



**PD Modification Application: PRS 21-1114**

**Zoning Hearing Master Date:**

**BOCC Land Use Meeting Date:** October 12, 2021

**1.0 APPLICATION SUMMARY**

**Applicant:** Clint Cuffle

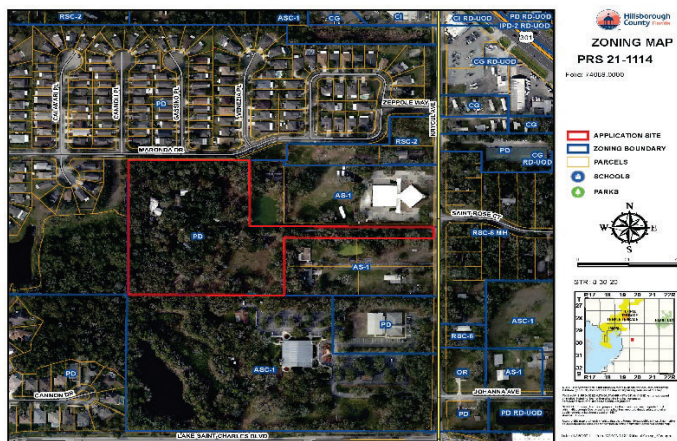
**FLU Category:** Suburban Mixed Use-6 (SMU-6)

**Service Area:** Urban

**Site Acreage:** 9.82 acres

**Community Plan Area:** Riverview

**Overlay:** None



**Introduction Summary:**

PD 19-0549 was approved in 2019 to allow for 58 single-family attached (townhome) residential dwelling units. The applicant requests a modification to the approved zoning condition number 1, to reduce the minimum lot width from 22 feet to 20 feet.

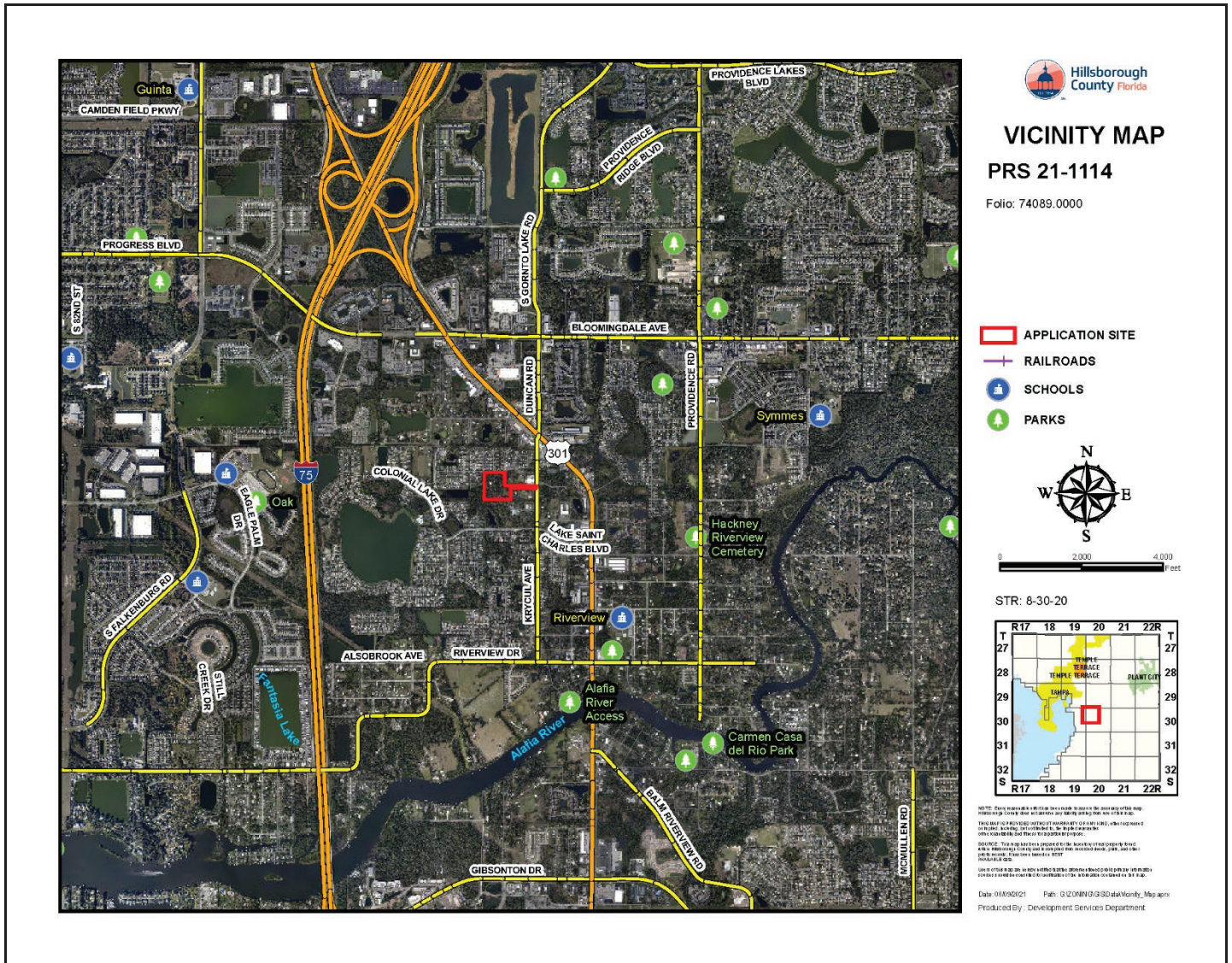
Existing Approval(s):	Proposed Modification(s):
Minimum Lot Width: 22 feet	Minimum Lot Width: 20 feet

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

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

### 2.1 Vicinity Map



### Context of Surrounding Area:

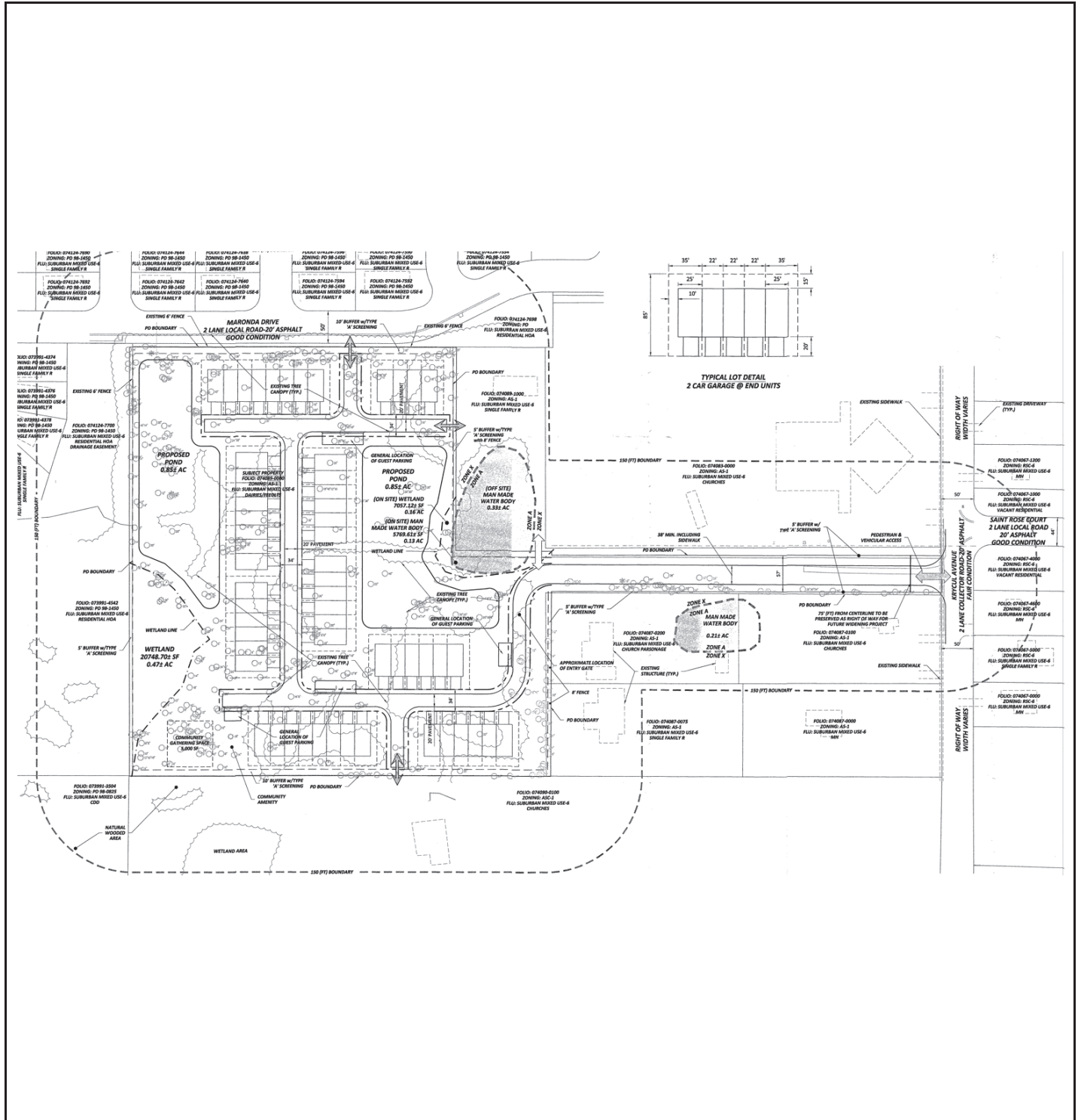
Existing land uses within the area include cultural/institutional (churches) and residential (single family residences) uses.



<p>South</p>	<p>ASC-1 and AS-1</p>	<p>ASC-1 – 1 dwelling unit per acre AS-1 – 1 dwelling unit per acre</p>	<p>ASC-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single-family conventional development  AS-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single-family conventional and mobile home development</p>	<p>Single Family Residences and Churches</p>
<p>East</p>	<p>AS-1 and RSC-6</p>	<p>AS-1 – 1 dwelling unit per acre  RSC-6 – 7,000 square feet per dwelling unit</p>	<p>AS-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single-family conventional and mobile home development  RSC-6 - Residential uses per LDC Section 2.02.02 and single-family conventional development</p>	<p>Single Family Residences, Krycul Avenue right-of-way, and Churches</p>
<p>West</p>	<p>PD</p>	<p>178 detached single-family dwellings/30 two-family fee-simple villa structures (60 units)</p>	<p>Detached Single-Family Dwellings and Two-Family Fee-Simple Villa Structures</p>	<p>Wetland Conservation Area, Park Site, and Single Family Residences</p>

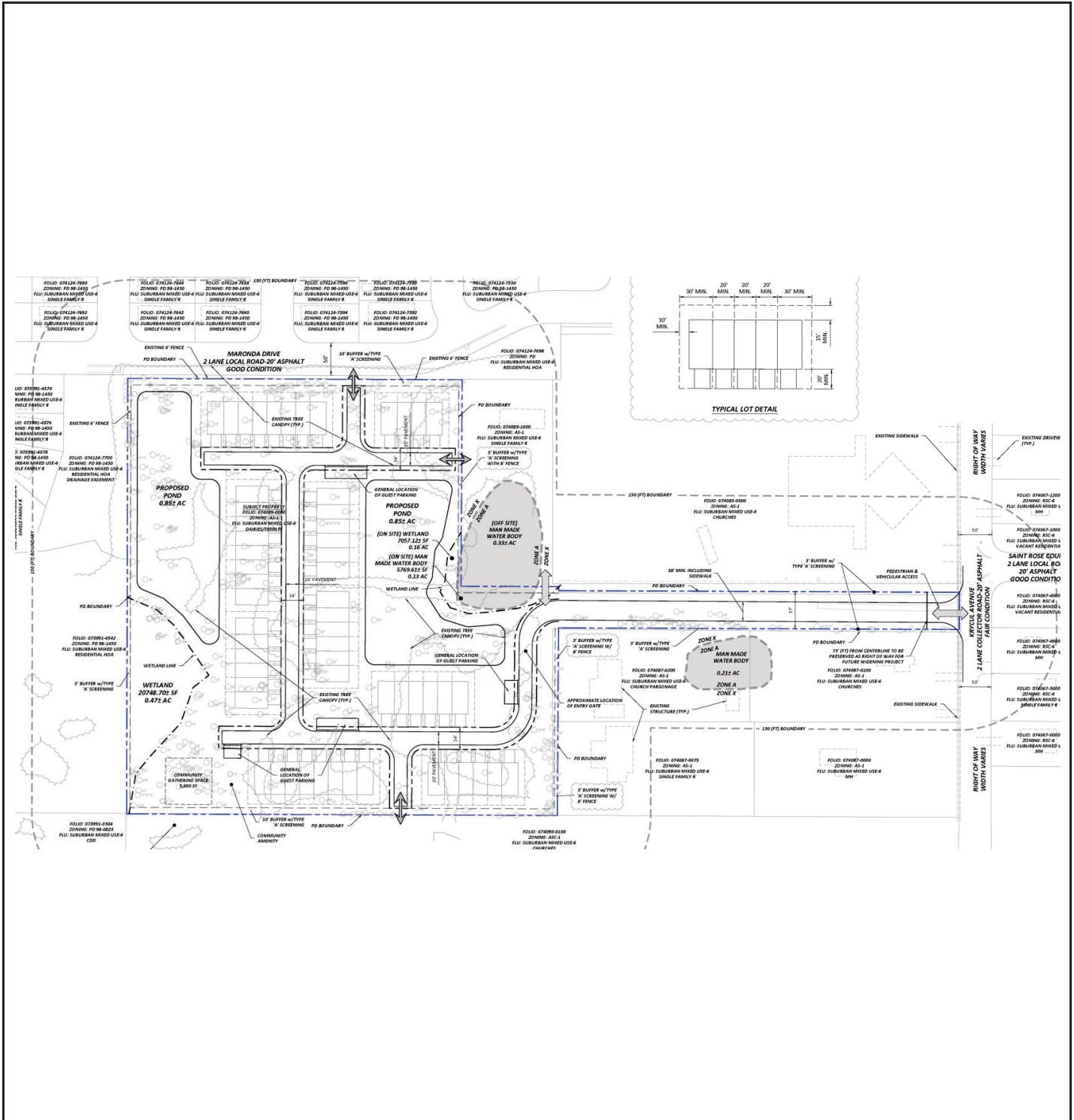
### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Krycul Ave.	County Collector - Urban	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 checked="" type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-1)			

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Krycul Ave/ Substandard Road	Administrative Variance Requested	Previously Approved

**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	<ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the</li> </ul>



				<p>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).</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Check if Applicable:</p> <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 _____			
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<p><b>Transportation</b></p> <input checked="" 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	<p>See Staff Report.</p>
<p><b>Service Area/ Water &amp; Wastewater</b></p> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<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	<p>This site is located within the</p>

<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment 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.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed modification to PD 19-0549 compatible with the existing zoning districts and development pattern in the area. As Townhomes are single-family attached units with property lines, the 2-foot reduction in the minimum lot width will have a minimal impact, if any, on the overall size of the townhome structures. The number of townhome units per building remains the same on the revised general site plan when compared to the existing general site plan.

### **5.2 Recommendation**

Based on the above considerations, staff recommends approval of the request.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan received September 22, 2021.

1. The project shall be permitted a maximum of 58 single-family attached (townhome) residential dwelling units and developed at the following development standards:

Lot Development Standards:

Minimum Lot Size:	1,870 Square Feet
Minimum Lot Width:	<del>220</del> Feet
Front Yard Setback:	20 feet
Side Yard Setback:	10 feet
Rear Yard Setback:	15 feet
Maximum Building Height:	35 feet (Maximum 2-Stories)
Maximum Building Coverage:	40%
Maximum Impervious Surface:	85%

2. Buffering and screening requirements shall be as shown on the general site plan.

3. The developer shall construct the following improvements:

3.1 Cross access stub out along the northern boundary for potential future connection to parcel (folio 74124.7698) and eventually Mardona Drive.

3.2 Cross access stub out to the eastern property for future connection to folio 74089.1000

3.3 Cross access stub out to the southern property boundary for future connection to folio 74090.0100.

4. Applicant shall construct a 5-foot wide sidewalk along Krycul Avenue property frontage.

5. Applicant shall construct an 8-foot wide sidewalk on one side of the internal roadway per the approved design exception signed by staff on April 18, 2019.

6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall construct the gated entry, if provided, in compliance with the Typical Detail-9 (TD-9) standards found within the Hillsborough County Transportation Technical Manual.

7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the northern, eastern and southern PD boundaries.

8. An evaluation of the property identified mature trees warranting preservation that may include grand oaks. The applicant is encouraged to consult with Natural Resources staff.

9. Wetlands and other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.

10. 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.

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

12. 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.

13. 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.

14. 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).

15. Final design of buildings, stormwater retention areas, and ingresses/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

16. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

167. 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.

178. 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.

189. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

20. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

**Zoning Administrator Sign Off:**

A handwritten signature in black ink, appearing to read 'J. Brian Grady', is written over a faint 'IntegrSign Desktop' watermark.

J. Brian Grady  
Mon Sep 27 2021 13:34:50

**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 a 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.

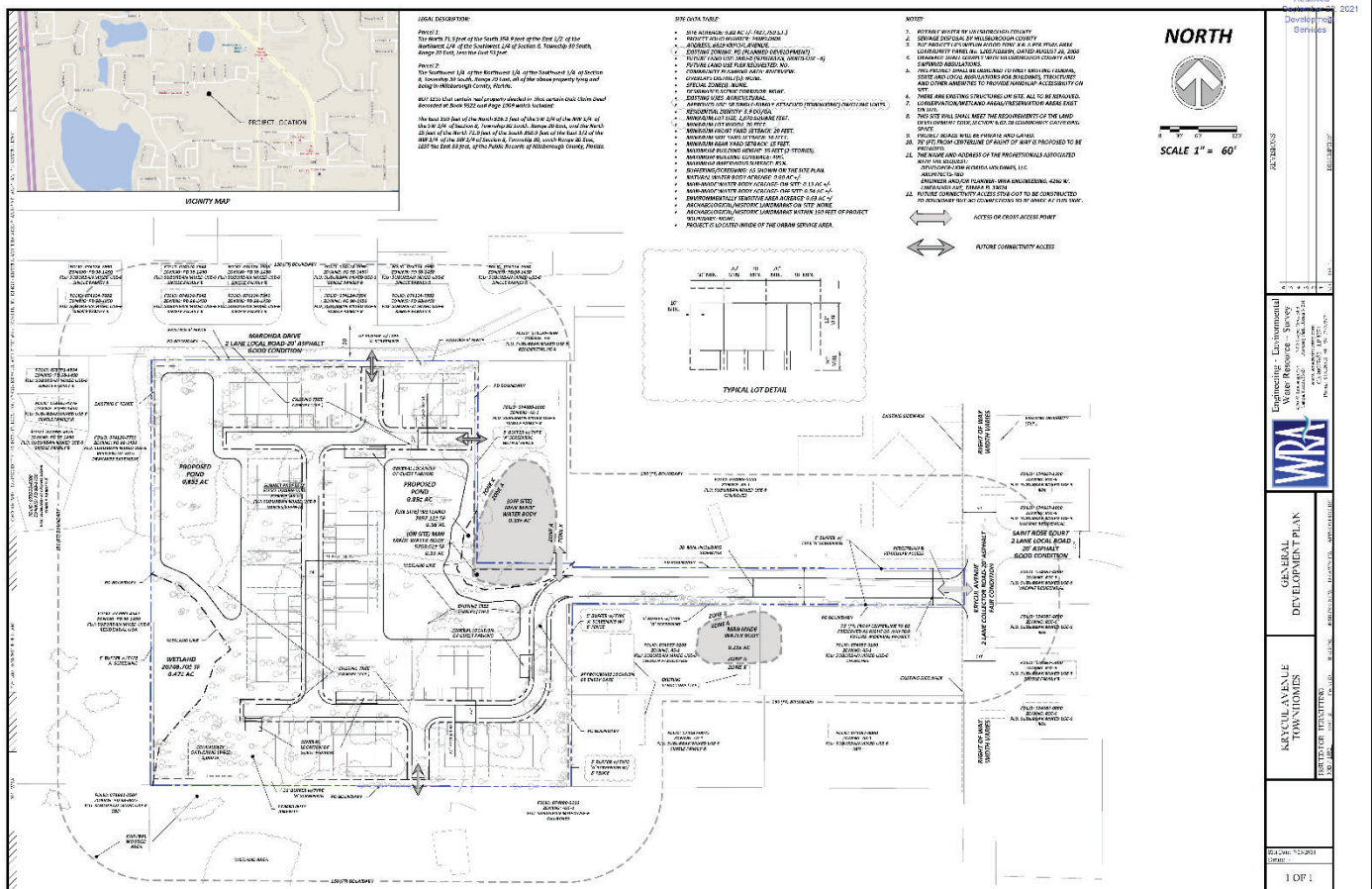
## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**





8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



Revised 2021

Developed Services

Engineering - Environmental  
Water Resource - Survey  
Site Planning

WRA

CIVIL/ANNUAL DEVELOPMENT PLAN

KEY PLAN/ANNUAL DEVELOPMENT PLAN

1 OF 1

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Riverview/Central

**DATE:** 09/24/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** PRS RZ 21-1114

	This agency has no comments.
<b>X</b>	<b>This agency has no objection.</b>
	This agency has no objection, subject to the listed or attached conditions.
	This agency objects for the reasons set forth below.

**REPORT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification to PD 19-0549. The site is approved for 58 dwelling units (58 single family attached townhomes). The applicant is proposing to modify the approved zoning condition #1 of PD 19-0549 to reduce the minimum lot size from 22 feet to 20 feet. Entitlements and project impacts were analyzed as a part of the original rezoning for this PD 19-0549. No changes to the entitlements are being requested. As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project is located west of Krycul Ave. Krycul Ave is a substandard, 2-lane, undivided, collector roadway characterized by +/- 10-foot travel lanes. There are no sidewalks, no paved shoulders or curb and gutter, no bike lanes on the side of the project. The pavement condition is acceptable. Adjacent to the project site, Krycul Ave lies within a +/- 50-foot-wide right-of-way.

A 6.04.02B Administrative Variance was submitted concurrently with the original PD 19-0549 and approved by the County Engineer on May 30, 2019.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
KRYCUL AVE	RIVERVIEW DR	US 301	D	C

Source: Hillsborough County 2020 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
Krycul Ave.	County Collector - Urban	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 checked="" type="checkbox"/> Other

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

\*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		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Krycul Ave/ Substandard Road	Administrative Variance Requested	Previously Approved

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" 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	See Staff Report.



**CURRENTLY  
APPROVED**



# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

August 20, 2019

**Reference: RZ-PD 19-0549 RV**  
**Roy Mazur**  
**6619 Krycul Ave./74089.0000**

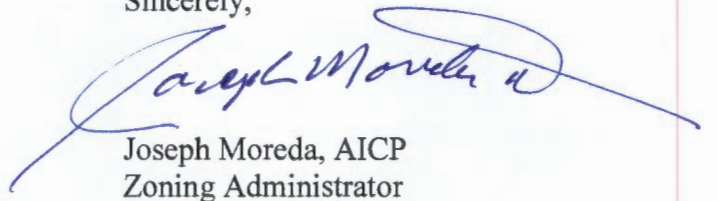
Roy Mazur, P.E., AICP  
WRA, LLC  
4260 W. Linebaugh Ave.  
Tampa, FL 33624

Dear Applicant:

At the regularly scheduled public meeting on August 13, 2019, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 (Agricultural, Single-Family) to PD (Planned Development) with the attached conditions. 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](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP  
Zoning Administrator

JM/mn  
Attachment

## 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

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 2, 2019.

1. The project shall be permitted a maximum of 58 single-family attached (townhome) residential dwelling units and developed at the following development standards:

Lot Development Standards:

Minimum Lot Size:	1,870 Square Feet
Minimum Lot Width:	22 Feet
Front Yard Setback:	20 feet
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Maximum Building Height:	35 feet (Maximum 2-Stories)
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6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall construct the gated entry, if provided, in compliance with the Typical Detail -9 (TD-9) standards found within the Hillsborough County Transportation Technical Manual.
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17. 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.
18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Riverview/Central

**DATE:** 09/24/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** PRS RZ 21-1114

	This agency has no comments.
X	<b>This agency has no objection.</b>
	This agency has no objection, subject to the listed or attached conditions.
	This agency objects for the reasons set forth below.

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Existing			
Proposed			
Difference (+/-)			

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South		Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Krycul Ave/ Substandard Road	Administrative Variance Requested	Previously Approved

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" 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	See Staff Report.

**COMMISSION**

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 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> October 12, 2021</p> <p><b>PETITION NO.:</b> 21-1114</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1101</p> <p><b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a></p>	<p><b>COMMENT DATE:</b> September 9, 2021</p> <p><b>PROPERTY ADDRESS:</b> 6619 Krycul Ave, Riverview</p> <p><b>FOLIO #:</b> 074089.0000</p> <p><b>STR:</b> 08-30S-20E</p>
<p><b>REQUESTED ZONING:</b> Minor Modification to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	May 3, 2019
<b>WETLAND LINE VALIDITY</b>	Valid through November 15, 2024
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetland lines are depicted on the site plan
<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"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>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</li> </ul>	

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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.

- 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.

aow/kmt

cc: [ccuffle@wraengineering.com](mailto:ccuffle@wraengineering.com)  
[pvento@palmcorpplc.com](mailto:pvento@palmcorpplc.com)

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

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PETITION NO.: PD21-1114      REVIEWED BY: Randy Rochelle      DATE: 8/9/2021

FOLIO NO.: 74089.0000

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**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 6 inch water main exists  (adjacent to the site),  (approximately 45 feet from the site) and is located east of the subject property within the east Right-of-Way of Krycul Avenue.
- 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 20 inch wastewater force main exists  (adjacent to the site),  (approximately     feet from the site) and is located within the west Right-of-Way of Krycul Avenue.
- 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.