

## PD Modification Application

PRS 22-0361

Zoning Hearing Master Date:

NA

BOCC Land Use Meeting Date:

March 8, 2022



**Hillsborough  
County** Florida

Development Services Department

### 1.0 APPLICATION SUMMARY

Applicant: Hillel School of Tampa Inc.

FLU Category: RES-4

Service Area: Urban

Site Acreage: 9.5

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

Request: Minor Modification to PD 92-0281



#### Existing Approvals:

The current PRS 19-1402 allows for 80,000 square feet private school, synagogue and accessory uses.

#### Proposed Modifications:

The applicant is requesting a Minor Modification to PD 92-0281 to amend the approved site plan to allow an additional 4000 square feet building area for a class room and multipurpose building in the site southern area.

The existing GFA is 71,127 sq. ft., while the proposed building area is 75,127 sq. ft. No additional student capacity, nor additional building entitlements are proposed. No other changes are being proposed. As noted the project is presently permitted 80,000 square feet of building area.

#### Additional Information:

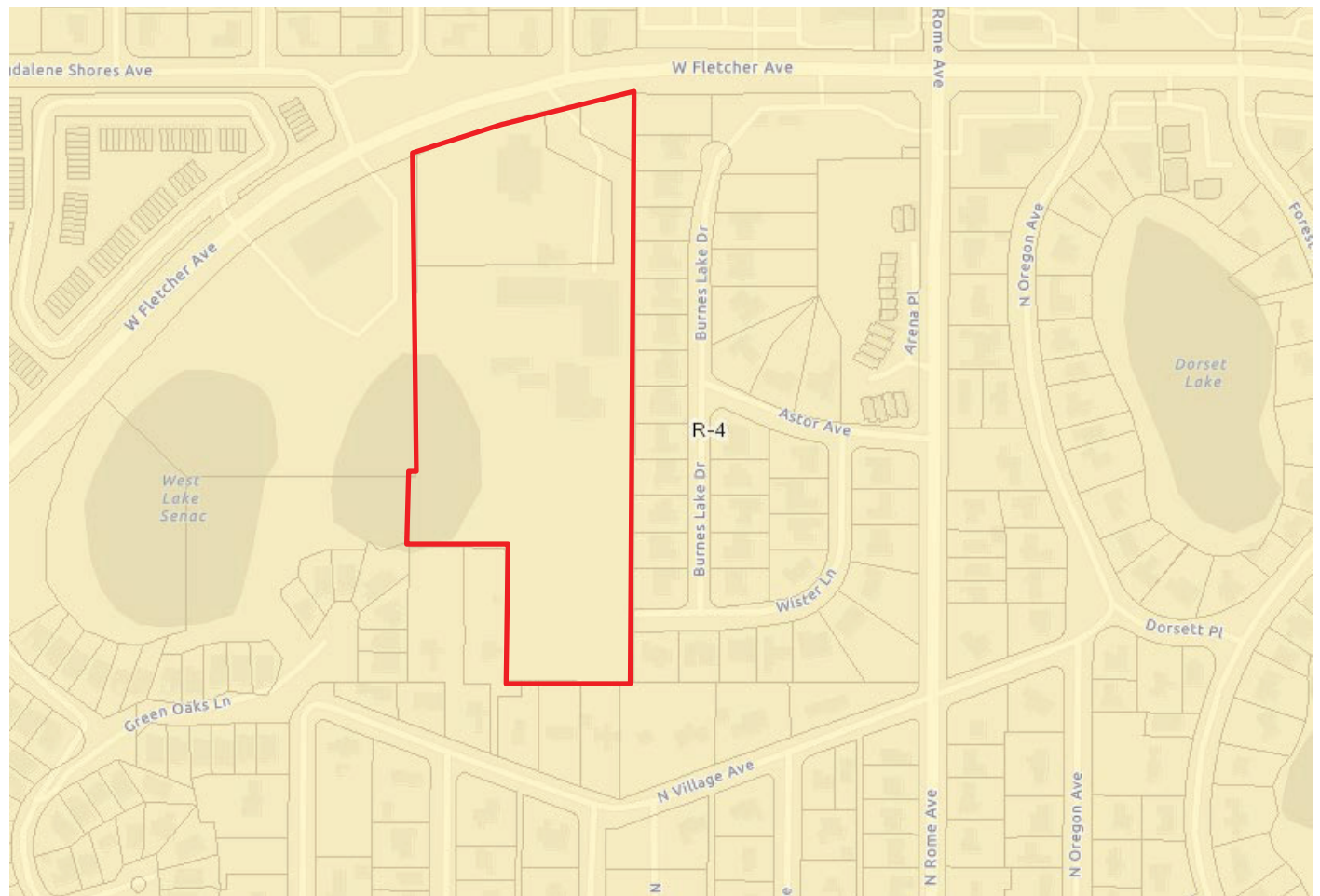
PD Variations	None requested
Waivers	None requested
Planning Commission Recommendation	NA
Development Services Department Recommendation	Approvable





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



#### Future Land Use Category Description:

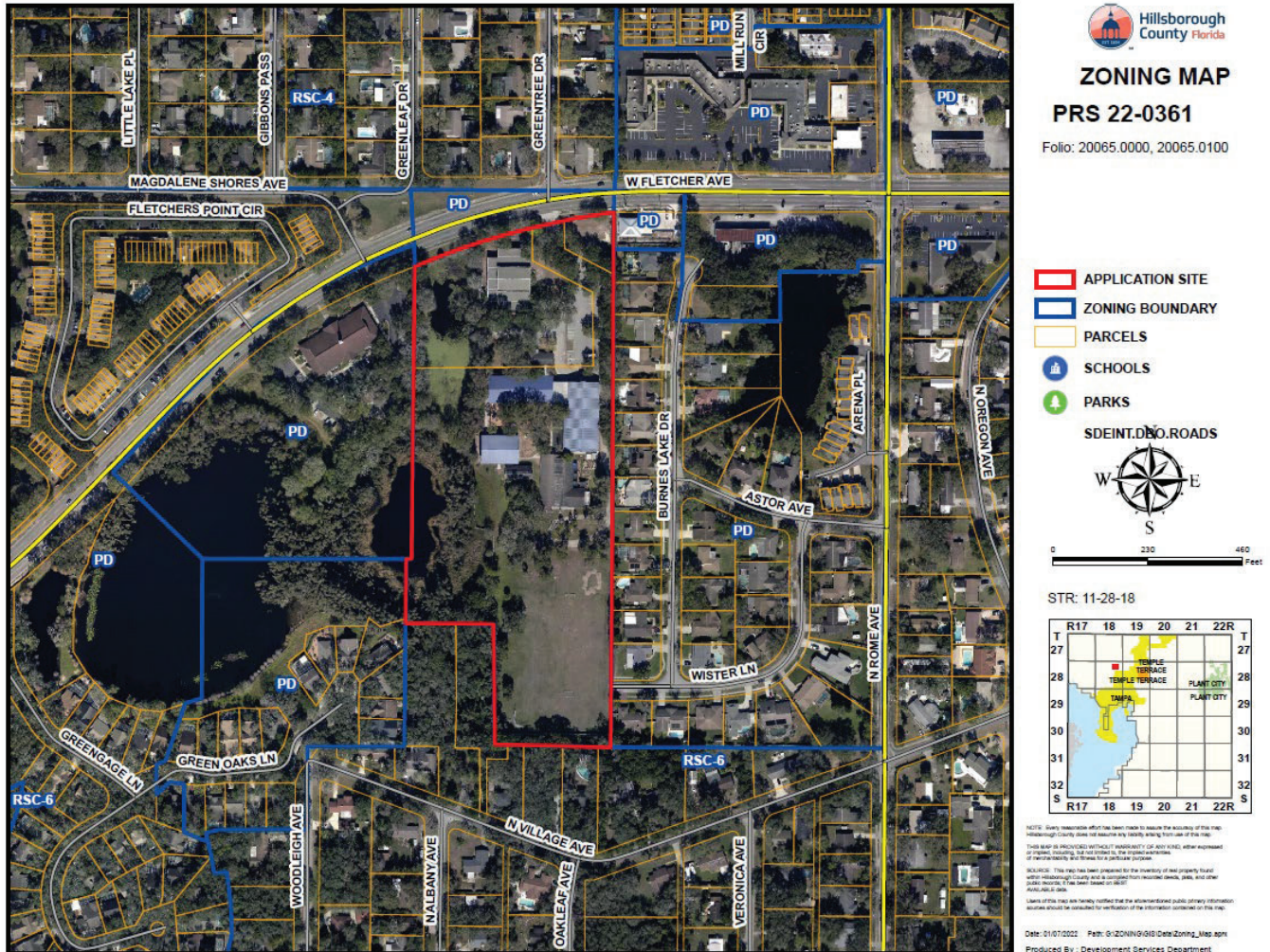
Residential 4

Maximum FAR: 0.25

Maximum Density: 4 DU/Ac

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



### Adjacent Zonings and Uses

Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RSC-4	RES-4	4 DU/AC	Single Family Residential	Single Family Residential
South	RSC-6	RES-4	6 DU/AC	Single Family Residential	Single Family Residential
West	PD 89-0112, PD 92-0282	RES-4	0.12, 3 DU/AC	Institutional, Single Family Residential	Church, Single Family Residential
East	PD 74-0198A	RES-4	4 DU/AC	Single Family Residential	Single Family Residential



## 2.4 Existing Site Plan





**APPLICATION NUMBER: PRS 22-0361**

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Tania C. Chapela

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Fletcher Ave.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input 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 (+/-)			

\*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:		None	None	Meets LDC

**Design Exceptions/Administrative Variance** ☒ Not applicable for this request

Road Name	Type	Finding
Notes:		

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <div style="display: flex; justify-content: space-between;"> <div> <input 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             </div> <div> <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 checked="" type="checkbox"/> Other _____             </div> </div>			
<b>Public Facilities:</b>			
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>			
<b>Comprehensive Plan:</b>			
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	



## **5.0 IMPLEMENTATION RECOMMENDATION**

### **5.1 Compatibility**

No compatibility concerns have been identified by staff as a result of this proposal. The proposal does not add new uses, nor is intended to increase the permitted student capacity. The building area approved for Phase 2 will be increased to 14,000 square feet and no changes on the approved layout are proposed. The MM 19-1402 approved site plan shows two areas conforming Phase 2, each approved for a building area of 10,000 square feet. The PRS 22-0361 shows a building area to be used as a multi-purpose event center/gymnasium to be approved for 14,000 square feet. The eastern building area to be occupied with a pre-school/multipurpose building comprises 6,100 square feet. The proposed enlargement of the Phase 2 building area will cause 4000 square feet increase in the total project development area.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

### **5.2 Recommendation**

Staff recommends approval, subject to conditions.

## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 30, 2019.

1. The development shall be permitted a maximum of 80,000 square feet for the following uses: private school and synagogue. Accessory uses shall include (but not be limited to): administrative offices, child care center, food preparation and recreational facilities.
2. Development standards shall be as follows:

Minimum lot size:	12.7 acres
Minimum lot width:	480 feet
Minimum front yard setback:	30 feet
Minimum side yard setback:	20 feet
Minimum rear yard setback:	20 feet
Maximum F.A.R.:	0.30
Maximum number of stories:	1
Maximum building height:	35 feet
Maximum building coverage:	30 percent
Maximum impervious surface:	75 percent
3. The school and child care center shall be limited to a maximum of 250 students.
4. A 20 foot buffer shall be provided along the south, west and east property lines. The applicant shall be permitted to encroach up to 3' into this 20' buffer along the eastern property line for the approximate 250' section depicted on the proposed site plan received September 4, 2019. The 250' feet long buffering area abutting the new driveway shall be enhanced with additional tree plantings spaced no more than 20' apart with evergreen shade trees subject to review and approval by Natural Resources staff. Live oak trees shall be prohibited within this designated enhanced planting area. The buffer along the east property line shall include a pre-stressed 6' concrete wall and the following throughout the project's perimeter:
  - 4.1 Lawn, low growing evergreen shrubs, ground cover or rock mulch covering the balance of the buffer.
5. Low intensity security lighting, designed and constructed so as to avoid illumination of off-site properties, may be erected on the project site. These lighting fixtures may be either attached to the project buildings or placed on standards, neither of which shall result in the lighting element being placed greater than thirty (30) feet above ground level.
6. Non-security lighting for recreational activities, designed and constructed so as to avoid illumination of off-site properties may be permitted. However, non-security lighting for recreational activities shall be restricted west of the area shown on the site plan as "Phase 2 Classroom/Multi-Purpose." Furthermore, said lighting shall not be located in any area of the site south of said classrooms. These non-security lighting fixtures will not be permitted to operate beyond 10:00 p.m. and only permitted to operate

Monday through Friday. The maximum height of any lighting standard upon which such non-security lighting is erected shall not exceed thirty-five (35) feet, with the lighting element upon any such standard being restricted to the maximum height of thirty (30) feet above ground level.


7. There shall be no lake access for water craft activities.
8. Access to the site, shall be limited to the general location of the access point, as shown on the submitted General Site Plan.
9. The design and construction of the curb cuts are subject to approval by Hillsborough County.
10. The radii of all project access drives, unless otherwise approved by Hillsborough County, shall be 35 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the site.
11. The applicant shall provide internal access to any existing or future outparcels on the site.
12. All internal access to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County.
13. The applicant shall be required to pave any portion of the access drive which may be within the existing right-of-way.
14. The developer shall be required to connect to a public water and wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits or Final Plat approval, whichever comes first, evidence of commitment from the City of Tampa to provide public water and wastewater services, and evidence of agreement to pay the necessary costs. No septic tanks shall be permitted.
15. 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.
16. 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).
17. 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.
- ~~15~~ 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.



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- ~~16~~ 19. Within ninety days of approval of PRS 93-0382 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting

**1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

**Zoning Administrator Sign Off:**  
J. Brian Grady  
Thu Feb 17 2022 12:47:00

**APPLICATION NUMBER:** PRS 22-0361

**ZHM HEARING DATE:** NA

**BOCC LUM MEETING DATE:** March 8, 2022

Case Reviewer: Tania C. Chapela

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## 7.0 ADDITIONAL INFORMATION



**APPLICATION NUMBER:** PRS 22-0361

**ZHM HEARING DATE:** NA

**BOCC LUM MEETING DATE:** March 8, 2022

Case Reviewer: Tania C. Chapela

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## **8.0 FULL TRANSPORTATION REPORT**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/16/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN

PETITION NO: PRS 22-0361

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

### **CONDITIONS OF APPROVAL**

#### *Revised Conditions:*

4. The school and daycare shall be limited to a maximum of 250 students.

~~11. The general location, design and number of access points, except where otherwise restricted by these conditions, shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Planning and Growth Management Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. Access points may be restricted in movements.~~

*[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. In this case, the existing site already has an established access point and no changes are proposed.]*

### **PROJECT SUMMARY AND ANALYSIS**

The applicant requests a minor modification to prior approved PD Major Modification PD 16-0631, as amended by PRS 19-1402, to increase the size of the approved multi-purpose classroom/gymnasium from 10,000 sf to 14,000 sf. The applicant is not proposing to increase the number of approved students for the school or the daycare that is currently capped at 250. The future land use designation is R-4.

The proposed rezoning would not result in a change of potential trips generated by this minor modification. All existing transportation conditions of approval continue to apply to this PRS with the exception of Condition #11 addressing the location, design and number of access points. Staff is recommending deletion of the existing condition #11 because it is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. In this case, the existing site already has an established access point and no changes are proposed. Additionally, staff is recommending revising existing condition #3 related to the maximum number of students to clarify that the 250-maximum number of students applies to the cumulative total of daycare and school students as indicated in the proposed revised site plan and the applicant's PD request.

Transportation Review Section staff has no objection to this request subject to the proposed conditions.

# 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
Fletcher Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input 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 checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

## 4.0 Additional Site Information & Agency Comments Summary

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





**CURRENTLY  
APPROVED**



## Hillsborough County Florida

### DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

December 3, 2019

**Reference: PRS 19-1402 GCN**  
**Michael D. Horner, AICP**  
**Greentree Dr. & W. Fletcher Ave.**  
**20065.0000, 20065.0100**

Michael D. Horner, AICP  
14502 N. Dale Mabry Hwy., Ste. 200  
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on November 12, 2019, the Board of County Commissioners approved your request for a minor modification to PD 92-0281, 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](mailto: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 19-1402 GCN  
MEETING DATE: November 12, 2019  
DATE TYPED: November 12, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 30, 2019.

1. The development shall be permitted a maximum of 80,000 square feet for the following uses: private school and synagogue. Accessory uses shall include (but not be limited to): administrative offices, child care center, food preparation and recreational facilities.
2. Development standards shall be as follows:

Minimum lot size:	12.7 acres
Minimum lot width:	480 feet
Minimum front yard setback:	30 feet
Minimum side yard setback:	20 feet
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Maximum F.A.R.:	0.30
Maximum number of stories:	1
Maximum building height:	35 feet
Maximum building coverage:	30 percent
Maximum impervious surface:	75 percent
3. The school shall be limited to a maximum of 250 students.
4. A 20 foot buffer shall be provided along the south, west and east property lines. The applicant shall be permitted to encroach up to 3' into this 20' buffer along the eastern property line for the approximate 250' section depicted on the proposed site plan received September 4, 2019. The 250' feet long buffering area abutting the new driveway shall be enhanced with additional tree plantings spaced no more than 20' apart with evergreen shade trees subject to review and approval by Natural Resources staff. Live oak trees shall be prohibited within this designated enhanced planting area. The buffer along the east property line shall include a pre-stressed 6' concrete wall and the following throughout the project's perimeter:
  - 4.1 Lawn, low growing evergreen shrubs, ground cover or rock mulch covering the balance of the buffer.
5. Low intensity security lighting, designed and constructed so as to avoid illumination of off-site properties, may be erected on the project site. These lighting fixtures may be either attached to the project buildings or placed on standards, neither of which shall result in the lighting element being placed greater than thirty (30) feet above ground level.
6. Non-security lighting for recreational activities, designed and constructed so as to avoid illumination of off-site properties may be permitted. However, non-security lighting for recreational activities shall be restricted west of the area shown on the site plan as "Phase 2 Classroom/Multi-Purpose." Furthermore, said lighting shall not be located in any area of the site south of said classrooms. These non-security lighting fixtures will not be permitted to operate beyond 10:00 p.m. and only permitted to operate Monday through Friday. The maximum height of any lighting standard upon which such non-security lighting is erected shall not exceed thirty-five (35) feet, with the lighting element upon any such standard being restricted to the maximum height of thirty (30) feet above ground level.
7. There shall be no lake access for water craft activities.



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 19-1402 GCN  
MEETING DATE: November 12, 2019  
DATE TYPED: November 12, 2019

8. Access to the site, shall be limited to the general location of the access point, as shown on the submitted General Site Plan.
9. The design and construction of the curb cuts are subject to approval by Hillsborough County.
10. The radii of all project access drives, unless otherwise approved by Hillsborough County, shall be 35 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the site.
11. The applicant shall provide internal access to any existing or future outparcels on the site.
12. All internal access to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County.
13. The applicant shall be required to pave any portion of the access drive which may be within the existing right-of-way.
14. The developer shall be required to connect to a public water and wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits or Final Plat approval, whichever comes first, evidence of commitment from the City of Tampa to provide public water and wastewater services, and evidence of agreement to pay the necessary costs. No septic tanks shall be permitted.
15. 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.
16. Within ninety days of approval of PRS 93-0382 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/16/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN

PETITION NO: PRS 22-0361

- ☐ This agency has no comments.
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- ☒ This agency has no objection, subject to the listed or attached conditions.
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### **CONDITIONS OF APPROVAL**

#### *Revised Conditions:*

4. The school and daycare shall be limited to a maximum of 250 students.

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The proposed rezoning would not result in a change of potential trips generated by this minor modification. All existing transportation conditions of approval continue to apply to this PRS with the exception of Condition #11 addressing the location, design and number of access points. Staff is recommending deletion of the existing condition #11 because it is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. In this case, the existing site already has an established access point and no changes are proposed. Additionally, staff is recommending revising existing condition #3 related to the maximum number of students to clarify that the 250-maximum number of students applies to the cumulative total of daycare and school students as indicated in the proposed revised site plan and the applicant's PD request.

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# Transportation Comment Sheet

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Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
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Notes:		

## 4.0 Additional Site Information & Agency Comments Summary

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## COMMISSION

Mariella Smith CHAIR  
Pat Kemp VICE-CHAIR  
Harry Cohen  
Ken Hagan  
Gwendolyn "Gwen" W. Myers  
Kimberly Overman  
Stacy White



## DIRECTORS

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Sam Elrabi, P.E. WATER DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Reginald Sanford, MPH AIR DIVISION  
Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. WETLANDS DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> March 8, 2022	<b>COMMENT DATE:</b> February 15, 2022
<b>PETITION NO.:</b> 22-0098	<b>PROPERTY ADDRESS:</b> 2020, 2030 West Fletcher Ave, Tampa, FL 33612
<b>EPC REVIEWER:</b> Abbie Weeks	<b>FOLIO #:</b> 0200650000, 0200650100
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1101	<b>STR:</b> 11-28S-18E
<b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	8/16/2019
<b>WETLAND LINE VALIDITY</b>	EPC Wetland Line Valid through 10/23/2024
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands in western portion of property appear to be accurately depicted on 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/mst

cc: [mdhorner.aicp@gmail.com](mailto:mdhorner.aicp@gmail.com)

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

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**PETITION NO.:** PRS22-0361    **REVIEWED BY:** Randy Rochelle    **DATE:** 1/10/2022

**FOLIO NO.:** 20065.0000, 20065.0100

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**WATER**

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

**WASTEWATER**

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

**COMMENTS:** \_\_\_\_\_.