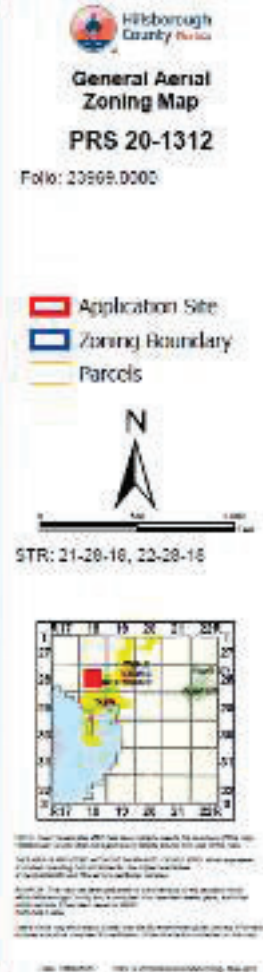
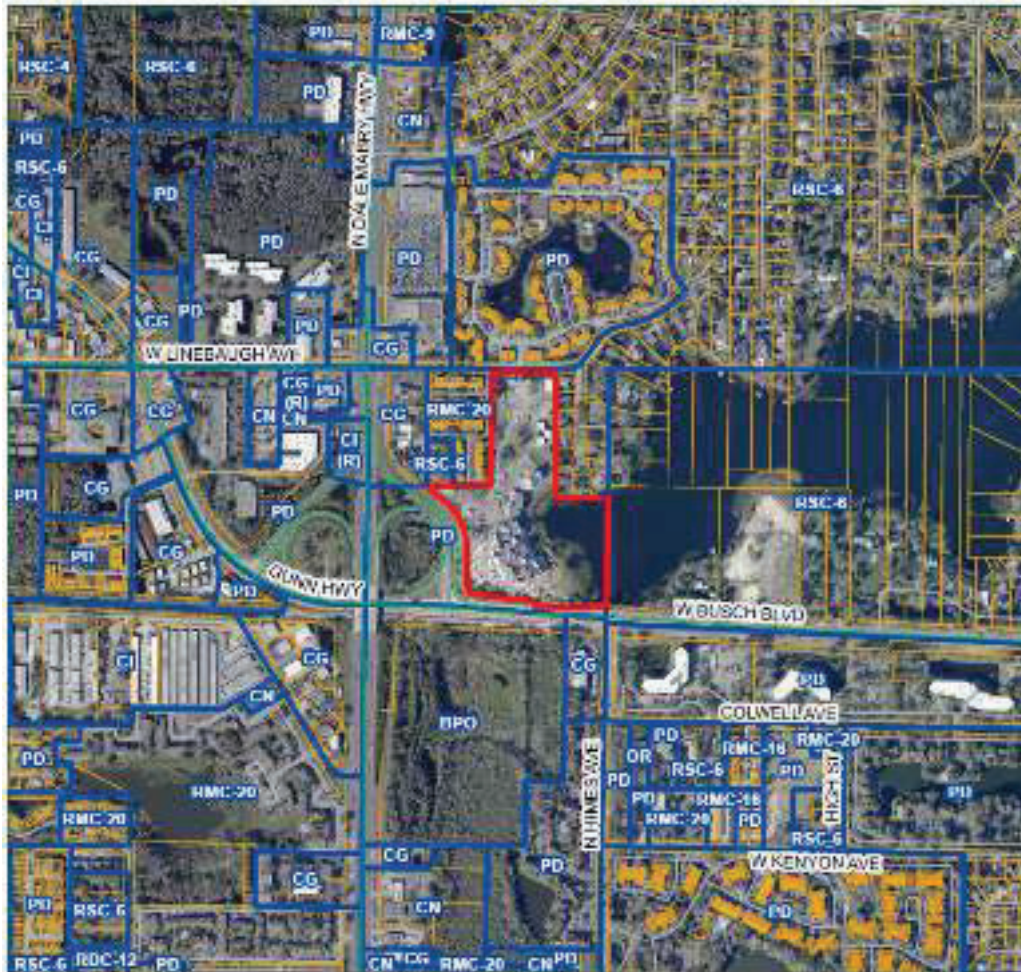




# Hillsborough County Florida

## STAFF REPORT

<b>SUBJECT:</b>	PRS 20-1312	<b>PLANNING AREA:</b>	Greater Carrollwood Northdale
<b>REQUEST:</b>	Minor Modification to an Approved PD	<b>SECTOR:</b>	Northwest
<b>APPLICANT:</b>	Surya Estates, LLC		
<b>Existing Zoning:</b> PD 84-0084		<b>Comp Plan Category:</b> RES-4	



## Application Review Summary and Recommendation

### 1.0 Summary

#### 1.1 Project Narrative

The applicant is requesting a Minor Modification to the approved Planned Development 84-0084 as most recently modified by Minor Modification 12-0597. The project is nearing completion and is approved for a maximum of 7 single family homes totaling just under 60 thousand square feet combined on one 16.9-acre parcel. The primary home on the parcel is approved for 30,000 square feet and two secondary homes are approved for 23,500 square feet combined. The applicant seeks to subdivide the single parcel into 3 lots and a common area tract.

**Exhibit 2 :** Aerial View - February 2020



**Exhibit 3:** Proposed 3-Lot Configuration





The request is to modify the conditions of approval to fit the subdivision of the parcel into three (3) individual lots consisting of the primary residence and two secondary residences on the premises. The remainder of the structures consisting of 3 guest homes and a caretaker's home will be located on one common tract and managed by the home owner's association.

The modifications to the approved final zoning conditions are needed because the three primary structures on the premises were conforming to the RSC-6 setback requirements as a one parcel project. However, with the introduction of 3 separate lots, the existing structure are closer than the required 7.5 foot side yard setback for the RSC-6 standards. The applicant seeks to reduce the minimum required side yard setback of 7.5 feet by 4.5 feet to allow the side yard to be a minimum of 3 feet for all three lots.

The applicant is also seeing a 25-foot reduction to the required front setback for the primary residence (lot 1) resulting in a setback of 0 feet from the west lot line.

## **1.2 Compliance Overview with Codes and Technical Manuals**

The applicant requests no new PD variations from the routine site development requirements found in LDC Part 6.07.00, Fences and Walls Requirements, LDC Part 6.05.00, Parking and Loading, or LDC Part 6.06.00, Landscaping, Irrigation and Buffering.

## **1.3 Analysis of Recommended Conditions**

The existing conditions were drafted with the expectation that the project would consist of one parcel totaling 16.9 acres and conforming to RSC-6 standard setbacks. The proposed modifications to the approved conditions address the creation of 3 lots on the parcel and adjust the setback requirements to fit the as built structures.

Other proposed changes to the approved conditions are insertions of language to identify the 3 lots and the common area tract.

## **1.4 Compatibility**

Staff finds the proposed modifications to the approved Planned Development to be compatible with the surrounding area as there will be no changes to the previous approvals for the project. There will be no impacts to the surrounding area. The proposed changes affect how the project is owned and not the configuration or size of the structures on the project.

## **1.5 Agency Comments**

No other agencies or departments have provided comments for this modification

## **1.6 Exhibits**

Exhibit 1: Project Map

Exhibit 2: Aerial View - February 2020

Exhibit 3: Proposed 3-Lot Configuration

Exhibit 4: Existing General Development Plan PRS 12-0597

Exhibit 5: Proposed General Development Plan PRS 20-1312

## **2.0 Recommendation**

Staff recommends is for support of the application.

## **RECOMMENDED CONDITIONS**

Approval of the request, subject to the conditions listed below is based on the general site plan submitted July ~~12, 2012~~, December 23, 2020

1. The project shall be limited to the following development:
  - 1.1 Three lots and a common area tract with ~~Aa~~ a maximum of seven (7) single-family conventional homes. The maximum size of said ~~homes-lots~~ shall be as shown on the General Site Plan. The three residential structures abutting White Trout Lake on lots 1, 2 and 3 may be attached by covered walkways, breezeways, archways, etc. between structures.
    - 1.1.1 The maximum size for the main residence ("ABC") on lot 1 shall be 30,000 square feet, excluding walkways. The area of lot 1 shall be 2.46 Acres
    - 1.1.2 The maximum size for the residences "E" and "D" on lots 2 and 3 combined shall be 23,500 square feet, excluding walkways. Lots 2 and 3 shall be 1.01 acres each as shown on the General Site Plan
    - 1.1.3 The maximum size of the ~~for~~ guest houses "H", "G" and "F" on the common area tract combined shall be 3,780 (1,260 s.f. per guest house).
    - 1.1.4 The maximum living space square footage for the caretaker's residence building on the common area tract shall be 1,948 s.f.
  - 1.2 A maintenance building on the common area tract containing a maximum of 3,620 square feet as well as recreational areas, and art installations shall be located as generally located shown on the site plan.
  - 1.3 An administrative office containing a maximum of 5,000 square feet to be located internally to the primary residence (30,000 square foot building).



2. The minimum building setbacks for all residential structures shall be consistent with the RSC-6 zoning district standards unless otherwise specified herein.
  - 2.1 The minimum front yard setback for lot 1 shall be zero (0) feet.
  - 2.2 The minimum side yard setback for lots 1,2 and 3 shall be three (3) feet.
3. Maximum building height for the project shall be as follows:
  - 3.1 The maximum height for the primary residence, shown on the site plan as "ABC" (lot 1) (30,000 square foot structure), shall be as follows:
    - 3.1.1 A maximum of 10% of the structure shall have a maximum building height of 58 feet.
    - 3.1.2 A maximum of 40% of the structure shall have a maximum building height of 46 feet.
    - 3.1.3 The remainder of the structure shall have a maximum building height of 36 feet.
    - 3.1.4 A cupola with a height of 78 feet shall occupy the center of the primary residence ("ABC"). The cupolas are to be used as an architectural feature only. Use of the cupola as accessible living space is not permitted.
    - 3.1.5 An open-air structure (gazebo) shall be located as generally shown on the plan with a maximum height of 30 feet. A setback of 30 feet from all property lines is required.
  - 3.2 The maximum building height for residences "E" and "D" on lots 2 and 3 shall be 44 feet 8 inches. Two copulas shall be allowed, where shown on the site plan, with height of 56 feet. The cupolas are to be used as an architectural feature only. Use of the cupola as accessible living space is not permitted. of the remaining single-family dwellings as well as the caretakers residence and the maintenance building shall be 30 feet.
  - 3.3 The maximum building height for the remaining buildings, on the common area tract, of the guest suite "F," guest suite "G," guest suite "H," the guardhouse/caretaker's residence building, and the maintenance building shall be 30 feet. Cupolas shall not be permitted on the guardhouse/caretaker's residence or maintenance buildings.
4. A maximum of three (3) single-family dwelling units, shall be permitted directly abutting White Trout Lake (as shown on the site plan as "Single Family Residence ABC," "Single Family Residence D," and "Single Family Residence E" – lots 1,2 and 3). See condition 1.1.1 and 1.1.2 for the maximum square footages permitted. See conditions 3.1 and 3.2 for maximum building

heights, permitted cupola locations and maximum cupola heights.

- 4.1 A maximum of three (3) boat docks shall be permitted within the project subject to review and approval by EPC and all other required reviewing agencies.
5. A 10-foot high wall (8 feet in height for the opaque wall and 2 feet for decorative treatments and columns) shall be permitted around the perimeter of the project and internal to the project as shown on the site plan in accordance with the following, unless otherwise referenced herein:
  - 5.1 The wall shall be setback a minimum of 20 feet from Linebaugh Avenue as shown on the submitted site plan. Additionally, the wall shall be setback a minimum of 15 feet from Busch Boulevard.
  - 5.2 The 10-foot-high (8 feet in height for the opaque wall and 2 feet for decorative treatments and columns) privacy wall shall not block the visibility of the adjacent church's existing signage from the northbound Busch Boulevard onramp to Dale Mabry Highway.
  - 5.3 A 12-foot-wall (10-foot opaque wall and 2-foot decorative treatments and columns) may be permitted on a 2-foot-tall berm along the North Dale Mabry and Busch Boulevard property boundaries,
6. A 12-foot-wall (10-foot opaque wall and 2-foot decorative treatments and columns) may be permitted on a 2-foot-tall berm along the North Dale Mabry and Busch Boulevard property boundaries. The wall location is to be as specified in conditions 6.1 and 7.1 below.
  - 6.1 The proposed wall, including the decorative structure at the corner of Dale Mabry Highway and Busch Boulevard, must be shifted as necessary to avoid the root zones of existing trees to be preserved as shown on the approved site plans for Natural Resources Permit NR(C)1255. Any change in location of the wall from those approved plans will require the submittal of revised plans through The Center's Site Intake Team.
7. Buffering/ landscaping shall be provided in accordance with the Land Development Code and as specified herein.
  - 7.1 A minimum 15-foot 20 foot buffer shall be provided along Busch Boulevard and the on-ramp to Dale Mabry Highway. A minimum 5 foot buffer shall be provided between the right-of-way and the proposed 12 foot high wall, while a minimum 15 foot buffer should be provided at the interior facade of the wall. Any relocation of the wall to avoid tree root zones of preserved trees shall be permitted. A buffer of a least 5 feet exterior to the wall shall be required. The buffer width interior to the wall may be reduced to below 15 feet to a minimum of 5 feet to accommodate the wall relocation. Within this buffer, the developer shall retain all existing vegetation excluding diseased or invasive species as determined by Hillsborough County.
  - 7.2 A minimum 20-foot buffer shall be provided along Linebaugh Avenue. Minimum landscaping within this buffer area shall include lawn, low growing evergreen plants,

and/or evergreen ground cover.

8. Outdoor amplification speakers shall not be directed toward White Trout Lake.
9. The developer shall obtain written approval from Hillsborough Area Regional Transit Authority (HART) in the event that it becomes necessary to temporarily relocate the existing transit stop on Busch Boulevard due to construction activity and/or to adjust the stop to accommodate the development.
10. The developer shall install a bus bay on Busch Boulevard that will combine with the proposed deceleration lane into the property. The location of the bus bay is subject to review and approval by HART.
11. The general design and location of the access point shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
12. Based on the projected trip generation to the site, access onto the public road would be via "Type II ", Minor Roadway Connection (50- 1500 trip ends per day), LD C 6.04.01. E. Accordingly, the Land Development Code requires (see LD C 6.04.03 G ) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
13. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
14. Where applicable, in addition to the existing conditions which currently govern the site, if approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development
15. Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

16. If the notes and/or graphic on the site plan 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 conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. 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.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
19. ~~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 at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

**Staff's Recommendation: Approval, subject to conditions**

Zoning  
Administrator



J. Brian Grady

Sign-off: Wed Dec 23 2020 10:23:39







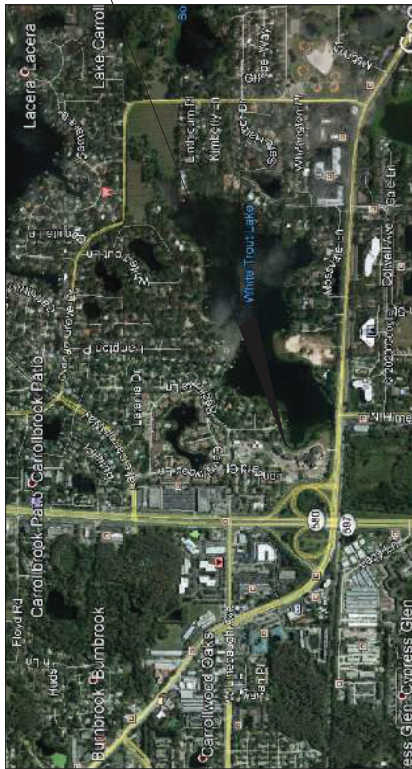
Sam Shaheen  
2020.12.23  
100'05- 09:57:28

PROPERTY ADDRESS: 3670 WEST LINEBAUGH AVENUE  
TAMPA, FLORIDA 33618

PROPERTY OWNER: SURYA ESTATES, LLC.  
3670 WEST LINEBAUGH AVENUE  
TAMPA, FLORIDA 33618

02/396/9,000  
 SECTION NUMBER:  
 HILLSBOROUGH COUNTY  
 FELLOWSHIP TRACT  
 21/28/18  
 JURISDICTION:  
 LAKE FRONT PLACE 32  
 FLU:  
 PD  
 ZONING DISTRICT:  
 RESIDENTIAL 4  
 COMP. FUTURE LANDUSE:  
 17.06 AC +/-  
 TOTAL SITE AREA:  
 88.99 AC +/-  
 TOTAL AREA OF LOTS:  
 88.99 AC +/-  
 PROPOSED AREA OF LOT 1:  
 40.478 SF / 0.93 AC  
 PROPOSED AREA OF LOT 2:  
 40.478 SF / 0.93 AC  
 PROPOSED AREA OF LOT 3:  
 40.478 SF / 0.93 AC

THE PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PER  
PANEL \*12057 CO 192 SUFFIX "H" ACCORDING TO THE  
NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8/28/2008.



PREPARED FOR:  
SURYA ESTATES, LLC.  
5600 MARINER STREET  
SUITE 200  
TAMPA, FLORIDA 33609

PREPARED BY:



**AREFCO INTERNATIONAL**  
*CONSULTING ENGINEERS*  
PLANNING • ENGINEERING • PERMITTING

13250 NORTH 56TH STREET  
SUITE 202  
TAMPA, FLORIDA 33617  
TEL (813) 334-3278

## INDEX OF PLANS

1. KEY SHEET
2. PROP. MINOR PD MODIFICATION PLAN

## GOVERNING STANDARDS & SPECIFICATIONS

1. HILLSBOROUGH COUNTY
2. ENVIRONMENTAL PROTECTION COMMISSION
3. FLORIDA DEPARTMENT OF TRANSPORTATION FY 2019-20 STANDARD PLANS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM SHAHEEN, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SAM SHAHEEN, PE  
FLORIDA PE # 61841  
SEPTEMBER 10, 2020

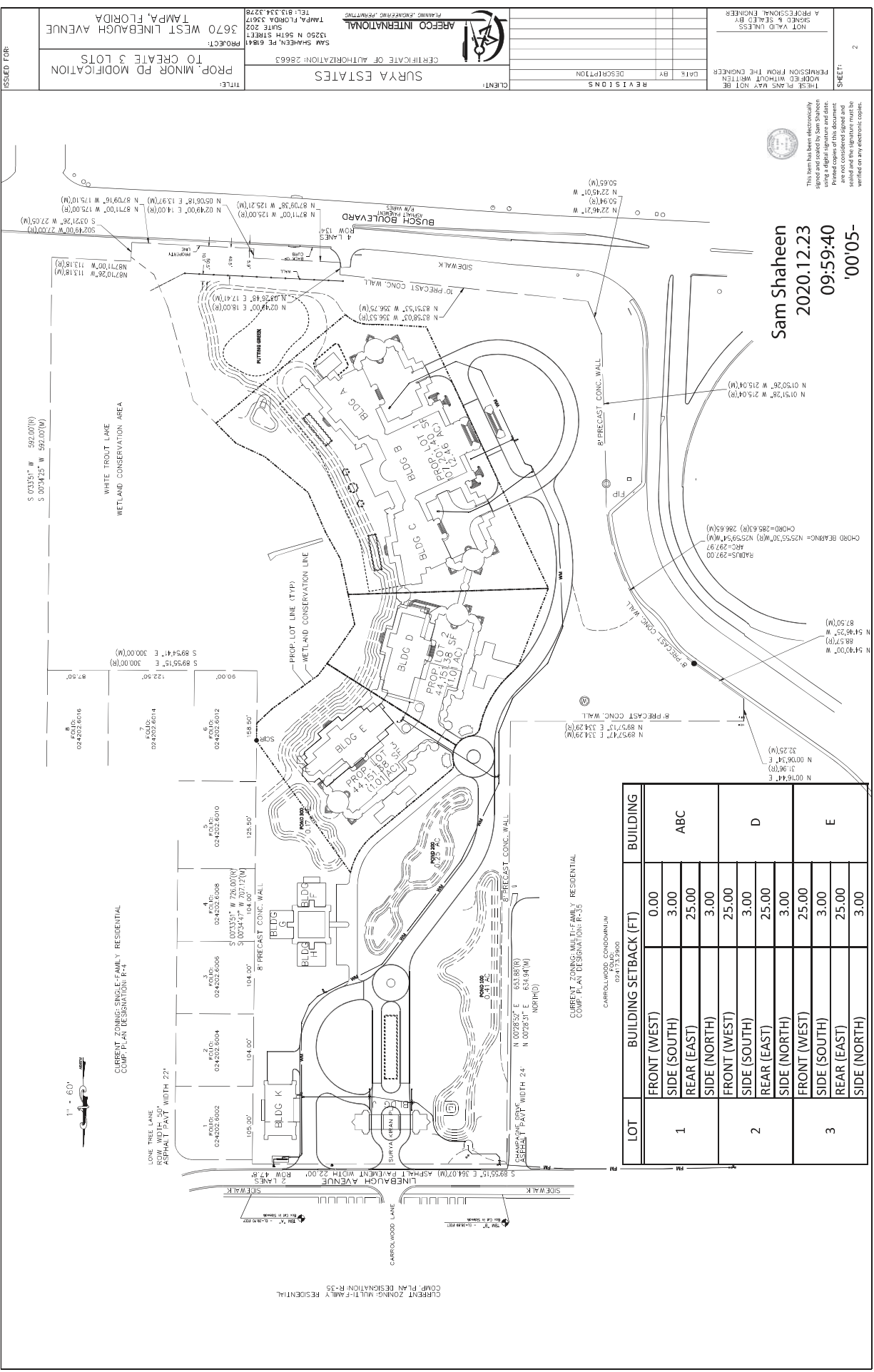
## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 17 DE ACRES MORE OR LESS

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.



**CURRENTLY  
APPROVED**



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BOARD OF COUNTY COMMISSIONERS

Kevin Beckner  
Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Mark Sharpe



Office of the County Administrator  
Michael S. Merrill

CHIEF ADMINISTRATIVE OFFICER  
Helene Marks

CHIEF FINANCIAL ADMINISTRATOR  
Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS  
Lucia E. Garsys  
Sharon D. Subadan

August 23, 2012

Reference: PRS 12-0597 GCN

Michael D. Horner, AICP  
Suite 200  
14502 N. Dale Mabry Highway  
Tampa, FL 33624

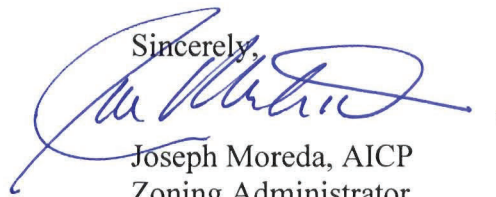
Dear Applicant:

At the regularly scheduled public meeting on August 7, 2012, the Board of County Commissioners approved your request for a Minor Modification to PD 84-0084, 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 Community Development Section, 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 our office 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,  
  
Joseph Moreda, AICP  
Zoning Administrator

ps

Enclosure

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 12-0597 GCN

MEETING DATE: August 7, 2012

DATE TYPED: August 23, 2012

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Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 12, 2012.

1. The project shall be limited to the following development:
  - 1.1 A maximum of seven (7) single-family conventional homes. The maximum size of said homes shall be as shown on the General Site Plan. The three residential structures abutting White Trout Lake may be attached by covered walkways, breezeways, archways, etc. between structures.
    - 1.1.1 The maximum size for the main residence ("ABC") shall be 30,000 square feet, excluding walkways.
    - 1.1.2 The maximum size for residences "E" and "D" combined shall be 23,500 square feet, excluding walkways.
    - 1.1.3 The maximum size for guest houses "H", "G" and "F" combined shall be 3,780 (1,260 s.f. per guest house).
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2. The minimum building setbacks for all residential structures shall be consistent with the RSC-6 zoning district standards unless otherwise specified herein.
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  - 3.1 The maximum height for the primary residence, shown on the site plan as "ABC" (30,000 square foot structure), shall be as follows:
    - 3.1.1 A maximum of 10% of the structure shall have a maximum building height of 58 feet.
    - 3.1.2 A maximum of 40% of the structure shall have a maximum building height of 46 feet.
    - 3.1.3 The remainder of the structure shall have a maximum building height of 36 feet.



FINAL CONDITIONS  
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PETITION NUMBER: PRS 12-0597 GCN

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- 3.1.4 A cupola with a height of 78 feet shall occupy the center of the primary residence ("ABC"). The cupolas are to be used as an architectural feature only. Use of the cupola as accessible living space is not permitted.
  - 3.1.5 An open air structure (gazebo) shall be located as generally shown on the plan with a maximum height of 30 feet. A setback of 30 feet from all property lines is required.
- 3.2 The maximum building height for residences "E" and "D" shall be 44 feet 8 inches. Two cupolas shall be allowed, where shown on the site plan, with height of 56 feet. The cupolas are to be used as an architectural feature only. Use of the cupola as accessible living space is not permitted. of the remaining single-family dwellings as well as the caretakers residence and the maintenance building shall be 30 feet.
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  - 4.1 A maximum of three (3) boat docks shall be permitted within the project subject to review and approval by EPC and all other required reviewing agencies.
- 5. A 10-foot high wall (8 feet in height for the opaque wall and 2 feet for decorative treatments and columns) shall be permitted around the perimeter of the project and internal to the project as shown on the site plan in accordance with the following, unless otherwise referenced herein:
  - 5.1 The wall shall be setback a minimum of 20 feet from Linebaugh Avenue as shown on the submitted site plan. Additionally, the wall shall be setback a minimum of 15 feet from Busch Boulevard.
  - 5.2 The 10-foot-high (8 feet in height for the opaque wall and 2 feet for decorative treatments and columns) privacy wall shall not block the visibility of the adjacent church's existing signage from the northbound Busch Boulevard onramp to Dale Mabry Highway.
  - 5.3 A 12-foot-wall (10-foot opaque wall and 2-foot decorative treatments and columns) may be permitted on a 2-foot-tall berm along the North Dale Mabry and Busch Boulevard property boundaries,

FINAL CONDITIONS  
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PETITION NUMBER: PRS 12-0597 GCN

MEETING DATE: August 7, 2012

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6. A 12-foot-wall (10-foot opaque wall and 2-foot decorative treatments and columns) may be permitted on a 2-foot-tall berm along the North Dale Mabry and Busch Boulevard property boundaries. The wall location is to be as specified in conditions 6.1 and 7.1 below.
  - 6.1 The proposed wall, including the decorative structure at the corner of Dale Mabry Highway and Busch Boulevard, must be shifted as necessary to avoid the root zones of existing trees to be preserved as shown on the approved site plans for Natural Resources Permit NR(C)1255. Any change in location of the wall from those approved plans will require the submittal of revised plans through The Center's Site Intake Team.
7. Buffering / landscaping shall be provided in accordance with the Land Development Code and as specified herein.
  - 7.1 A minimum 15-foot 20 foot buffer shall be provided along Busch Boulevard and the on-ramp to Dale Mabry Highway. A minimum 5 foot buffer shall be provided between the right-of-way and the proposed 12 foot high wall, while a minimum 15 foot buffer should be provided at the interior façade of the wall. Any relocation of the wall to avoid tree root zones of preserved trees shall be permitted. A buffer of a least 5 feet exterior to the wall shall be required. The buffer width interior to the wall may be reduced to below 15 feet to a minimum of 5 feet to accommodate the wall relocation. Within this buffer, the developer shall retain all existing vegetation excluding diseased or invasive species as determined by Hillsborough County.
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8. Outdoor amplification speakers shall not be directed toward White Trout Lake.
9. The developer shall obtain written approval from Hillsborough Area Regional Transit Authority (HART) in the event that it becomes necessary to temporarily relocate the existing transit stop on Busch Boulevard due to construction activity and/or to adjust the stop to accommodate the development.
10. The developer shall install a bus bay on Busch Boulevard that will combine with the proposed deceleration lane into the property. The location of the bus bay is subject to review and approval by HART.
11. The general design and location of the access point shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.



FINAL CONDITIONS  
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12. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 - 1500 trip ends per day), LDC 6.04.01.E.. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
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14. Where applicable, in addition to the existing conditions which currently govern the site, if approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development
15. Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. 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 conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. 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.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 12-0597 GCN  
MEETING DATE: August 7, 2012  
DATE TYPED: August 23, 2012

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19. 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 at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.





# **AGENCY COMMENTS**

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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

Janet L. Dougherty EXECUTIVE DIRECTOR  
Hooshang Boostani, P.E. WASTE DIVISION  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Andy Schipfer, P.E. WETLANDS DIVISION  
Sterlin Woodard, P.E. AIR DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 12/8/2020	<b>COMMENT DATE:</b> 11/30/2020
<b>PETITION NO.:</b> 20-1312	<b>PROPERTY ADDRESS:</b> 9911 Surya Kiran Place, Tampa, FL 33628
<b>EPC REVIEWER:</b> Dessa Clock	<b>FOLIO #:</b> 023969-0000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1158	<b>STR:</b> 21-28S-18E
<b>EMAIL:</b> <a href="mailto:clockd@epchc.org">clockd@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	9/1/2020
<b>WETLAND LINE VALIDITY</b>	Expired. Wetland survey needs to be submitted per letter issued 9/2/2020
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	White Trout Lake located in the eastern portion of property
<p><b>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:</b></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</li></ul>	

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must be 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 expired wetland lines. A wetland delineation was completed on September 1, 2020. 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. 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.

Dc/mst



## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/23/2020

**REVIEWER:** Sofia Garantiva

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:** Greater Carrollwood Northdale  
(GCN)

**PETITION NO:** PRS 20-1312

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<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	<b>This agency has no objection.</b>
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

### **PROJECT OVERVIEW AND CONCLUSIONS**

The applicant is requesting a minor modification to PD 84-0084 (most recently modified by PRS 11-484) to divide the site into three (3) parcels. The site is currently approved for a maximum of 7 single family residential dwelling units and accessory maintenance building. There are no changes to the density or location of access being proposed.

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

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

**PETITION NO.:** PD20-1312

**REVIEWED BY:** Randy Rochelle

**DATE:** 10/19/2020

**FOLIO NO.:** 23969.0000

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

**WATER**

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

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

☒ A 6 inch water main exists ☒ (adjacent to the site), ☐ (approximately \_\_\_ feet from the site) and is located within the south Right-of-Way of W. Linebaugh Avenue.

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

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

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

**WASTEWATER**

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

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

☒ A 4 inch wastewater force main exists ☒ (adjacent to the site), ☐ (approximately \_\_\_ feet from the site) and is located within the south Right-of-Way of W. Linebaugh Avenue

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

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

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

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