shall provide staggered front yard setbacks of 20 feet and 30 feet. Garages shall be setback an additional 5 feet. Additionally, there shall be no two identical garage doors adjacent to one another.

- ~~19.~~20 A waiver to the required on-site commercial square footage (Village Node) has been approved. Therefore, a minimum 1.0 acre Carlton Village Square (noted as a Village Center on PD 13-0124) shall be provided where depicted on the site plan. The Village Square shall bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Carlton Village Square shall be in accordance with the Carlton residential development standards.

- ~~20.~~21. Three pond/open space/park areas shall be provided as depicted on the site plan. These spaces will be owned/maintained by the HOA, CDD or other entity. Pond/Open Space/Park areas A and B shall provide an active recreational area consisting of a mulched or grassed

path around the pond. Pond A shall provide a 36" - 48" high decorative fence along the rear lot lines of the adjacent single-family lots.

~~21.~~22. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the Carlton receiving parcel providing pedestrian connections between the residential, open space and the Carlton Village Square areas.

~~22.~~23. A waiver from the 250 foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted. However, buffering along the south and east may be required in accordance with the below:

~~22.1~~23.1 If the adjoining use to the east of the Carlton receiving parcel is not developed with a comparable use, then a 50 foot wide buffer shall be provided.

~~22.2~~23.2 Landscaping along Balm Road, as shown on the general site plan, shall include a 100 foot buffer with a minimum of 15 feet of Florida-friendly landscaping and grass. Trees shall be planted on 30-foot centers and can be grouped to meet design consideration. Otherwise, screening shall be a Type B, including a solid wall or fence, per the Land Development Code, with a 100 foot buffer. Screening can also be achieved within a 100 foot buffer by use of a berm and hedge with trees at intervals. The hedge shall be a minimum of 3 feet in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval. The buffer area may be reduced to address right-of-way improvements for the entrance of the residential development.

~~22.3~~23.3 The planting of trees shall be sensitive to overhead utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed electric utility line.

~~23.~~24 The applicant shall construct a north-south collector road (Clement Pride Boulevard extension) to extend Clement Pride Boulevard from the northern PD boundary to Balm Road (CR 672) and shall be designed as shown on the general site plan.

~~24.~~25. The applicant shall construct an eastbound 455-foot left turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

~~25.~~26. The applicant shall construct a westbound 405-foot right turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

~~26.~~27. Prior to Final Plat approval, the developer shall dedicate up to a total of thirty-one (31) feet of right-of-way on Balm Road (CR 672). The right-of-way shall be dedicated to allow for the future construction of Balm Road as a four (4) lane, divided roadway.

The following shall apply to the Balm donating parcel:

~~27.~~ 28 The Balm donating parcel shall be permitted a maximum of 373 single-family lots within Pockets A, B, C and E.

~~28.29~~ Pockets A, B and C shall be permitted a maximum of 367 lots (which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

29. ~~30~~ Pocket E shall be permitted a maximum of 6 lots and shall be developed in accordance with the AR zoning district development standards. Compliance with the AR zoning district standards may result in less than the maximum number of permitted lots in this Pocket.

30. ~~31~~ The maximum number of 4,400 square foot lots shall be 100.

~~31.32~~ Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.

32. ~~33~~ A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.

33. ~~34~~ A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.

34. ~~35~~ A minimum of 7,431.75 square feet of neighborhood retail uses shall be provided within the 1.2 acre internal specialty retail area (Balm Village Node). Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply to the Balm Village Node:

~~34.1~~ 35.1 The Balm Village Node may also contain improved open space/community gathering areas, and a maximum of 10,863.45 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. Square footage for these uses shall not count towards the minimum square footage required for on-site commercial. The maximum F.A.R. permitted over the entire Balm Village Node is 0.35.

- ~~34.2~~ 35.2 The Balm Village Node shall be bound on all sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.
- ~~34.3~~ 35.3 Within the Balm Village Node, a grid development pattern shall be utilized.
- ~~34.4~~ 35.4 No minimum building setbacks shall be required.
- ~~34.5~~ 35.5 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.
- ~~34.6~~ 35.6 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.
- ~~34.7~~ 35.7 Roads adjacent to and within the Balm Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).
- ~~34.8~~ 35.8 Buildings within the Balm Village Node shall be architecturally finished on all sides.
- ~~34.9~~ 35.9 Parking lots in the Balm Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
- ~~34.10~~ 35.10 Signage within the Balm Village Node shall be limited to monument signs.
- ~~35.~~36. Prior to the issuance of building permits for more than 75% of the residential units (lots 275 –367) in Pockets A, B and C, Certificates of Occupancy shall be issued for a minimum of 50 percent of the 7,431.75 s.f. of required on-site commercial in the Balm Village Node.
- ~~36.~~37. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direction connections of the sidewalks and/or stabilized pathways between residential, perimeter buffer, and Carlton Village Node areas.
- ~~37.~~ 38. A 250-foot wide buffer shall be provided where depicted on the site plan. These buffers are to be platted as a separate tracts to be owned and maintained by the Homeowner's Association, or other similar entity.
- ~~38.~~ 39. The Balm donating parcel is located near the Balm Scrub Nature Preserve. As required by the County's Upland Habitat Ordinance, a compatibility plan will need to be submitted at site development. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

- ~~39.~~40. The developer shall construct a roundabout at the intersection of the project's southern access to the northernmost development pod (serving Commercial Development Pockets B and C) with Balm Wimauma Rd. and Balm Rd. Alternatively, the developer may eliminate this access.
- ~~40.~~41. The project shall be permitted one (1) of the two (2) access options (Access Option A or Access Option B) shown on the certified site plan. Additionally:
- ~~40.1~~ 41.1 Utilization of Access Option A shall require approval from Hillsborough County Public Works and may necessitate construction of a roundabout or other site access/roadway modifications to ensure the confluence of Balm Wimauma Rd., Balm Rd., Balm Boyette Rd. and Shelley Ln. continue to operate safely; and,
- ~~40.2~~ 41.2 Utilization of Access Option B shall require the developer to provide alternate easement access to folios 088698.7500, 088698.7200 and 88698.7100. Alternatively, the developer may maintain the existing access easements with the approval of Hillsborough County Public Works.
- ~~41.~~ 42. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes are constructed within Pocket E, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
- ~~42.~~ 43. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
- ~~43.~~ 44. As Balm Wimauma Rd. may be a substandard collector roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
- ~~44.~~ 45. As Balm Rd. may be a substandard roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
- ~~45.~~ 46 Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd. (in the vicinity of the proposed access to Single Family Development Pocket A).

46. 47 In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 feet of right-of-way along its Balm Wimauma Rd. frontages, such that a minimum of 54 feet of right-of-way is preserved east and west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

47. 48 In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 14 feet of right-of-way along its CR 672 frontage, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

The following conditions shall apply to the entire Planned Development:

48. 49 Access shall be provided as shown on the PD site plan unless otherwise provided for herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated.

49. 50 Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

50. 51 Prior to or concurrent with plat/site/construction plan review for each increment of development, the developer shall submit a trip generation and site access analysis which evaluates whether auxiliary (turn) lanes or other site access improvements are warranted. Any required improvements may require the developer to convey or otherwise acquire additional right-of-way.

51. 52 Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals.

52. 53 The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

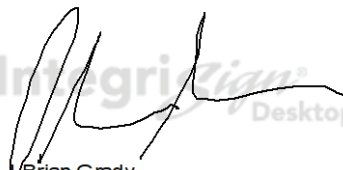
53. 54 Prior to the issuance of any building or land alteration permits or other development, the approved wetland/OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

54. ~~55~~ An evaluation of the properties identified a number of mature trees that appear to include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
- ~~55.~~ ~~56~~ Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
56. ~~57~~ 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.
- ~~57.~~ ~~58~~ Stormwater management systems shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- ~~58.~~ ~~59~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) requirements, the more restrictive regulation shall apply, unless specifically conditions 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.

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator
Sign-off:


J. Brian Grady
Tue Jan 26 2021 09:25:22

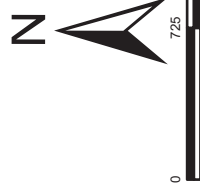


Immediate Aerial Zoning Map

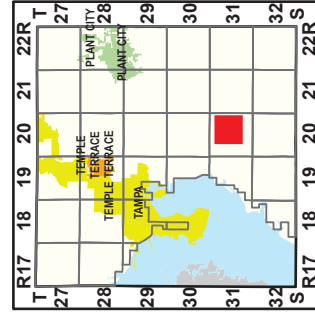
PRS 21-0245

Folio: 77714.2360

- Application Site
- Zoning Boundary
- Parcels



STR: 15-31-20, 22-31-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

August 20, 2019

**Reference: PRS 19-0529 RV
TM3, LLC
Ambleside Blvd. & Tonya Anne Dr.
77699.0000**

William Molloy
Molloy & James
325 S. Boulevard
Tampa, FL 33606

Dear Applicant:

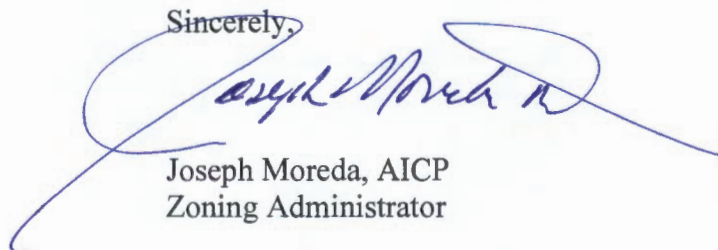
At the regularly scheduled public meeting on August 13, 2019, the Board of County Commissioners approved your request for a minor modification to PD 17-0619, with the attached amended final conditions.

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 by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

BOARD OF COUNTY COMMISSIONERS

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

JM/mn
Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0529 RV
MEETING DATE: August 13, 2019
DATE TYPED: August 13, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 18, 2019.

The following shall apply to the South Fork receiving parcel:

1. The South Fork receiving parcel shall be permitted a maximum of 1,068 single-family lots with following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*this additional garage setback for standard and corner lots shall not apply to the following folio numbers: 77714.1084, 77714.1094, 77714.1096, 77714.1098, 77714.1100, 77714.1102, 77714.1104, 77714.1106, 77714.1108, 77714.1126, 77714.1128, 77714.1130, 77714.1132, 77714.1134, 77714.1136, 77714.0488, 77714.0490, 77714.0492, 77714.0494, 77714.0496, 77714.0498, 77714.0500, 77714.0504, 77714.0564, 77714.0566, 77714.0568, 77714.0360, 77714.0362, 77714.0364, 77714.0366, 77714.0368, 77714.0370, 77714.0372, 77714.0374, 77714.0376, 77714.0378, 77714.0740, 77714.0838, 77714.0842, 77714.0850, 77714.0742, 77714.0744, 77714.0786, 77714.0810, 77714.0812, 77714.0814, 77714.0738, 77714.0818, 77714.0724, 77714.0732, 77714.0756, 77714.0760, 77714.0762, 77714.0764, 77714.0766, 77714.0768, 77714.0770, 77714.0772, 77714.0778, 77714.0800, 77714.0836 and 77714.0872.

Additionally, this additional garage setback for standard and corner lots shall not apply to lots developed with a lot width of 50 feet or more within Pockets 4, 5, 6, 7 and 8. Excluding the above referenced folio numbers, all lots within Pocket 1, 2 and 3 shall provide a 25 foot minimum garage setback.

- 1.1 Along the southern and western common boundaries adjacent to PD 05-1950, single family residential lots/units shall be permitted to be partially located in both the subject PD and PD 05-1950 as part of a unified plan of development. For lots platted after the approval of PRS 18-0455 along the southern and western common boundaries, lots shall be assigned to the density of either the subject PD or the adjacent PD 05-1950 during the platting process. Should previously platted lots along the common boundaries need reassignment to the density of the adjacent PD or should lots previously double counted need reassignment to the density of only one of the PDs, subsequent plats shall provide a new accounting of the lots assigned to each PD. These lots/units along the common boundaries shall be platted and developed in accordance with the 5,500 square foot lot standards below. Cross access along the southern and western common boundaries shall be permitted.
2. The maximum number of 4,400 square foot lots shall be 267.
3. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.

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4. Residential units shall be arranged to provide a maximum number of dwelling units that have views across internal open spaces or perimeter buffers of the South Fork receiving parcel. Where there are a significant number of interior lots, then the design shall incorporate interior open spaces in the forms of village greens or natural corridors.
5. A minimum of 9,558 square feet of neighborhood retail uses and/or day care center uses shall be provided within the 3.5 acre South Fork Village Node, as depicted on the general site plan. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply:
 - 5.1 The South Fork Village Node may also contain improved open space/community gathering areas, and a maximum of 43,803 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. With exception to the day care center uses, square footage for these uses shall not count towards the minimum square footage required for on-site commercial/retail specified in condition 5 above. The maximum F.A.R. permitted over the entire South Fork Village Node is 0.35.
 - 5.2 The South Fork Village Node shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.
 - 5.3 No minimum building setbacks shall be required.
 - 5.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.
 - 5.5 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.
 - 5.6 Roads adjacent to and within the South Fork Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).
 - 5.7 Buildings within the South Fork Village Node shall be architecturally finished on all sides.
 - 5.8 Parking lots in the South Fork Village Node shall be located at the rear or to the side of buildings, or to the interior of a block.
 - 5.9 Signage within the South Fork Village Node shall be limited to monument signs.
6. Prior to the issuance of building permits for more than 75% of the residential units (lots 801-1,068), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 9,558 s.f. of required on-site commercial and/or day care center uses in the South Fork Village Node.
7. The western "clubhouse/pool/amenity area" shall be located where depicted on the site plan and shall serve as a Village Square. This Village Square shall be at least 4,509 square feet (.10 acres) in size. The Village Square shall be bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by

community residents. Building setbacks and maximum building height within this Village Square shall be in accordance with the South Fork residential development standards.

8. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the South Fork receiving parcel providing pedestrian connections between the residential, open space, the South Fork Village Node and the South Fork Village Square areas.
9. A waiver from the 250 foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted, with the exception of a 180 foot buffer along the eastern boundary as depicted on the general site plan, Sheet 2. The buffer can be reduced to a minimum of 40 feet, as noted on the general site plan, Sheet 2, in the event (per condition 10 herein), mitigation of Significant Wildlife Habitat within the buffer is provided for in accordance with the Land Development Code mitigation provisions for upland significant wildlife habitat. No stormwater ponds, or other site improvements, shall be located within the buffer. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity.
10. An evaluation of this property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map (including the 180' eastern buffer). The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
11. The eastern area of the South Fork receiving parcel is located adjacent to the Balm-Boyette Scrub Nature Preserve. As required by Land Development Code Section 4.01.11 (Natural Preserves), a compatibility plan will need to be submitted at the time of site development plan review. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
12. The developer shall construct the Ambleside Boulevard extension from the western South Fork area boundary and the roadway shall be constructed as a 2-lane collector roadway consistent with the County's Transportation Technical Manual. The developer shall construct the north/south collector from the northern South Fork boundary (connecting Pradera Reserve Boulevard) to the southern South Fork boundary and the roadway shall be constructed a 2-lane collector roadway consistent with the County's Transportation Technical Manual.
13. Residential homes are restricted from fronting on Ambleside Boulevard and the north/south collector.
14. All project roadways shall be consistent with the County's Transportation Technical Manual, unless otherwise approved through the Public Works Design Exception Process. Notwithstanding anything shown on the general site plan to the contrary, the number, location and spacing of access points shall comply with all applicable access management standards, unless otherwise approved by Hillsborough County Public Works. Internal roadways may be public or private and if private, may be gated; however, Ambleside Boulevard and the north/south collector shall remain a freely transversable, ungated roadway.

The following shall apply to the Carlton receiving parcel:

15. The Carlton receiving parcel shall be permitted a maximum of 426 single-family lots with following development standards:
- | | |
|-----------------------------|--|
| Minimum lot size: | 4,400 square feet / 5,500 square feet |
| Minimum lot width: | 40 feet / 50 feet |
| Minimum lot depth: | 120' along the western boundary only |
| Minimum front yard setback: | 20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet. |
| Minimum side yard setback: | 5 feet |
16. Lots of 4,400 square feet are permitted in the following areas of the Carlton receiving parcel:
- 16.1 Pocket 1 (previously delineated as Pocket 3 in PD 13-0124);
- 16.2 Pocket 2 (previously delineated as the southern area of Pocket 4 in PD 13-0124); and,
- 16.3 The southwestern area of the Carlton receiving parcel bound by Carlton Fields Drive to the north, Clement Pride to the east, CR 672 to the south and the PD boundary to the west (previously delineated as Pocket 5 in PD 13-0124).
17. All lots with less than 50 feet in width shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.
18. Lots with less than 50 feet in width within the noted southwestern area (Pocket 5 in PD 13-0124) shall provide staggered front yard setbacks of 20 feet and 30 feet. Garages shall be setback an additional 5 feet. Additionally, there shall be no two identical garage doors adjacent to one another.
19. A waiver to the required on-site commercial square footage (Village Node) has been approved. Therefore, a minimum 1.0 acre Carlton Village Square (noted as a Village Center on PD 13-0124) shall be provided where depicted on the site plan. The Village Square shall bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Carlton Village Square shall be in accordance with the Carlton residential development standards.
20. Three pond/open space/park areas shall be provided as depicted on the site plan. These spaces will be owned/maintained by the HOA, CDD or other entity. Pond/Open Space/Park areas A and B shall provide an active recreational area consisting of a mulched or grassed path around the pond. Pond A shall provide a 36" - 48" high decorative fence along the rear lot lines of the adjacent single-family lots.
21. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the Carlton receiving parcel providing pedestrian connections between the residential, open space and the Carlton Village Square areas.

22. A waiver from the 250 foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted. However, buffering along the south and east may be required in accordance with the below:
- 22.1 If the adjoining use to the east of the Carlton receiving parcel is not developed with a comparable use, then a 50 foot wide buffer shall be provided.
- 22.2 Landscaping along Balm Road, as shown on the general site plan, shall include a 100 foot buffer with a minimum of 15 feet of Florida-friendly landscaping and grass. Trees shall be planted on 30-foot centers and can be grouped to meet design consideration. Otherwise, screening shall be a Type B, including a solid wall or fence, per the Land Development Code, with a 100 foot buffer. Screening can also be achieved within a 100 foot buffer by use of a berm and hedge with trees at intervals. The hedge shall be a minimum of 3 feet in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval. The buffer area may be reduced to address right-of-way improvements for the entrance of the residential development.
- 22.3 The planting of trees shall be sensitive to overhead utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed electric utility line.
23. The applicant shall construct a north-south collector road (Clement Pride Boulevard extension) to extend Clement Pride Boulevard from the northern PD boundary to Balm Road (CR 672) and shall be designed as shown on the general site plan.
24. The applicant shall construct an eastbound 455-foot left turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.
25. The applicant shall construct a westbound 405-foot right turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.
26. Prior to Final Plat approval, the developer shall dedicate up to a total of thirty-one (31) feet of right-of-way on Balm Road (CR 672). The right-of-way shall be dedicated to allow for the future construction of Balm Road as a four (4) lane, divided roadway.

The following shall apply to the Balm donating parcel:

27. The Balm donating parcel shall be permitted a maximum of 373 single-family lots within Pockets A, B, C and E.
28. Pockets A, B and C shall be permitted a maximum of 367 lots (which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.

FINAL CONDITIONS
OF APPROVAL

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Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

29. Pocket E shall be permitted a maximum of 6 lots and shall be developed in accordance with the AR zoning district development standards. Compliance with the AR zoning district standards may result in less than the maximum number of permitted lots in this Pocket.
30. The maximum number of 4,400 square foot lots shall be 100.
31. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.
32. A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.
33. A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.
34. A minimum of 7,431.75 square feet of neighborhood retail uses shall be provided within the 1.2 acre internal specialty retail area (Balm Village Node). Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply to the Balm Village Node:
 - 34.1 The Balm Village Node may also contain improved open space/community gathering areas, and a maximum of 10,863.45 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. Square footage for these uses shall not count towards the minimum square footage required for on-site commercial. The maximum F.A.R. permitted over the entire Balm Village Node is 0.35.
 - 34.2 The Balm Village Node shall be bound on all sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.
 - 34.3 Within the Balm Village Node, a grid development pattern shall be utilized.
 - 34.4 No minimum building setbacks shall be required.
 - 34.5 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.
 - 34.6 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.
 - 34.7 Roads adjacent to and within the Balm Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).

-
- 34.8 Buildings within the Balm Village Node shall be architecturally finished on all sides.
- 34.9 Parking lots in the Balm Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
- 34.10 Signage within the Balm Village Node shall be limited to monument signs.
35. Prior to the issuance of building permits for more than 75% of the residential units (lots 275 –367) in Pockets A, B and C, Certificates of Occupancy shall be issued for a minimum of 50 percent of the 7,431.75 s.f. of required on-site commercial in the Balm Village Node.
36. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direction connections of the sidewalks and/or stabilized pathways between residential, perimeter buffer, and Carlton Village Node areas.
37. A 250-foot wide buffer shall be provided where depicted on the site plan. These buffers are to be platted as a separate tracts to be owned and maintained by the Homeowner's Association, or other similar entity.
38. The Balm donating parcel is located near the Balm Scrub Nature Preserve. As required by the County's Upland Habitat Ordinance, a compatibility plan will need to be submitted at site development. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
39. The developer shall construct a roundabout at the intersection of the project's southern access to the northernmost development pod (serving Commercial Development Pockets B and C) with Balm Wimauma Rd. and Balm Rd. Alternatively, the developer may eliminate this access.
40. The project shall be permitted one (1) of the two (2) access options (Access Option A or Access Option B) shown on the certified site plan. Additionally:
- 40.1 Utilization of Access Option A shall require approval from Hillsborough County Public Works and may necessitate construction of a roundabout or other site access/roadway modifications to ensure the confluence of Balm Wimauma Rd., Balm Rd., Balm Boyette Rd. and Shelley Ln. continue to operate safely; and,
- 40.2 Utilization of Access Option B shall require the developer to provide alternate easement access to folios 088698.7500, 088698.7200 and 88698.7100. Alternatively, the developer may maintain the existing access easements with the approval of Hillsborough County Public Works.
41. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes are constructed within Pocket E, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

42. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
43. As Balm Wimauma Rd. may be a substandard collector roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
44. As Balm Rd. may be a substandard roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
45. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd. (in the vicinity of the proposed access to Single Family Development Pocket A).
46. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 feet of right-of-way along its Balm Wimauma Rd. frontages, such that a minimum of 54 feet of right-of-way is preserved east and west of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
47. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 14 feet of right-of-way along its CR 672 frontage, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

The following conditions shall apply to the entire Planned Development:

48. Access shall be provided as shown on the PD site plan unless otherwise provided for herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated.
49. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
50. Prior to or concurrent with plat/site/construction plan review for each increment of development, the developer shall submit a trip generation and site access analysis which evaluates whether auxiliary (turn) lanes or other site access improvements are warranted. Any required improvements may require the developer to convey or otherwise acquire additional right-of-way.
51. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals.

52. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
53. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/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).
54. An evaluation of the properties identified a number of mature trees that appear to include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
55. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
56. 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.
57. Stormwater management systems shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
58. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) requirements, the more restrictive regulation shall apply, unless specifically conditions 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.

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20th Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

INSTRUCTIONS

FOLDED copies of the general site plan must be provided.

DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.

Certification Submittal Check List:

- ☐ 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) folded copies** of the General Site Plan.
- ☐ 2. Personal Appearance (PRS) application: **Three (3) folded copies** of the General Site Plan.

NOTE: If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Cindy-Jean Le Blanc, Hillsborough County Development Services Department, Community Development Section, 601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602 or email to leblancc@hillsboroughcounty.org.

REVIEW AND PROCESSING SCHEDULES

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
 - 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
 - 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION**

To Be Completed by Applicant or Representative

Rezoning File No. RZ _____

Related File Number (if applicable): MM _____ PRS _____

BOCC Land Use Date: _____

Project Name: _____

Check the appropriate box(es):

☐ The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

☐ The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

☐ As required by PGM Staff: _____

☐ As required by the Zoning Hearing Master: _____

Applying for Oral Argument? ☐ Yes ☐ No

Applicant: _____ Phone Number: _____

Mailing _____ Address: _____

E-mail Address: _____

Representative: _____ Phone Number: _____

Mailing _____ Address: _____

E-mail Address: _____

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

Signature of Applicant or Authorized Representative

Date

AIRPORT HAZARD EVALUATION

(Effective October 13, 2015)

Properties located within the map areas depicted below may be subject to a separate Airport Height Zoning Permit approval process of the Hillsborough County Aviation Authority (HCAA), pursuant to the HCAA's Airport Zoning Regulations. Additionally, pursuant to an Interlocal Agreement between the HCAA and Hillsborough County, any Land Development Proposal within proximity to Tampa International Airport and Tampa Executive Airport and Educational facilities and landfills located with certain mapped areas will be transmitted to HCAA for review.

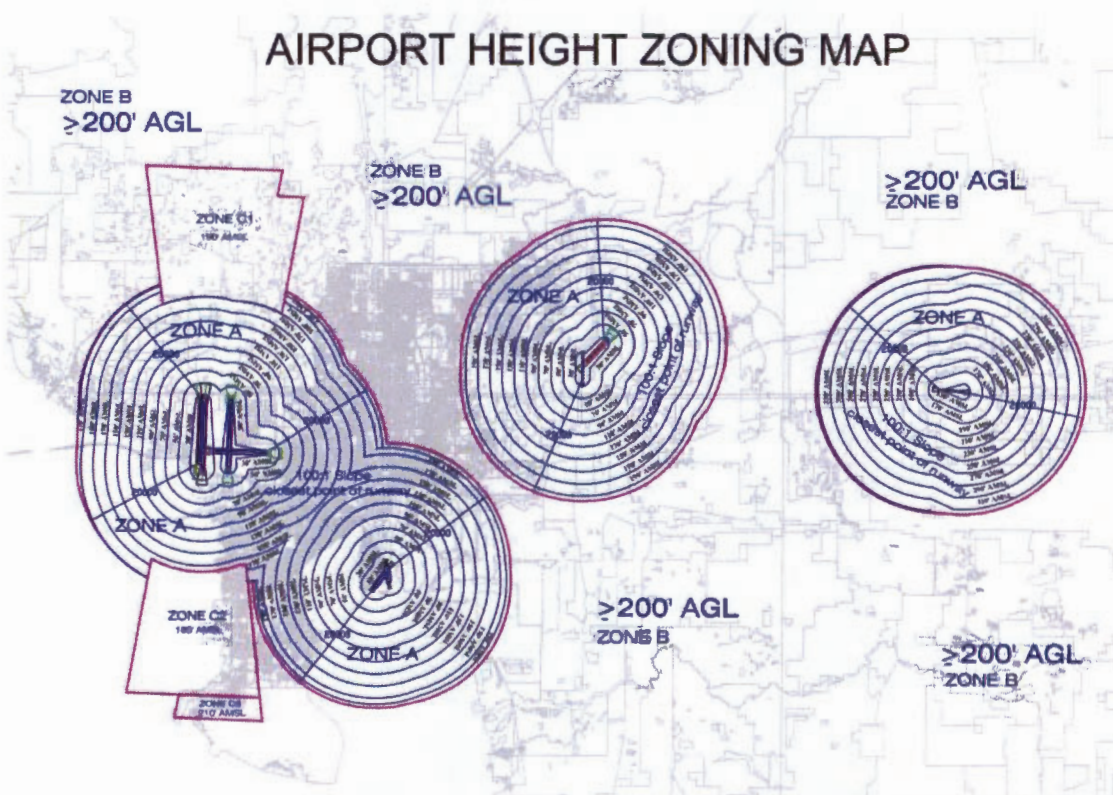
For additional information and questions:

Tampa International Airport Information Link: <http://www.tampaairport.com/airport-height-zoning>

Contact: Tony Mantegna / Tampa International Airport

Phone: (813) 870-7863

tmantegna@tampaairport.com





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/22/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview (RV)

PETITION NO: PRS 21-0245

	This agency has no comments.
X	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 OVERVIEW AND CONCLUSIONS

The applicant is requesting a minor modification to PD 17-0619 to add an access point along the eastern boundary (through the amenity/pond/open space area to the Tampa Bay Water easement area) limited to personnel authorized by Tampa Bay Water only and not permitted to be general access by the public. The intensity of the approved uses will not be changing.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

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

PETITION NO.: MM21-0245

REVIEWED BY: Randy Rochelle

DATE: 1/8/2021

FOLIO NO.: 77714.2360

☒ This agency would ☐ (support), ☒ (conditionally support) the proposal.

WATER

☒ The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ No Hillsborough County water line of adequate capacity is presently available.

☒ A 8 inch water main exists ☒ (adjacent to the site), ☐ (approximately feet from the site) and is located within the east Right-of-Way of Pradera Reserve Boulevard.

☐ Water distribution improvements may be needed prior to connection to the County's water system.

☐ No CIP water line is planned that may provide service to the proposed development.

☐ The nearest CIP water main (inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at). Expected completion date is .

WASTEWATER

☒ The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ No Hillsborough County wastewater line of adequate capacity is presently available.

☒ A 8 inch wastewater gravity main exists ☒ (adjacent to the site), ☐ (approximately feet from the site) and is located within the east Right-of-Way of Pradera Reserve Boulevard.

☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

☐ No CIP wastewater line is planned that may provide service to the proposed development.

☐ The nearest CIP wastewater main (inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.