

# PD Modification Application: PRS 22-1356

Zoning Hearing Master Date:

N/A

BOCC Land Use Meeting Date:

October 11, 2022



**Hillsborough**  
**County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Peter Geraci & Louis Geraci, LLLP

FLU Category: CMU-12, RES-9, RES-2 and RES-1

Service Area: Urban and Rural

Site Acreage: 180.99

Community  
Plan Area: Lutz

Overlay: None



### Introduction Summary:

The subject site is zoned PD 98-0917, as most recently modified by PRS 22-0618. The site is located east of Dale Mabry Highway and west of Geraci Road. The project is approved for 198 single-family detached units within three “villages.” Limited AS-1 zoning district uses and 5 residential units are permitted within Villages C and D. These specific AS-1 zoning district uses are permitted by-right, or in accordance with Conditional Use standards or in accordance with Special Use standards.

### Existing Approval(s):

Yard waste air curtain incinerator is a permissible use in Villages C and D subject to compliance with Conditional Use standards and other applicable zoning conditions and regulations.

### Proposed Modification(s):

Remove the yard waste air curtain incinerator use as permissible use in Villages C and D.

### Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

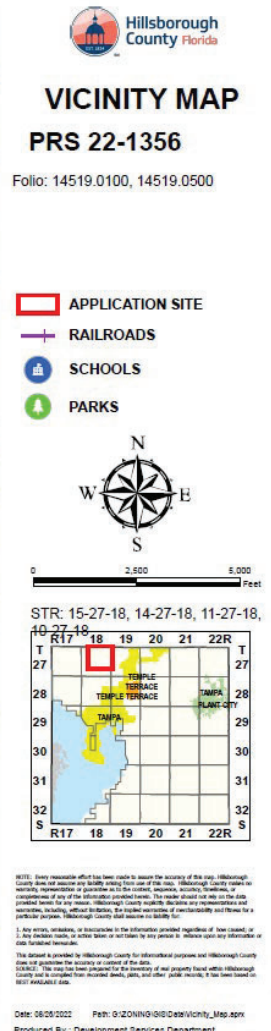
None Requested as part of this application

### Planning Commission Recommendation:

N/A

### Development Services Recommendation:

Approvable, subject to proposed conditions



The area is predominately single-family residential and located within the Lutz community. The project is on the western border of the Rural Service Area and rural future land use categories, creating a pattern of mid-sized to large lots around the area's natural attributes. Properties to the west are in the Urban Service Area and suburban to urban land use categories. Therefore, a more suburban development, along with non-residential uses, is present.

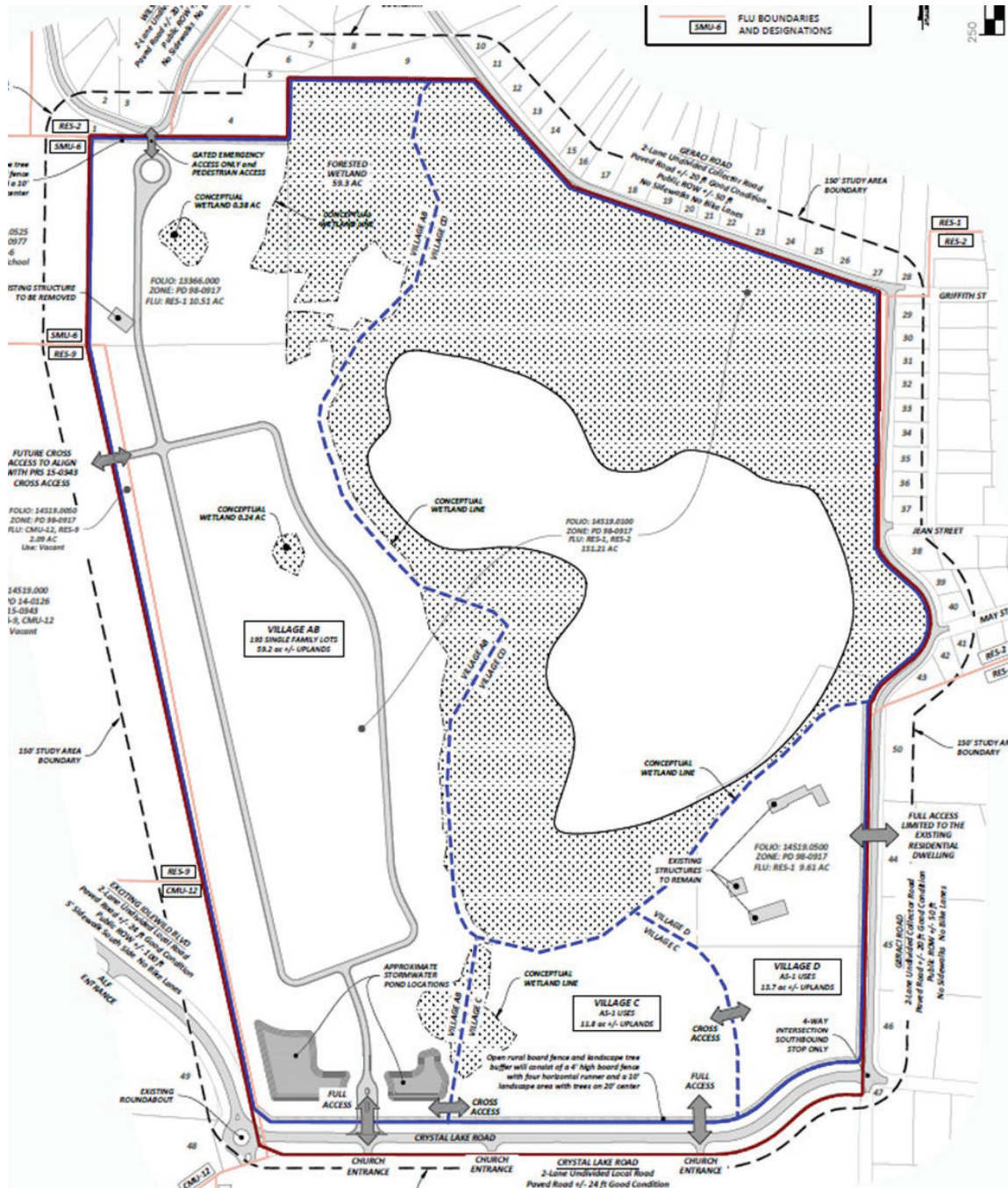






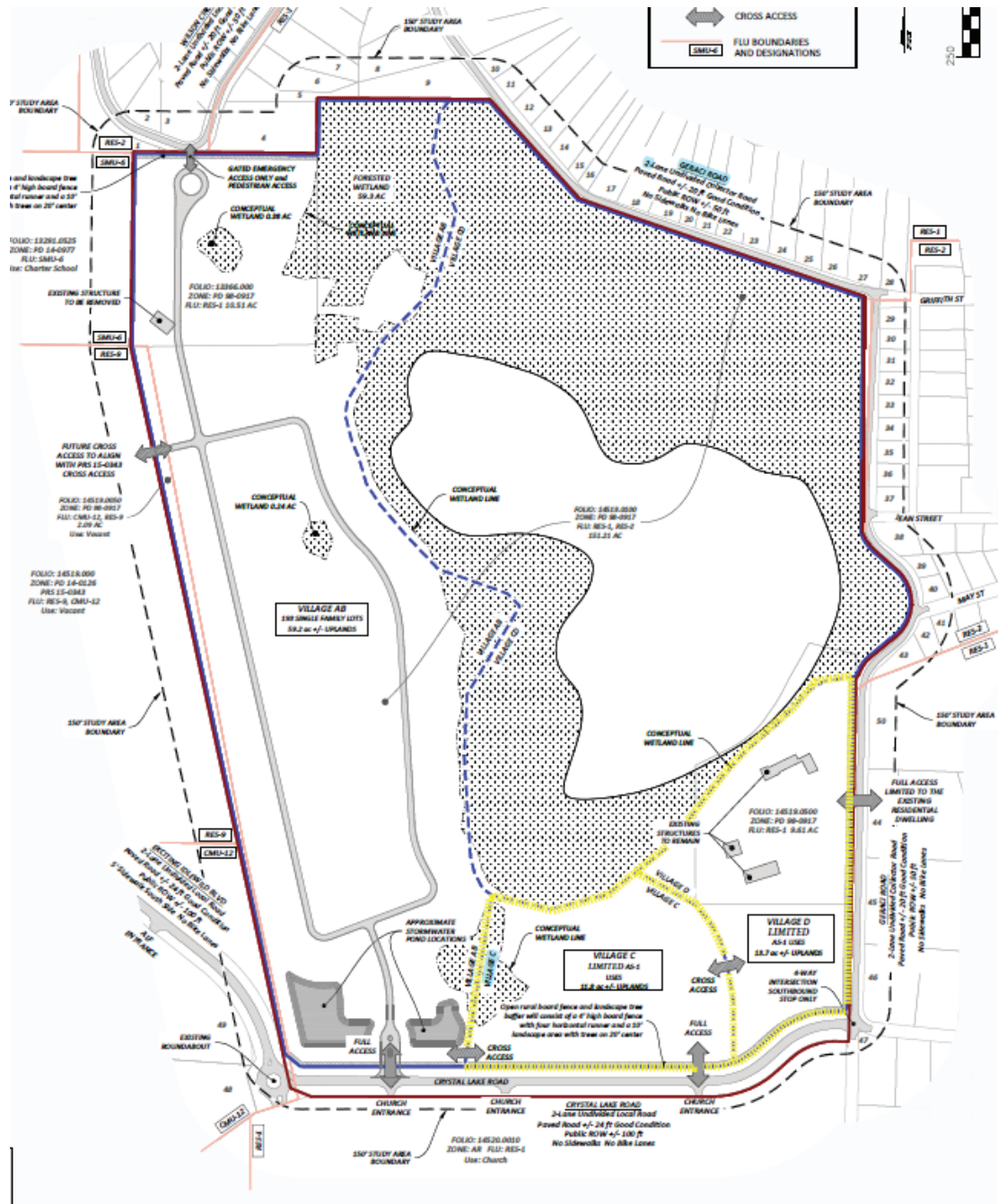
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 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 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Crystal Lake Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Geraci Rd.	County Collector - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Wilson Cr.	County Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	1,935	152	203
Proposed	1,935	152	203
Difference (+/-)	0	0	0

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North		Pedestrian	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular	None	Does Not Meet LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Crystal Lake Rd./Substandard Roadway Improvements	Design Exception Requested	Previously Approved
Notes:		



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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

This request is to remove a use presently permissible in Villages C and D subject to compliance with Conditional Use standards and other applicable zoning conditions and regulations. Staff finds no compatibility issues with removal of the subject use (air curtain incinerator), as it will serve to remove any potential use specific operational impacts associated with the subject use from the Planned Development.

### **5.2 Recommendation**

Approvable, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 19, 2022.

1. Development shall be limited to a maximum of 198 conventional detached single-family dwellings. A maximum of 193 units shall be permitted in Village AB and a maximum of 5 units shall be permitted in Villages C and D. Limited AS-1 zoning district uses shall also be permitted in Villages C and D, which includes: permitted by right: agriculture, game preserves, recreational uses-private community and recreational uses-passive; permitted as a conditional use when adhering the use's supplemental conditional use requirements: agricultural equipment storage, agricultural stands, public stables, private stables, accessory dwellings, home-based business-agriculture, home-based business-residential, helistop, open storage in agricultural districts, land excavation/agricultural reservoir, ~~yard waste air curtain incinerator~~, and yard waste composting facility; permitted as a special use when adhering to the use's supplemental special use requirements: accessory kitchen. Also, prior to the development of each village, interim agricultural uses shall be permitted. However, all land alteration activities shall be subject to prior review and approval of the Hillsborough County Development Services Department and agricultural activities shall not be exempt from the land alteration regulations of the Land Development Code.

2. Development standards for Village AB be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard:	25 feet, except the minimum setback for garages shall be 20 feet
Minimum side yard:	5 feet
Minimum rear yard:	15 feet (condition 4)
Maximum building height:	35 feet
Maximum lot coverage:	40 percent

- 2.1 Lots shall be located a minimum of 200 feet from the northern boundary of the Project boundary. The two northernmost lots in Village AB will be developed with single story homes.

3. Development standards for Villages C and D shall be as follows:

Minimum lot size:	43,560 square feet
Minimum lot width:	150 feet
Minimum front yard:	50 feet
Minimum side yard:	15 feet
Minimum rear yard:	50 feet
Maximum building height:	35 feet

- 3.1. One of the 5 residential units permitted in Village C or D may be a manufactured/modular home.


4. On lots incorporating or abutting wetland conservation areas, the principal dwelling structure, excluding non-air conditioned spaces such as covered patios, pool enclosures, etc., shall be a minimum of 15 feet from the required conservation area 30-foot setback line, unless a greater separation is required by the rear yard standards noted above.

5. The 30-foot conservation setback zone shall be maintained in its natural state. Grading, filling, sodding or removal of existing vegetation, except for nuisance species, shall be subject to approval of Hillsborough County.
6. Common access to lakes shall be prohibited. Private access to Lake Pearl shall be permitted for lots in Villages C and D only, subject to the conditions below and standard EPC construction permitting procedures. Private access shall not be allowed for lots in Villages AB.
  - 6.1 Lake access structures shall be elevated with a maximum walkway width of five feet and maximum terminal platform size of 160 feet. Boat launching ramps shall be prohibited.
7. A fencing and landscaping buffer shall be provided on the northern boundary of Village AB, the southern boundary of Village AB, the southern boundary of Village C and both the southern and eastern boundary of Village D as depicted on the general site plan. This fencing and landscaping buffer is not required within any wetlands.
8. If MM 21-0877 is approved, the County Engineer will approve a Section 6.04.02 Design Exception (dated July 30, 2021) which was found approvable by the County Engineer (on August 2, 2021). Approval of this Design Exception will allow 2,100 linear feet of sidewalk on the north side of Crystal Lake Rd. from Exciting Idlewild Blvd to Geraci Rd in lieu of the standard TS-7 typical section of the Hillsborough County Transportation Technical Manual required by Section 6.02.07. of the LDC.
9. Primary access to the project shall be provided from Crystal Lake Road from two (2) full access points, as shown on the PD Site Plan.
10. Vehicular Emergency Only access and pedestrian access shall be provided from the project north to Wilson Lake Circle, as shown on the PD Site Plan.
11. One full access limited to the existing 10-acre homesite located within Village D will be provided from Geraci Road, as shown on the PD Site Plan. If the existing residential dwelling located on the existing 10-acre homesite is demolished or removed, then the use of the Geraci Road access shall terminate, and the Crystal Lake Road access will be used. Any new single-family dwelling units located on Villages C and D shall be required to use the Crystal Lake Road access.
12. The vehicular and pedestrian cross access between Village AB and Village C may be gated until such time that Villages C and D are developed with units in excess of the existing homestead and up to one manufactured home within Village C. At the time of said redevelopment of Villages C and D, all gates shall be removed.
13. Future cross access to align with PRS 15-0343 will be provided at the western boundary, as shown on the PD Site Plan.
14. Prior to the issuance of any Certificates of Occupancy for Village AB, the developer shall construct a 245-foot eastbound left turn lane into the project from Chrystal Lake Road.
15. All existing access connections and driveway aprons that will not be utilized for access shall be removed at the time of site construction.
16. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary and in between the project Villages.



17. The developer will design and permit the proposed stormwater management system to meet volume sensitive capacity criteria as defined by the Hillsborough County Stormwater Technical Manual (STM) 6.1.3.4. The developer shall demonstrate that the stormwater management system will have no adverse impact on nearby properties.
18. Public water and wastewater service shall be utilized, unless otherwise stated, in all Villages. The existing home in Village D shall be permitted to utilize the existing private well and septic system. Redevelopment of the existing home in Village D shall require public water and wastewater. The developer shall pay all costs for service delivery.
19. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
20. 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.
21. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
22. 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.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Mon Sep 26 2022 15:14:43

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

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

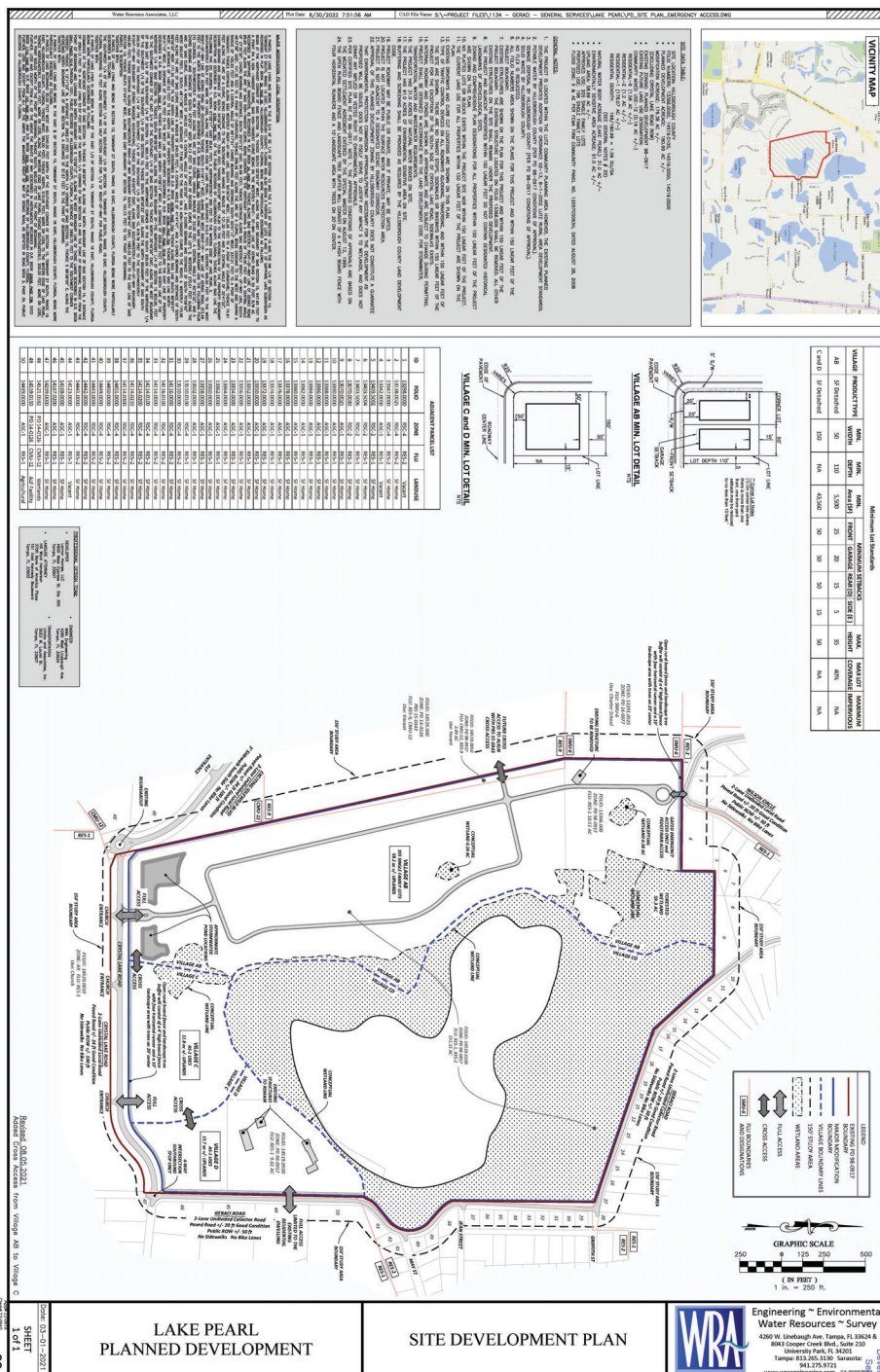
## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None.



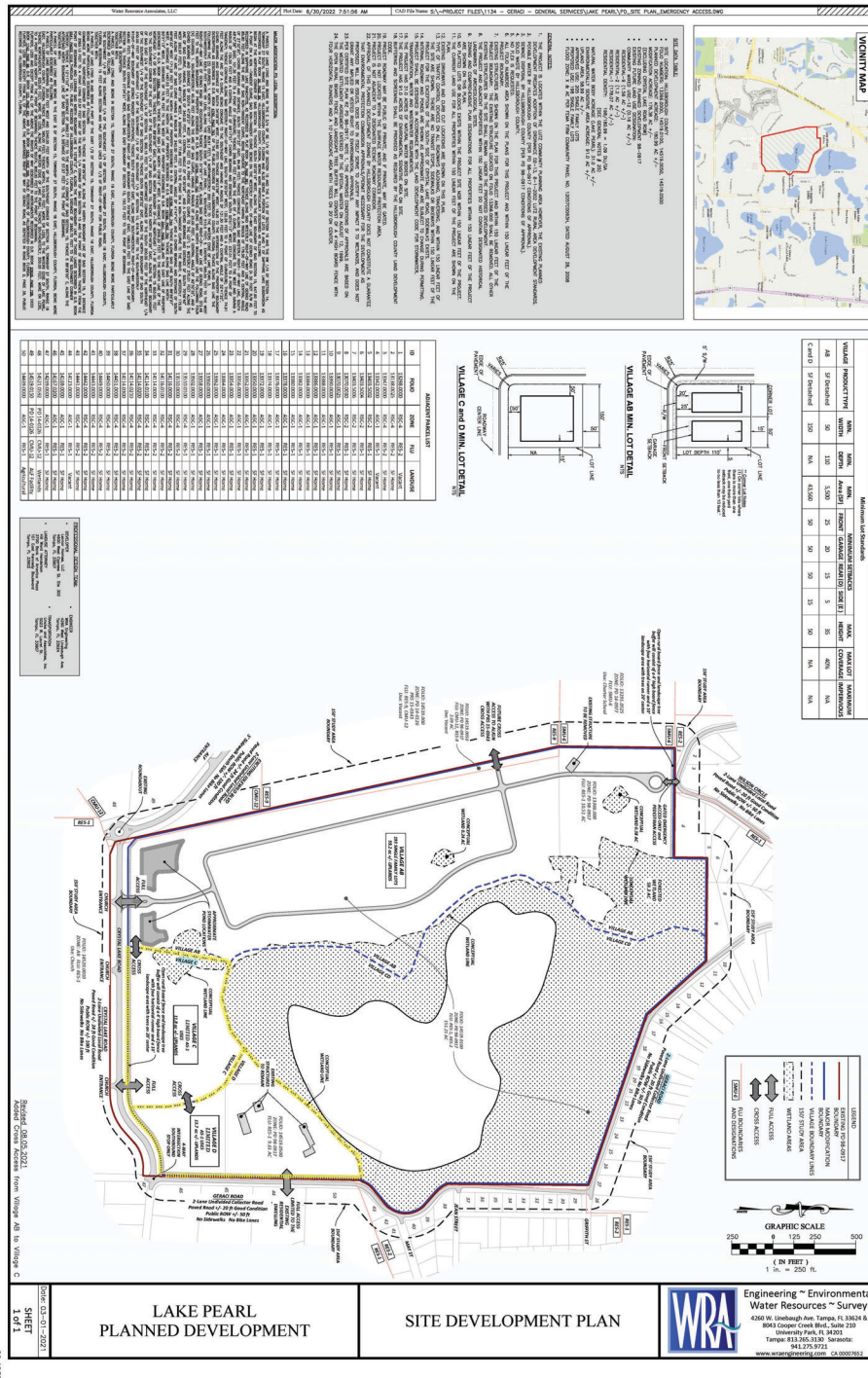
## 8.0 SITE PLANS (FULL)

## 8.1 Approved Site Plan (Full)



## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)





**APPLICATION NUMBER: PRS 22-1356**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Michelle Heinrich, AICP

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

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department

**DATE:** 9/23/2022

**REVIEWER:** Richard Perez, AICP

**AGENCY/DEPT:** Transportation

**PLANNING AREA:** LUTZ / NW

**PETITION NO:** PRS 22-1356

- ☐ 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.

### **REQUEST SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification (PRS) to planned development PD #98-0917 as amended by MM 21-0877 and PRS 22-0618. The applicant is seeking to remove yard waste air curtain incinerators as an allowable use in Villages C and D.

The subject property consists of four (4) parcels totaling 173.44 acres and grouped in to 4 residential villages. Villages A and B consist of 200 single family residential units. Village C and D is limited to 5 single family residential units and agricultural uses. The site is located at the north west corner of Crystal Lake Rd. and Geraci Rd within the Lutz Rural Community Plan Area. The Future Land Use designation of the site is R-1, R-2, R-9, CMU-12.

### ***Trip Generation Analysis***

The requested modification proposes to eliminate yard waste air curtain incinerators as an allowable use in Villages C and D. Staff has prepared a generalized worst-case scenario of the trips potentially generated under the approved PD zoning designation, utilizing the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition, for informational purposes. The yard waste air curtain incinerator trip generation rate is estimated to be lower than the 5 single family residential units allowed in Villages C and D.

### **Approved PD Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 205 Units Single Family Detached (ITE 210)	<b>1,935</b>	<b>152</b>	<b>203</b>

The proposed rezoning will not result in an increase in potential trip generation.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site is bounded by Crystal Lake Rd to the south, Geraci Rd to the east, and Wilson Cr. to the north.

#### Crystal Lake Road:

Crystal Lake Rd. is a substandard 2-lane, undivided, County local rural roadway. The roadway consists of +/-12-foot lanes, 8-foot shoulders with 4 feet paved, a 5-foot sidewalk on the south side, swales. Along the project frontage, the roadway lies within +/- 100 feet of right-of-way.

The existing PD conditions of approval include a design exception to construct 2,100 feet of standard 5-foot sidewalk on the north side of Crystal Lake Rd.

#### Geraci Road:

Geraci Rd. is a substandard 2-lane, undivided, County rural collector roadway. The roadway consists of +/-10-foot lanes, unpaved shoulders, no sidewalks, no bike lanes and swales. Along the project frontage, the roadway lies within +/- 54 feet of right-of-way.

#### Wilson Circle:

Wilson Cr. is a substandard 2-lane, undivided, County rural local roadway. The roadway consists of +/-10-foot lanes, unpaved shoulders, no sidewalks, no bike lanes and swales. Along the project frontage, the roadway lies within +/- 50 feet of right-of-way. Traffic humps are located within close proximity off the segment adjacent to the subject site.

### **SITE ACCESS**

The approved PD site plan allows two access points onto Crystal Lake Road (one associated with the “Village AB” and another associated with “Village C and D”) and an interim access to Geraci Rd (to be closed when the existing residential estate redevelops). Additionally, there is a gated emergency access and pedestrian access to Wilson Rd to the north; and cross access to the west.

The existing PD conditions of approval include the construction of a eastbound left turn lane on Crystal Lake Rd. at the access connection to Village AB.

There are no proposed changes to the currently approved site access.

### **LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Crystal Lk Rd/ Exciting Idlewild Blvd	Dale Mabry Hwy	Geraci Rd	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Crystal Lake Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Geraci Rd.	County Collector - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Wilson Cr.	County Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,935	152	203
Proposed	1,935	152	203
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular	None	Does Not Meet LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Crystal Lake Rd./Substandard Roadway Improvements	Design Exception Requested	Previously Approved
Notes:		

### 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 checked="" 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**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 22, 2022.

1. Development shall be limited to a maximum of 198 conventional detached single-family dwellings. A maximum of 193 units shall be permitted in Village AB and a maximum of 5 units shall be permitted in Villages C and D. Limited AS-1 zoning district uses shall also be permitted in Villages C and D, which includes: permitted by right: agriculture, game preserves, recreational uses-private community and recreational uses-passive; permitted as a conditional use when adhering the use's supplemental conditional use requirements: agricultural equipment storage, agricultural stands, public stables, private stables, accessory dwellings, home-based business-agriculture, home-based business-residential, helistop, open storage in agricultural districts, land excavation/agricultural reservoir, yard waste air curtain incinerator, and yard waste composting facility; permitted as a special use when adhering to the use's supplemental special use requirements: accessory kitchen. Also, prior to the development of each village, interim agricultural uses shall be permitted. However, all land alteration activities shall be subject to prior review and approval of the Hillsborough County Development Services Department and agricultural activities shall not be exempt from the land alteration regulations of the Land Development Code.
2. Development standards for Village AB be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard:	25 feet, except the minimum setback for garages shall be 20 feet
Minimum side yard:	5 feet
Minimum rear yard:	15 feet (condition 4)
Maximum building height:	35 feet
Maximum lot coverage:	40 percent
- 2.1 Lots shall be located a minimum of 200 feet from the northern boundary of the Project boundary. The two northernmost lots in Village AB will be developed with single story homes.
3. Development standards for Villages C and D shall be as follows:

Minimum lot size:	43,560 square feet
Minimum lot width:	150 feet
Minimum front yard:	50 feet
Minimum side yard:	15 feet
Minimum rear yard:	50 feet
Maximum building height:	35 feet
- 3.1. One of the 5 residential units permitted in Village C or D may be a manufactured/modular home.
4. On lots incorporating or abutting wetland conservation areas, the principal dwelling structure, excluding non-air conditioned spaces such as covered patios, pool enclosures, etc., shall be a minimum of 15 feet from the required conservation area 30-foot setback line, unless a greater separation is required by the rear yard standards noted above.



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5. The 30-foot conservation setback zone shall be maintained in its natural state. Grading, filling, sodding or removal of existing vegetation, except for nuisance species, shall be subject to approval of Hillsborough County.
  6. Common access to lakes shall be prohibited. Private access to Lake Pearl shall be permitted for lots in Villages C and D only, subject to the conditions below and standard EPC construction permitting procedures. Private access shall not be allowed for lots in Villages AB.
    - 6.1 Lake access structures shall be elevated with a maximum walkway width of five feet and maximum terminal platform size of 160 feet. Boat launching ramps shall be prohibited.
  7. A fencing and landscaping buffer shall be provided on the northern boundary of Village AB, the southern boundary of Village AB, the southern boundary of Village C and both the southern and eastern boundary of Village D as depicted on the general site plan. This fencing and landscaping buffer is not required within any wetlands.
  8. If MM 21-0877 is approved, the County Engineer will approve a Section 6.04.02 Design Exception (dated July 30, 2021) which was found approvable by the County Engineer (on August 2, 2021). Approval of this Design Exception will allow 2,100 linear feet of sidewalk on the north side of Crystal Lake Rd. from Exciting Idlewild Blvd to Geraci Rd in lieu of the standard TS-7 typical section of the Hillsborough County Transportation Technical Manual required by Section 6.02.07. of the LDC.
  9. Primary access to the project shall be provided from Crystal Lake Road from two (2) full access points, as shown on the PD Site Plan.
  10. Vehicular Emergency Only access and pedestrian access shall be provided from the project north to Wilson Lake Circle, as shown on the PD Site Plan.
  11. One full access limited to the existing 10-acre homesite located within Village D will be provided from Geraci Road, as shown on the PD Site Plan. If the existing residential dwelling located on the existing 10-acre homesite is demolished or removed, then the use of the Geraci Road access shall terminate, and the Crystal Lake Road access will be used. Any new single-family dwelling units located on Villages C and D shall be required to use the Crystal Lake Road access.
  12. The vehicular and pedestrian cross access between Village AB and Village C may be gated until such time that Villages C and D are developed with units in excess of the existing homestead and up to one manufactured home within Village C. At the time of said redevelopment of Villages C and D, all gates shall be removed.
  13. Future cross access to align with PRS 15-0343 will be provided at the western boundary, as shown on the PD Site Plan.
  14. Prior to the issuance of any Certificates of Occupancy for Village AB, the developer shall construct a 245-foot eastbound left turn lane into the project from Chrystal Lake Road.
  15. All existing access connections and driveway aprons that will not be utilized for access shall be removed at the time of site construction.

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16. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary and in between the project Villages.
  17. The developer will design and permit the proposed stormwater management system to meet volume sensitive capacity criteria as defined by the Hillsborough County Stormwater Technical Manual (STM) 6.1.3.4. The developer shall demonstrate that the stormwater management system will have no adverse impact on nearby properties.
  18. Public water and wastewater service shall be utilized, unless otherwise stated, in all Villages. The existing home in Village D shall be permitted to utilize the existing private well and septic system. Redevelopment of the existing home in Village D shall require public water and wastewater. The developer shall pay all costs for service delivery.
  19. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
  20. 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.
  21. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
  22. 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.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department

**DATE:** 9/23/2022

**REVIEWER:** Richard Perez, AICP

**AGENCY/DEPT:** Transportation

**PLANNING AREA:** LUTZ / NW

**PETITION NO:** PRS 22-1356

- ☐ 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.

### **REQUEST SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification (PRS) to planned development PD #98-0917 as amended by MM 21-0877 and PRS 22-0618. The applicant is seeking to remove yard waste air curtain incinerators as an allowable use in Villages C and D.

The subject property consists of four (4) parcels totaling 173.44 acres and grouped in to 4 residential villages. Villages A and B consist of 200 single family residential units. Village C and D is limited to 5 single family residential units and agricultural uses. The site is located at the north west corner of Crystal Lake Rd. and Geraci Rd within the Lutz Rural Community Plan Area. The Future Land Use designation of the site is R-1, R-2, R-9, CMU-12.

### ***Trip Generation Analysis***

The requested modification proposes to eliminate yard waste air curtain incinerators as an allowable use in Villages C and D. Staff has prepared a generalized worst-case scenario of the trips potentially generated under the approved PD zoning designation, utilizing the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition, for informational purposes. The yard waste air curtain incinerator trip generation rate is estimated to be lower than the 5 single family residential units allowed in Villages C and D.

### **Approved PD Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 205 Units Single Family Detached (ITE 210)	<b>1,935</b>	<b>152</b>	<b>203</b>

The proposed rezoning will not result in an increase in potential trip generation.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site is bounded by Crystal Lake Rd to the south, Geraci Rd to the east, and Wilson Cr. to the north.

Crystal Lake Road:

Crystal Lake Rd. is a substandard 2-lane, undivided, County local rural roadway. The roadway consists of +/-12-foot lanes, 8-foot shoulders with 4 feet paved, a 5-foot sidewalk on the south side, swales. Along the project frontage, the roadway lies within +/- 100 feet of right-of-way.

The existing PD conditions of approval include a design exception to construct 2,100 feet of standard 5-foot sidewalk on the north side of Crystal Lake Rd.

Geraci Road:

Geraci Rd. is a substandard 2-lane, undivided, County rural collector roadway. The roadway consists of +/-10-foot lanes, unpaved shoulders, no sidewalks, no bike lanes and swales. Along the project frontage, the roadway lies within +/- 54 feet of right-of-way.

Wilson Circle:

Wilson Cr. is a substandard 2-lane, undivided, County rural local roadway. The roadway consists of +/-10-foot lanes, unpaved shoulders, no sidewalks, no bike lanes and swales. Along the project frontage, the roadway lies within +/- 50 feet of right-of-way. Traffic humps are located within close proximity off the segment adjacent to the subject site.

**SITE ACCESS**

The approved PD site plan allows two access points onto Crystal Lake Road (one associated with the “Village AB” and another associated with “Village C and D”) and an interim access to Geraci Rd (to be closed when the existing residential estate redevelops). Additionally, there is a gated emergency access and pedestrian access to Wilson Rd to the north; and cross access to the west.

The existing PD conditions of approval include the construction of a eastbound left turn lane on Crystal Lake Rd. at the access connection to Village AB.

There are no proposed changes to the currently approved site access.

**LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Crystal Lk Rd/ Exciting Idlewild Blvd	Dale Mabry Hwy	Geraci Rd	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Crystal Lake Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Geraci Rd.	County Collector - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Wilson Cr.	County Local - Rural	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,935	152	203
Proposed	1,935	152	203
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular	None	Does Not Meet LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Crystal Lake Rd./Substandard Roadway Improvements	Design Exception Requested	Previously Approved
Notes:		

## 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 checked="" 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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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> October 11, 2022	<b>COMMENT DATE:</b> September 14, 2022
<b>PETITION NO.:</b> 22-1356	<b>PROPERTY ADDRESS:</b> Crystal Lake Road, 2702 Wilson Circle and 18114 Geraci Road , Lutz
<b>EPC REVIEWER:</b> Kelly M. Holland	<b>FOLIO #:</b> 0133660000, 0145190050, 0145190100 and 0145190500
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222	<b>STR:</b> 10 & 15-27S-18E
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Modification to an existing Planned Development	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	January 3, 2022
<b>WETLAND LINE VALIDITY</b>	Survey valid through 9/8/2026
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands onsite: lake and isolated wetlands
<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.

- The subject property contains wetland/OSW areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Patricia Ortiz, Agent - [OrtizPlanningSolutions@gmail.com](mailto:OrtizPlanningSolutions@gmail.com)

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

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PETITION NO.: PRS22-1356    REVIEWED BY: Randy Rochelle    DATE: 9/13/2022

FOLIO NO.: 14519.0100 & 14519.0500

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☒ (adjacent to the site), ☐ (approximately \_\_\_\_\_ feet from the site) and is located within the north Right-of-Way of Exciting Idle Wild Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 3500 feet from the site) and is located west of the subject property within the west Right-of-Way of N. Dale Mabry Highway. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, the above would be the most likely Points-of-Connection. There could be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will verify at time of application of service as additional analysis will be required to make the final determination.