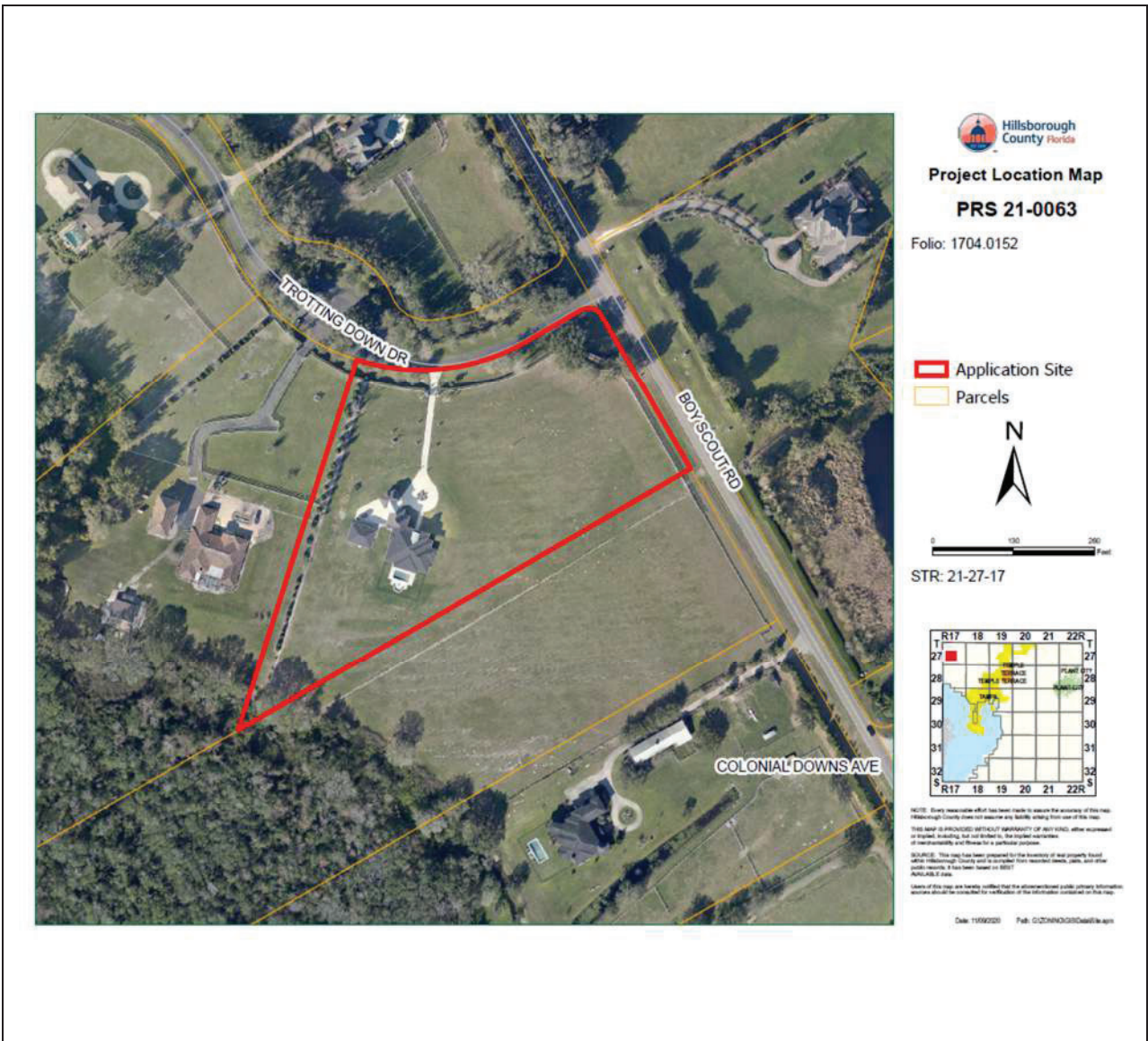




Hillsborough County Florida

STAFF REPORT

SUBJECT:	PRS 21-0063	PLANNING AREA:	Keystone Odessa
REQUEST:	Minor Modification to Planned Development (PD) 00-0624	SECTOR:	Northwest
APPLICANT:	Chris Howell		
Existing Zoning District:	Planned Development (PD) 00-0624	Future Land Use Category:	Agricultural Rural (A/R)



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to modify Planned Development (PD) 00-0624, associated with one parcel totaling approximately 5.03 acres to propose a new condition allowing for an accessory dwelling on the subject parcel as indicated on the site plan. The site is located at 11401 Trotting Down Drive, which is on the south side of Trotting Down Drive and approximately 50 feet west of the Boy Scout Road and Trotting Down Drive intersection. The underlying future land use (FLU) category of the subject parcel is Agricultural Rural (A/R).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the LDC are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

Specifically, the proposed condition allows for an accessory dwelling, subject to the Accessory Dwelling Standards found in Section 6.11.02 of the Land Development Code, on the subject site.

1.4 Evaluation of Existing and Planned Public Facilities

N/A

1.5 Environmental/Natural Resources

N/A

1.6 Comprehensive Plan Consistency

N/A

1.7 Compatibility

The site is located in an area comprised of low density residential and agricultural uses. The overall area is within the A/R FLU category that typically consist of agricultural type uses and potentially permits residential, rural scale neighborhood commercial, office, and industrial uses meeting established locational criteria. The overall area is also within the Rural Service Area with no publicly owned and operated potable water and wastewater facilities available.

As shown in Exhibit 2, the site is adjacent to properties zoned PD 00-0624 (to the north, east, south, and west). Accessory dwellings are permitted in all standard single-family zoning district that have a minimum lot size of 7,000 square feet, subject to compliance with the accessory dwelling standards of the Land Development Code. The subject parcel is over 5 acres in size and the proposed accessory dwelling will comply with those same standards. Other parcels within the same PD have been permitted accessory dwellings, which were approved through the same application/review process.

Based on the above considerations, staff finds the proposed modification to PD 00-0624 compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

N/A

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Site Plan

2.0 Recommendation

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

Approval - Approval of the request, subject to the conditions listed below, is based on the revised site plan submitted December 21, 2020.

1. The project shall be developed with a maximum of 135 single-family conventional dwellings. In no event shall project density exceed one unit per five acres. A temporary sales office, guardhouses and model homes shall be permitted as well. Additionally, citrus production and pasture for livestock owned and raised by the lot owner shall be permitted. Within Neighborhoods C & D, commercial stables and Bed and Breakfast facilities shall be allowed. Uses within the stables shall include the boarding of horses, horse training, rider training and rental of horses. The stable operations shall meet the requirements of Section 6.11.74 and Section 6.11.04 of the Land Development Code (LDC) unless otherwise stated herein. The Bed & Breakfast facility shall meet the requirements of LDC Section 6.11.14. A maximum 8 lodging units shall be permissible within the Bed and Breakfast.

1.1. Private barns/stables on single-family lots in Neighborhoods C & D may be constructed and used prior to construction of a single family dwelling on said lots. However, the applicant shall be required to apply for the applicable building permits for the residential structure within one year after the certificate of occupancy is issued for the bam/stable.

1.2. Single family conventional dwellings shall provide a minimum 150 square feet front porch or front/side porch.

2. The following development standards shall apply unless otherwise stated herein:

2.1. Development standards for Neighborhoods A & B:

Minimum lot width:	50 feet
Minimum lot size:	2.25 acres
Front yard:	50 feet
Side yard:	15 feet
Rear yard:	50 feet
Maximum height:	50 feet

All lots shall be a minimum of 100 feet wide at the front and rear lines of the house.

All lots abutting Boy Scout Road shall be a minimum of 5 acres in size.

A maximum of six lots shall be permissible within Neighborhood A.

The lot with folio number 1750.0648 shall be permitted a maximum 1,200 square foot accessory dwelling on the site subject to the Accessory Dwelling Standards per Section 6.11.02 of the Land Development Code.

The lot with folio number 1750.0632 shall be permitted a maximum 1,200 square foot accessory dwelling, provided the main residence is at least 4,800 square feet in size. The accessory dwelling may be above the garage only if the main residence is 2 stories in height. The site is subject to all other requirements of the Accessory Dwelling Standards per Section 6.11.02 of the Land Development Code.

2.2. Neighborhoods C and D shall be developed in accordance with the AR zoning district standards unless otherwise stated herein.

2.2.1 The lot with folio number 1704.0138 shall be permitted an accessory dwelling. The site is subject to all other requirements of the Accessory Dwelling Standards per Section 6.11.02 of the Land Development Code.

2.2.2 The lot with folio number 1704.0152 shall be permitted an accessory dwelling. The site is subject to all other requirements of the Accessory Dwelling Standards per Section 6.11.02 of the Land Development Code.

2.3. The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 8 percent of the lot on lots from 2.25 acres to 4.99 acres. The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 4 percent of the lot on lots five acres or larger in size. In addition to the maximum home size limitations, other impervious surface shall be limited to a maximum of 6 percent, not including the driveway.

2.4. Single family conventional dwellings shall provide a minimum 150 square foot front porch or front/side porch.

2.5. Accessory structures shall be in compliance with Section 6.11.04 except barns, pole barns and stables are permissible within the front yard and shall be restricted to a 30 foot front yard, fifteen foot side yard and thirty foot rear yard.

2.6. The front of each home shall be staggered at least 25 feet in front or behind the front of one of the adjacent homes. The property owner shall provide a survey prior to the issuance of permits for the purpose of setback calculations.

3. Public stable operations shall be developed in accordance with Section 6.11.74 of the Land Development Code.

3.1. A maximum of 30 horses shall be permitted to board onsite. Boarding operations, paddocks, hunter/jumper area shall be permitted within the project on the west side of Boy Scout Road. In no event shall the boarding stables be within 100 feet of the project boundaries.

3.2. All outdoor lighting fixtures within the stable facility shall be mounted to the building(s) below the roofline and shall be directed to prevent off-site illumination.

3.3. Equestrian/pedestrian cross access along the western and eastern property boundaries shall be provided, except there shall be no access to Happy Hollow Road.

3.4. Stable parking shall be in accordance with Section 6.11.74.

3.5. Paddock fencing shall be a minimum of 20 feet from the property boundaries.

3.6. Hours of operations shall be daylight hours or up to 9:00p.m., whichever is later, for riding/show events.

4. Buffering and screening shall be in accordance with the Land Development Code. In addition to the prescribed LDC requirements, a 75-foot wide landscape easement shall be provided along both sides of Boy Scout Road. Within the easement the following is permitted: pasture, native and xeriscape vegetation, citrus, "horse farm" style fencing (e.g. split rail, PVC rail, cross fencing and/or post wire) and earthened berms. Ornamental signage and landscaping may be used within 150 feet of the project entrance and 100 feet of the north and south property boundaries. No masonry walls or structures may be used except for mail boxes, weather vanes, windmills and signage as described above.

5. The general design, location, and number of access points shall be regulated by the Access Management regulations found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department (PGMD) where applicable. Final design, if approved by Hillsborough County shall include but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).

5.1. Access connections for lots fronting onto Boy Scout Road shall be shared between adjacent lots. Excepting the major spine road connections, a maximum of 5 shared driveways shall be permitted from Neighborhood "C" onto Boy Scout Road and a maximum of two shared driveways shall be permitted from Neighborhood "B" onto Boy Scout Road.

5.2. A private drive which acts as frontage road shall be permitted to connect up to Rainbow Terrace Road in accordance with access management regulations.

5.3. Lot access by means of flag lots is permissible.

5.4. Cross access shall be provided along the western boundary of Tax Folio 1708.4000. Cross access shall only be provided if mutually acceptable to affected land owners. Exact location of said access shall be determined at time of construction plan approval for that portion of the project. Said cross access shall not serve as an accommodation for access to Happy Hollow Road.

6. In the event a security gatehouse is constructed on either or both of the entry/spine roads, the gate shall be setback a minimum of 250 from the Boy Scout Road right-of-way (as measured along the entry/spine road) and around a bend in the entry road so the gate/gate house is not easily visible from Boy Scout Road. No gate shall be allowed at the access connection to Rainbow Terrace Road.

7. All utilities shall be located underground.

8. Conventional street lights shall not be permitted. Individual lot owners are permitted to install low height (not to exceed twelve feet) lighting at driveway(s).

9. No pumping from Lake Velburton shall be permitted for irrigation of individual lots.

10. An easement 20 feet in width shall be located on one side of each internal road to be used as an unimproved horse trail and shall be shown on the site plan for certification. A horse trail connection between the westernmost project road and the western property line shall be provided. A horse trail connection between the easternmost project road and the eastern property line shall be required. An easement 20 feet in width generally running along the west side of Boy Scout Road, within the proposed landscape easement, shall be included.

11. No construction equipment shall ingress/egress the project via Happy Hollow Road. No ingress/egress for any access shall be allowed to Happy Hollow Road, a private road.

12. For lots fronting lakes, no septic tanks or associated drainage systems are permitted within first 100 feet landward of the EPC jurisdictional line.

13. Unless specifically permitted herein, the design and construction of the project shall be in accordance with all subdivision and technical manual requirements unless otherwise approved by the County's Engineer. However, if the County adopts rural design regulations, the project may be developed in accordance with them.

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

15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated condition shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

APPLICATION: PRS 21-0063

ZHM HEARING DATE:

BOCC MEETING DATE: January 12, 2020

CASE REVIEWER: Kevie Defranc

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator
Sign-off:



J. Brian Grady
Tue Dec 22 2020 12:08:23

EXHIBIT 1



Project Location Map

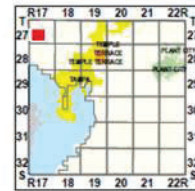
PRS 21-0063

Folio: 1704.0152

- Application Site
- Parcels



STR: 21-27-17



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 as a general informational tool only and does not constitute an offer of insurance or any other financial product. SOURCE: This map has been prepared for the purpose of providing information to the public and is not intended to be used for any other purpose. AVAILABILITY: This map is available for public use.

EXHIBIT 2



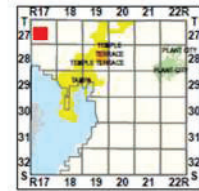
**Immediate Aerial
Zoning Map
PRS 21-0063**

Folio: 1704.0152

- Application Site
- Zoning Boundary
- Parcels



STR: 21-27-17



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 the property listed with the following: County and its respective city recorded deed, plat, and other public records. It has been based on GIS.

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

Date: 11/09/2020 File: G:\C\BOROUGH\Map\Zoning-Site.mxd

APPLICATION: PRS 21-0063

ZHM HEARING DATE:

BOCC MEETING DATE: January 12, 2020

CASE REVIEWER: Kevie Defranc

EXHIBIT 3

SEE ATTACHED

Received
Dec 21, 2020
Development
Services

BARRY P. ULLMANN
ARCHITECT, LLC
615 S. MISSOURI AVE., SUITE B
CLEARWATER, FLORIDA 33756
baryullmann@aol.com

REMODELING AND ADPTION FOR A
MOTHER-IN-LAW APARTMENT
HOWELL RESIDENCE
11401 TROTTON DOWN DRIVE, OCESSA, FL.

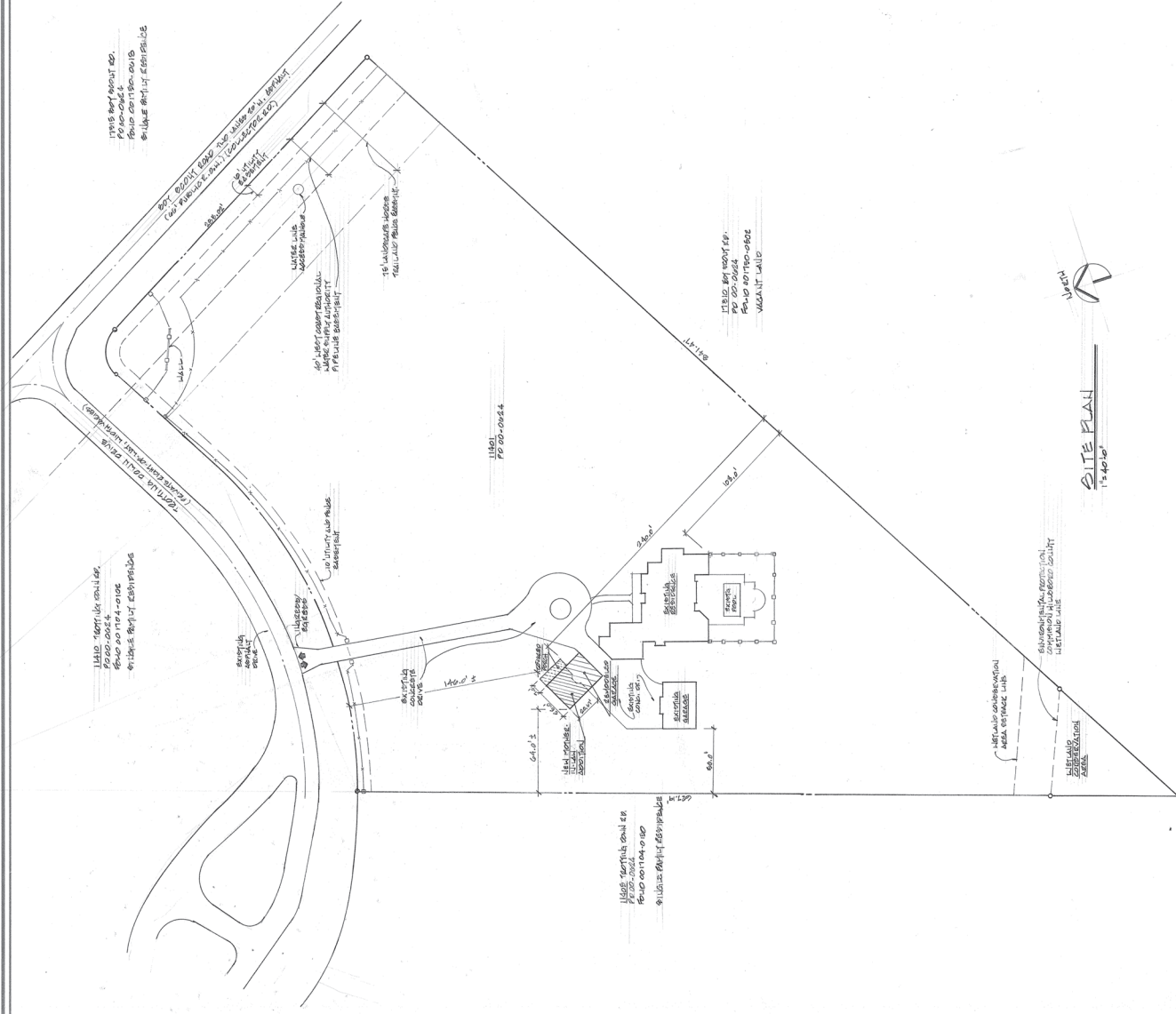


JOB NO. 2020-0063
DATE 11/2/20
DRAWN BY: Barry P. Ullmann
CHECKED BY: Barry P. Ullmann
SHEET NO. 3D.1 OF 1

REVISIONS	DATE

PANEL INFORMATION:
SECTION 21, TOWNSHIP 27 SOUTH, RANGE 17 EAST
ADDRESS: 11401 TROTTON DOWN DRIVE, OCESSA, FL 33756
PIN: 13-02-11-00000000000000000000
FOUR: 801704102

SITE INFORMATION:
ADDRESS: 11401 TROTTON DOWN DRIVE, OCESSA, FL 33756
FOUR: 801704102
PROJECT: REMODELING AND ADPTION FOR A MOTHER-IN-LAW APARTMENT
DATE: 11/2/20



SITE PLAN
1"=40'

21-0063
OF 1

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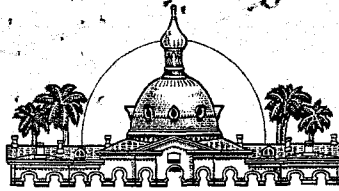
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**CURRENTLY
APPROVED**

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Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

March 13, 2002

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Kathy C. Harris
Edwin Hunzeker
Anthony Shoemaker

Keith W. Brickleyer
500 E Kennedy Blvd, Suite 200
Tampa, FL 33602

RE: PETITION NO. PRS 02-0347 KE

Dear Mr. Brickleyer:

At the regularly scheduled public meeting on March 12, 2002, the Board of County Commissioners approved your request for a minor modification to PD (00-624), 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 Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

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

Attachments:

cc: File: PD (00-624)

Approval - Approval, subject to the conditions listed below, is based on site plan received January 9, 2002.

1. The project shall be developed with a maximum of 135 single-family conventional dwellings. In no event shall project density exceed one unit per five acres. A temporary sales office, guardhouses and model homes shall be permitted as well. Additionally, citrus production and pasture for livestock owned and raised by the lot owner shall be permitted. Within Neighborhoods C & D, commercial stables and Bed and Breakfast facilities shall be allowed. Uses within the stables shall include the boarding of horses, horse training, rider training and rental of horses. The stable operations shall meet the requirements of Section 6.11.74 and Section 6.11.04 of the Land Development Code (LDC) unless otherwise stated herein. The Bed & Breakfast facility shall meet the requirements of LDC Section 6.11.14. A maximum 8 lodging units shall be permissible within the Bed and Breakfast.
 - 1.1 Private barns/stables on single-family lots in Neighborhoods C & D may be constructed and used prior to construction of a single family dwelling on said lots. However, the applicant shall be required to apply for the applicable building permits for the residential structure within one year after the certificate of occupancy is issued for the barn/stable.
 - 1.2 Single family conventional dwellings shall provide a minimum 150 square feet front porch or front/side porch.
2. The following development standards shall apply unless otherwise stated herein:
 - 2.1 Development standards for Neighborhoods A & B:

Minimum lot width:	50 feet
Minimum lot size:	2.25 acres
Front yard:	50 feet
Side yard:	15 feet
Rear yard:	50 feet
Maximum height:	50 feet

All lots shall be a minimum of 100 feet wide at the front and rear lines of the house.
All lots abutting Boy Scout Road shall be a minimum of 5 acres in size.
A maximum of six lots shall be permissible within Neighborhood A.
 - 2.2 Neighborhoods C and D shall be developed in accordance with the AR zoning district standards unless otherwise stated herein.
 - 2.3 The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 8 percent of the lot on lots from 2.25 acres to 4.99 acres. The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 4 percent of the lot on lots five acres or larger in size. In addition to the maximum home size limitations, other impervious surface shall be limited to a maximum of 6 percent, not including the driveway.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 02-0347-KE (00-624)
BOCC MEETING DATE: March 12, 2002
DATE TYPED: March 18, 2002

- 2.4 Single family conventional dwellings shall provide a minimum 150 square foot front porch or front/side porch.
 - 2.5 Accessory structures shall be in compliance with Section 6.11.04 except barns, pole barns and stables are permissible within the front yard and shall be restricted to a 30 foot front yard, fifteen foot side yard and thirty foot 30 rear yard.
 - 2.6 The front of each home shall be staggered at least 25 feet in front or behind the front of one of the adjacent homes. The property owner shall provide a survey prior to the issuance of permits for the purpose of setback calculations.
3. Public stable operations shall be developed in accordance with Section 6.11.74 of the Land Development Code.
 - 3.1 A maximum of 30 horses shall be permitted to board onsite. Boarding operations, paddocks, hunter/jumper area shall be permitted within the project on the west side of Boy Scout Road. In no event shall the boarding stables be within 100 feet of the project boundaries.
 - 3.2. All outdoor lighting fixtures within the stable facility shall be mounted to the building(s) below the roof line and shall be directed to prevent off-site illumination.
 - 3.3 Equestrian/pedestrian cross access along the western and eastern property boundaries shall be provided, except there shall be no access to Happy Hollow Road.
 - 3.4 Stable parking shall be in accordance with Section 6.11.74.
 - 3.5 Paddock fencing shall be a minimum of 20 feet from the property boundaries.
 - 3.6 Hours of operations shall be daylight hours or up to 9:00 p.m., whichever is later, for riding/show events.
 4. Buffering and screening shall be in accordance with the Land Development Code. In addition to the prescribed LDC requirements, a 75-foot wide landscape easement shall be provided along both sides of Boy Scout Road. Within the easement the following is permitted: pasture, native and xeriscape vegetation, citrus, "horse farm" style fencing (e.g. split rail, PVC rail, cross fencing and/or post wire) and earthened berms. Ornamental signage and landscaping may be used within 150 feet of the project entrance and 100 feet of the north and south property boundaries. No masonry walls or structures may be used except for mail boxes, weather vanes, windmills and signage as described above.
 5. The general design, location, and number of access points shall be regulated by the Access Management regulations found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department (PGMD) where applicable. Final design, if approved by Hillsborough County shall include but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).

AMENDED
FINAL CONDITIONS
OF APPROVAL

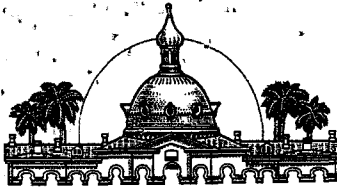
PETITION NUMBER: PRS 02-0347-KE (00-624)
BOCC MEETING DATE: March 12, 2002
DATE TYPED: March 18, 2002

- 5.1 Access connections for lots fronting onto Boy Scout Road shall be shared between adjacent lots. Excepting the major spine road connections, a maximum of 5 shared driveways shall be permitted from Neighborhood "C" onto Boy Scout Road and a maximum of two shared driveways shall be permitted from Neighborhood "B" onto Boy Scout Road.
- 5.2 A private drive which acts as frontage road shall be permitted to connect up to Rainbow Terrace Road in accordance with access management regulations.
- 5.3 Lot access by means of flag lots is permissible.
- 5.4 Cross access shall be provided along the western boundary of Tax Folio 1708.4000. Cross access shall only be provided if mutually acceptable to effected land owners. Exact location of said access shall be determined at time of construction plan approval for that portion of the project. Said cross access shall not serve as an accommodation for access to Happy Hollow Road.
6. In the event a security gatehouse is constructed on either or both of the entry/spine roads, the gate shall be setback a minimum of 250 from the Boy Scout Road right-of-way (as measured along the entry/spine road) and around a bend in the entry road so the gate/gate house is not easily visible from Boy Scout Road. No gate shall be allowed at the access connection to Rainbow Terrace Road.
7. All utilities shall be located underground.
8. Conventional street lights shall not be permitted. Individual lot owners are permitted to install low height (not to exceed twelve feet) lighting at driveway(s).
9. No pumping from Lake Velburton shall be permitted for irrigation of individual lots.
10. An easement 20 feet in width shall be located on one side of each internal road to be used as an unimproved horse trail and shall be shown on the site plan for certification. A horse trail connection between the westernmost project road and the western property line shall be provided. A horse trail connection between the easternmost project road and the eastern property line shall be required. An easement 20 feet in width generally running along the west side of Boy Scout Road, within the proposed landscape easement, shall be included.
11. No construction equipment shall ingress/egress the project via Happy Hollow Road. No ingress/egress for any access shall be allowed to Happy Hollow Road, a private road.
12. For lots fronting lakes, no septic tanks or associated drainage systems are permitted within first 100 feet landward of the EPC jurisdictional line.
13. Unless specifically permitted herein, the design and construction of the project shall be in accordance with all subdivision and technical manual requirements unless otherwise approved by the County's Engineer. However, if the County adopts rural design regulations, the project may be developed in accordance with them.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 02-0347-KE (00-624)
BOCC MEETING DATE: March 12, 2002
DATE TYPED: March 18, 2002

14. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
15. Within ninety days of approval of PRS 02-0347 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
16. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

January 10, 2001

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

Keith W. Bricklemyer
500 E. Kennedy Blvd., Suite 200
Tampa, FL 33602-4825

RE: PETITION NO. PRS 01-0149 KE

Dear Mr. Bricklemyer

At the regularly scheduled public meeting on January 9, 2001, the Board of County Commissioners approved your request for a minor modification to PD 00-0624, 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 Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. (See instructions sheet). For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

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

Attachments

cc: File PD 00-0624

Approval Approval, subject to the conditions listed below, is based on site plan received November 7, 2000.

1. The project shall be developed with a maximum of 135 single-family conventional dwellings. In no event shall project density exceed one unit per five acres. A temporary sales office, guardhouses and model homes shall be permitted as well. Additionally, citrus production and pasture for livestock owned and raised by the lot owner shall be permitted. Within Neighborhoods C & D, commercial stables and Bed and Breakfast facilities shall be allowed. Uses within the stables shall include the boarding of horses, horse training, rider training and rental of horses. The stable operations shall meet the requirements of Section 6.11.74 of the Land Development Code (LDC) unless otherwise stated herein. The Bed & Breakfast facility shall meet the requirements of LDC Section 6.11.14. A maximum 8 lodging units shall be permissible within the Bed and Breakfast.
 - 1.1 Single family conventional dwellings shall provide a minimum 150 square feet front porch or front/side porch.
2. The following development standards shall apply unless otherwise stated herein:
 - 2.1 Development standards for Neighborhoods A & B:

Minimum lot width:	50 feet
Minimum lot size:	2.25 acres
Front yard:	50 feet
Side yard:	15 feet
Rear yard:	50 feet
Maximum height:	50 feet

All lots shall be a minimum of 100 feet wide at the front and rear lines of the house.
All lots abutting Boy Scout Road shall be a minimum of 5 acres in size.
A maximum of six lots shall be permissible within Neighborhood A.
 - 2.1 Neighborhoods C and D shall be developed in accordance with the AR zoning district standards unless otherwise stated herein.
 - 2.2 The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 8 percent of the lot on lots from 2.25 acres to 4.99 acres. The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 4 percent of the lot on lots five acres or larger in size. In addition to the maximum home size limitations, other impervious surface shall be limited to a maximum of 6 percent, not including the driveway.
 - 2.3 Single family conventional dwellings shall provide a minimum 150 square foot front porch or front/side porch.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-0149-KE (00-624)
BOCC MEETING DATE: January 9, 2001
DATE TYPED: January 11, 2001

- 2.5 Accessory structures shall be in compliance with Section 6.11.04 except barns, pole barns and stables are permissible within the front yard and shall be restricted to a 30 foot front yard, fifteen foot side yard and thirty foot 30 rear yard.
- 2.6 The front of each home shall be staggered at least 25 feet in front or behind the front of one of the adjacent homes. The property owner shall provide a survey prior to the issuance of permits for the purpose of setback calculations.
3. Public stable operations shall be developed in accordance with Section 6.11.74 of the Land Development Code.
 - 3.1 A maximum of 30 horses shall be permitted to board onsite. Boarding operations, paddocks, hunter/jumper area shall be permitted within the project on the west side of Boy Scout Road. In no event shall the boarding stables be within 100 feet of the project boundaries.
 - 3.2. All outdoor lighting fixtures within the stable facility shall be mounted to the building(s) below the roof line and shall be directed to prevent off-site illumination.
 - 3.3 Equestrian/pedestrian cross access along the western and eastern property boundaries shall be provided, except there shall be no access to Happy Hollow Road.
 - 3.4 Stable parking shall be in accordance with Section 6.11.74.
 - 3.5 Paddock fencing shall be a minimum of 20 feet from the property boundaries.
 - 3.6 Hours of operations shall be daylight hours or up to 9:00 p.m., whichever is later, for riding/show events.
4. Buffering and screening shall be in accordance with the Land Development Code. In addition to the prescribed LDC requirements, a 75-foot wide landscape easement shall be provided along both sides of Boy Scout Road. Within the easement the following is permitted: pasture, native and xeriscape vegetation, citrus, "horse farm" style fencing (e.g. split rail, PVC rail, cross fencing and/or post wire) and earthened berms. Ornamental signage and landscaping may be used within 150 feet of the project entrance and 100 feet of the north and south property boundaries. No masonry walls or structures may be used except for mail boxes, weather vanes, windmills and signage as described above.
5. The general design, location, and number of access points shall be regulated by the Access Management regulations found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department (PGMD) where applicable. Final design, if approved by Hillsborough County shall include but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-0149-KE (00-624)
BOCC MEETING DATE: January 9, 2001
DATE TYPED: January 11, 2001

- 5.1 Access connections for lots fronting onto Boy Scout Road shall be shared between adjacent lots. Excepting the major spine road connections, a maximum of 5 shared driveways shall be permitted from Neighborhood "C" onto Boy Scout Road and a maximum of two shared driveways shall be permitted from Neighborhood "B" onto Boy Scout Road.
- 5.2 A private drive which acts as frontage road shall be permitted to connect up to Rainbow Terrace Road in accordance with access management regulations.
- 5.3 Lot access by means of flag lots is permissible.
- 5.4 Cross access shall be provided along the western boundary of Tax Folio 1708.4000. Cross access shall only be provided if mutually acceptable to effected land owners. Exact location of said access shall be determined at time of construction plan approval for that portion of the project. Said cross access shall not serve as an accommodation for access to Happy Hollow Road.
6. In the event a security gatehouse is constructed on either or both of the entry/spine roads, the gate shall be setback a minimum of 250 from the Boy Scout Road right-of-way (as measured along the entry/spine road) and around a bend in the entry road so the gate/gate house is not easily visible from Boy Scout Road. No gate shall be allowed at the access connection to Rainbow Terrace Road.
7. All utilities shall be located underground.
8. Conventional street lights shall not be permitted. Individual lot owners are permitted to install low height (not to exceed twelve feet) lighting at driveway(s).
9. No pumping from Lake Velburton shall be permitted for irrigation of individual lots.
10. An easement 20 feet in width shall be located on one side of each internal road to be used as an unimproved horse trail and shall be shown on the site plan for certification. A horse trail connection between the westernmost project road and the western property line shall be provided. A horse trail connection between the easternmost project road and the eastern property line shall be required. An easement 20 feet in width generally running along the west side of Boy Scout Road, within the proposed landscape easement, shall be included.
11. No construction equipment shall ingress/egress the project via Happy Hollow Road. No ingress/egress for any access shall be allowed to Happy Hollow Road, a private road.
12. For lots fronting lakes, no septic tanks or associated drainage systems are permitted within first 100 feet landward of the EPC jurisdictional line.
13. Unless specifically permitted herein, the design and construction of the project shall be in accordance with all subdivision and technical manual requirements unless otherwise approved by the County's Engineer. However, if the County adopts rural design regulations, the project may be developed in accordance with them.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-0149-KE (00-624)
BOCC MEETING DATE: January 9, 2001
DATE TYPED: January 11, 2001

14. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
15. Within ninety days of approval of PRS 01-0149 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
16. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

August 10, 2000

BOARD OF COUNTY COMMISSIONERS

Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms
Ben Wacksman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

Keith W. Bricklemyer
Suite 200
500 East Kennedy Blvd.
Tampa FL 33602

RE: PETITION NO. RZ 00-0624-KE

Dear Mr. Bricklemyer:

At the regularly scheduled public meeting on August 8, 2000, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AR to PD, with the attached conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

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

IS
Attachments

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 16, 2000.

1. The project shall be developed with a maximum of 135 single-family conventional dwellings and shall comply with the standards on the general site plan to the extent said standards do not conflict with the conditions, in which case the conditions of zoning shall prevail. In no event shall project density exceed one unit per five acres. A temporary sales office, guardhouses and model homes shall be permitted as well. Additionally, citrus production and pasture for livestock owned and raised by the lot owner shall be permitted. Within Neighborhoods C & D, commercial stables and Bed and Breakfast facilities shall be allowed. Uses within the stables shall include the boarding of horses, horse training, rider training and rental of horses. The stable operations shall meet the requirements of Section 6.11.74 of the Land Development Code (LDC) unless otherwise stated herein. The Bed & Breakfast facility shall meet the requirements of LDC Section 6.11.14. A maximum 8 lodging units shall be permissible within the Bed and Breakfast.

2. The following development standards shall apply unless otherwise stated herein:
 - 2.1 Development standards for Neighborhoods A and B:

Minimum lot width:	50 feet
Minimum lot size:	2.25 acres
Front yard:	50 feet
Side yard:	15 feet
Rear yard:	50 feet
Maximum height:	50 feet

All lots shall be a minimum of 100 feet wide at the front and rear lines of the house.
All lots abutting Boy Scout Road shall be a minimum of 5 acres in size.
A maximum of six lots shall be permissible within Neighborhood A.
 - 2.2 Neighborhoods C and D shall be developed in accordance with the AR zoning district standards unless otherwise stated herein.
 - 2.3 The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 8 percent of the lot on lots from 2.25 acres to 4.99 acres. The maximum size of the ground floor footprint, including garage and any other enclosed space shall not exceed 4 percent of the lot on lots five acres or larger in size. In addition to the maximum home size limitations other impervious surface shall be limited to a maximum of 6%, not including the driveway.
 - 2.4 Single family conventional dwellings shall provide a minimum 150 square feet front porch or front/side porch.
 - 2.5 Accessory structures shall be in compliance with Section 6.11.04 except barns, pole barns and stables are permissible within the front yard and shall be restricted to a 30 foot front yard, fifteen foot side yard and thirty foot rear yard.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0624-KE
BOCC MEETING DATE: August 8, 2000
DATE TYPED: August 17, 2000

- 2.6 The front of each home shall be staggered at least 25 feet in front or behind the front of one of the adjacent homes. The property owner shall provide a survey prior to the issuance of permits for the purpose of setback calculations.
3. Public stable operations shall be developed in accordance with Section 6.11.74 of the Land Development Code.
 - 3.1 A maximum of 30 horses shall be permitted to board onsite. Boarding operations, paddocks, hunter/jumper areas shall be generally located in the southwest quadrant of the project. In no event shall the boarding stables be within 100 feet of the southern or western project boundaries.
 - 3.2 All outdoor lighting fixtures within the stable facilities shall be mounted to the building(s) below the roof line and shall be directed to prevent off-site illumination.
 - 3.3 Equestrian/pedestrian cross access along the western and eastern property boundaries shall be provided, except there shall be no access to Happy Hollow Road.
 - 3.4 Stable parking shall be in accordance with Section 6.11.74.
 - 3.5 Paddock fencing shall be a minimum of 20 feet from the western and southern property boundaries.
 - 3.6 Hours of operations shall be daylight hours or up to 9:00 p.m., whichever is later for riding/show events.
4. Buffering and screening shall be in accordance with the Land Development Code. In addition to the prescribed LDC requirements, a 75-foot wide landscape easement shall be provided along both sides of Boy Scout Road. Within the easement the following is permitted: pasture, native and xeriscape vegetation, citrus, "horse farm" style fencing (e.g. split rail, PVC rail, cross fencing and/or post wire) and earthened berms. Ornamental signage and landscaping may be used within 150 feet of the project entrance and 100 feet of the north and south property boundaries. No masonry walls or structures may be used except for mail boxes, weather vanes, windmills and signage as described above.
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FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:
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RZ 00-0624-KE
August 8, 2000
August 17, 2000

- 5.2 A private drive which acts as frontage road shall be permitted to connect up to Rainbow Terrace Road in accordance with Access Management regulations.
- 5.3 Lot access by means of flag lots is permissible.
- 5.4 Cross access shall be provided along the western boundary of Tax Folio 1708.4000. Cross access shall only be provided if mutually acceptable to effected land owners. Exact location of said access shall be determined at time of construction plan approval for that portion of the project. Said cross access shall not serve as an accommodation for access to Happy Hollow Road.
6. In the event a security gatehouse is constructed on either or both of the entry/spine roads, the gate shall be setback a minimum of 250 feet from the Boy Scout Road right-of-way (as measured along the entry/spine road) and around a bend in the entry road so the gate/gate house is not easily visible from Boy Scout Road. No gate shall be allowed at the access connection to Rainbow Terrace Road.
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13. Unless specifically permitted herein, the design and construction of the project shall be in accordance with all subdivision and technical manual requirements unless otherwise approved by the County's Engineer. However, if the County adopts rural design regulations, the project may be developed in accordance with them.
14. 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.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0624-KE
BOCC MEETING DATE: August 8, 2000
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15. Within ninety days of approval of RZ 00-624 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
16. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/22/2020

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Keystone Odessa (KO)

PETITION NO: PRS 21-0063

- | | |
|----------|---|
| | 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 (PRS) to modify PD 00-0624, as most recently modified via PRS 18-0813. The applicant is requesting to modify the rezoning to permit an accessory dwelling unit/mother-in-law suite on a 5.03-acre portion of the PD.

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

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