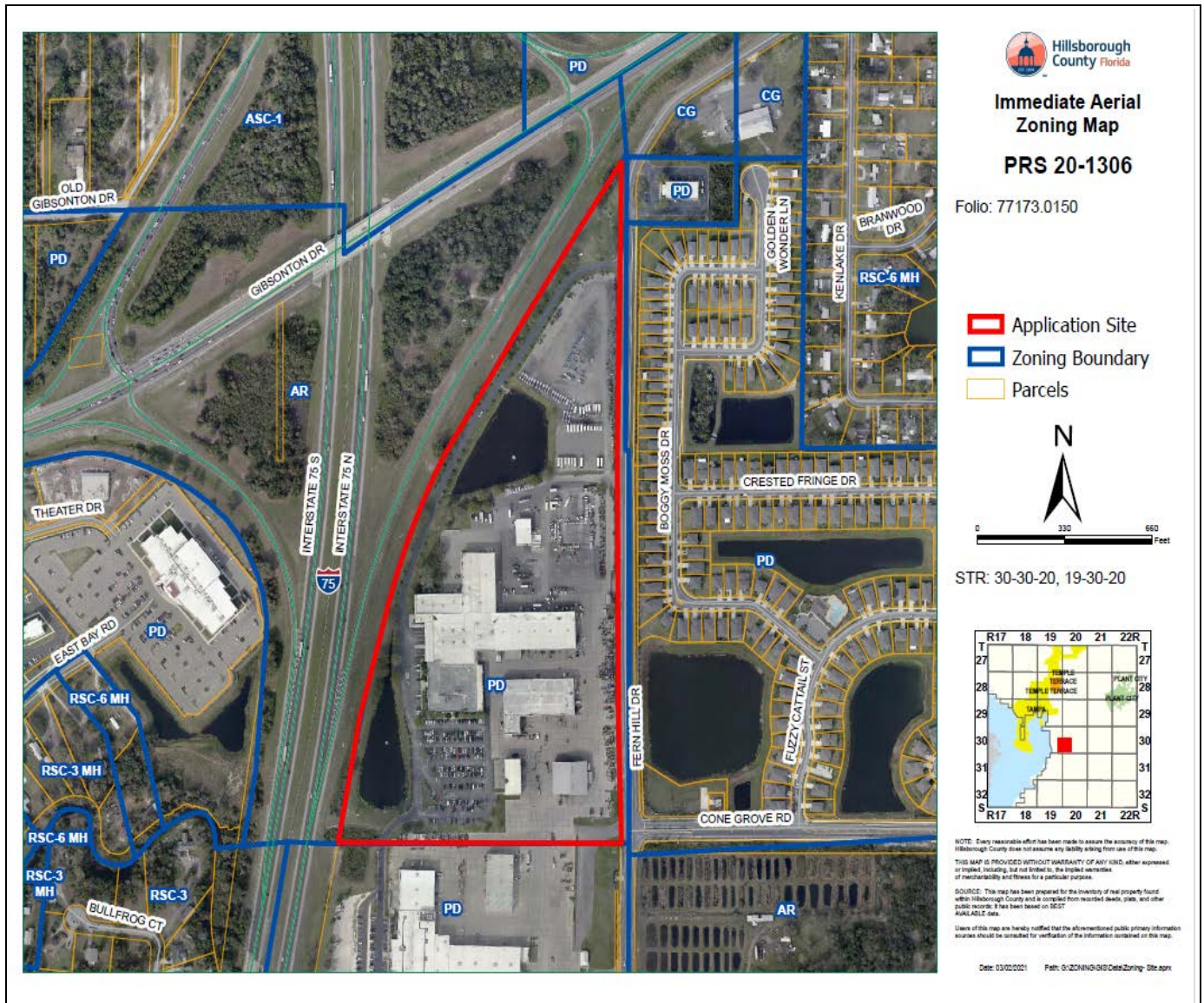


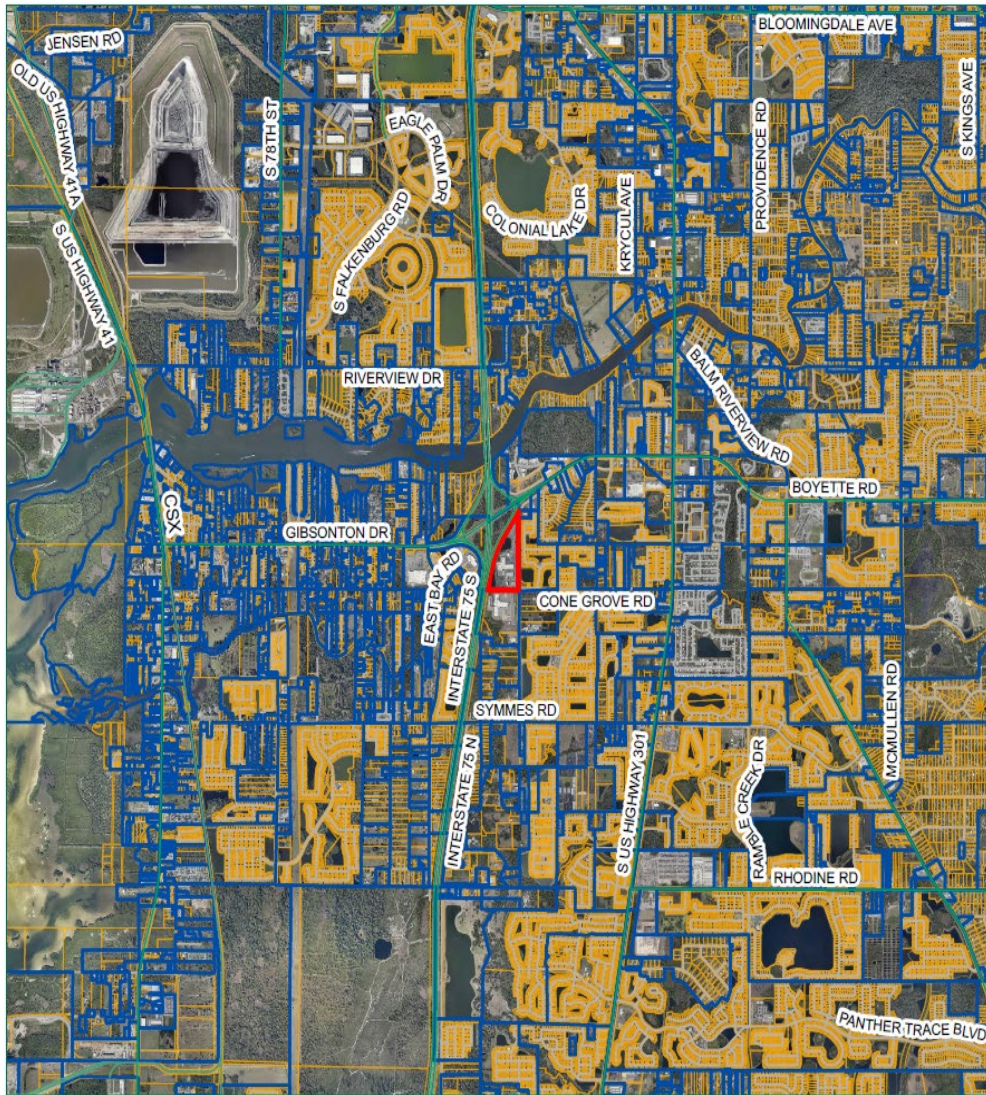


Hillsborough County Florida

SM STAFF REPORT

| | | | |
|--|--------------------------------------|----------------------------------|-----------|
| SUBJECT: | PRS 20-1306 | PLANNING AREA: | Riverview |
| REQUEST: | Minor Modification to an Approved PD | SECTOR | South |
| APPLICANT: | The Stellar Group, Andrew McDevitt | | |
| Existing Zoning: PD 88-0066 (PRS 07-1879) | | Comp Plan Category: SMU-6 | |





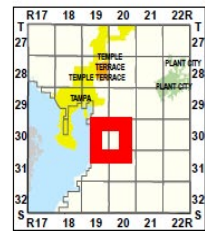
**General Aerial
 Zoning Map
 PRS 20-1306**

Folio: 77173.0150

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 30-30-20, 19-30-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.
 THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared by the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

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Date: 03/02/2021 Path: G:\ZONING\GIS\DateZoning-Area.aprx

Application Review Summary and Recommendation

1.0 Summary

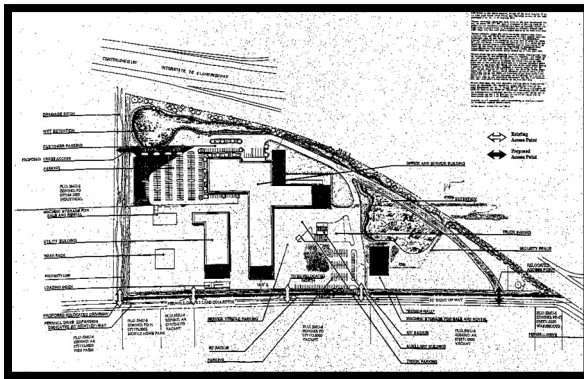
1.1 Project Narrative

The applicant is requesting a minor modification to the approved Planned Development located on the west side of Fern Hill Drive, south of Gibsonton Drive. The applicant is requesting the following:

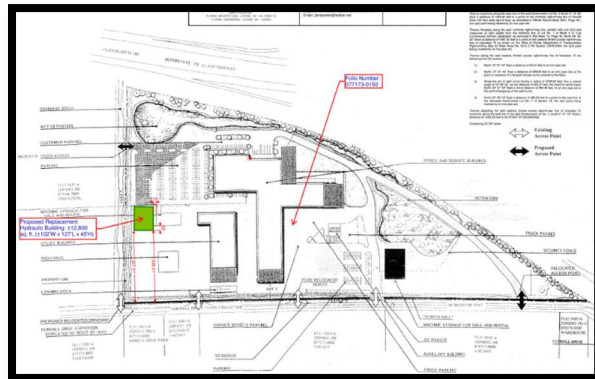
- To add an additional building footprint on the general site plan.

The applicant has submitted a revised General Site plan to reflect the requested changes.

Existing Plan (PRS 07-1879)



Proposed Plan (PRS 20-1306)



1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code.

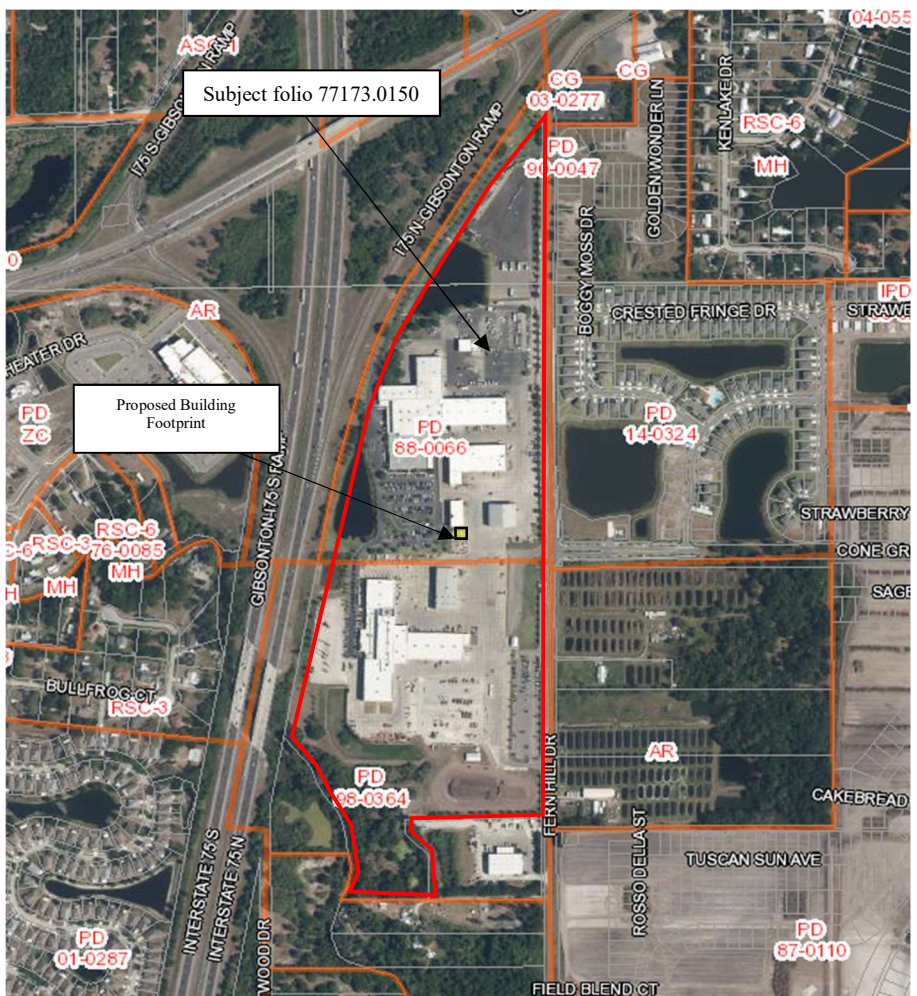
1.3 Analysis of Recommended Conditions

Recommended conditions of approval have been updated based on comments received from Transportation staff. The proposed site plan has been updated to show an additional building envelope on the plan.

1.4 Evaluation of Existing and Planned Public Facilities

No impact to existing or planned public facilities are associated with this request. The 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 does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transportation staff has no objection to the proposed minor modification, subject to the revised conditions of approval. The applicant is requesting a PRS modification to PD 88-0066, most recently modified by MM 06-0559. This PD is part of a larger site in association with PD 98-0364, adjacent to the south. The applicant is proposing an additional building footprint on the PD plan to construct a new hydraulic building. The site approved for 267,106 square feet of commercial uses restricted to sales and repair of motorized vehicles, sales and service of construction equipment, rental and leasing of commercial vehicles and heavy equipment, warehouses, business services and open storage.



Trip Generation and Site Access

This subject site has five (5) “active” access points on to Fern Hill Drive as shown on the graphic to the right. The northernmost (Access A) is a full access connection, considered the “main entrance” as it appears to provide access to most of the employee parking onsite. Access B appears to be a gated access point with limited utilization. Access C is at the intersection of Fern Hill Drive and Cone Grove Road and appears to be gated as well. Access D and E serve PD 98-0364.

Since this is a minor modification, the applicant is not required to submit a transportation analysis study; however, staff requested a transportation analysis be submitted to verify if any additional turn lanes would be warranted with the requested increase in square footage.

The additional 12,800 square feet of industrial uses generates an additional 106 average daily trips, 10 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour

Counts gathered in previous transportation analyses for the site indicated that northbound (NB) to westbound (WB) left turning movements at the northernmost access to Fern Hill Drive (Access A) were approaching the threshold warranting a left turn lane. Although the site is increasing in intensity, the analysis provided by the applicant showed that a northbound (NB) to westbound (WB) left turn lane is not warranted. According the applicant, the trips at the access points for the project were redistributed to account for changes in the vehicular circulation patterns and operations between the overall site (PD 88-0066 and PD 98-0364).



Per the applicant, at the time the previous counts were gathered, the movement of vehicles internally was restricted and many of the vehicle counts recorded were vehicles using Fern Hill Drive to traverse between PD 88-0066 and the associated PD 98-0364 to the south. Since then, the internal circulation restrictions between the PDs have changed, and the vehicles no longer use Fern Hill Drive, keeping vehicle movement within the overall site. Also, the applicant explained that the location where employee intensive operations occurred moved to the southern portion of the overall site, to PD 98-0364. Employees should be utilizing a parking lot closer to the area where they work, thus entering and exiting through access points associated with PD 98-0364 (Access D and E) and causing a reduction of the trips at the northernmost access in PD 88-0066 (Access A).

Transportation Infrastructure Analysis

The site is located on the west side of Fern Hill Drive approximately 0.26 miles southwest of the intersection of Gibsonton Avenue and Fern Hill Drive.

Fern Hill Drive is a 2-lane, undivided local roadway characterized by 11-foot lanes and 30 feet of pavement (+/-42 feet where turn lanes are present) within a +/-76-foot right-of-way. The roadway has 6-foot paved shoulders with +/-3 feet paved. The roadway only has 5-foot sidewalks on the both sides of the roadway along the project frontage until Cove Grove Road where then there is only a sidewalk on the west side of the roadway. As such, Fern Hill Drive is considered a substandard road.

Fern Hill Drive is not shown on the Hillsborough County Corridor Preservation Plan. As such, no preservation would be required at this time.

Requested Administrative Variance

The applicant's EOR submitted (on January 29, 2021) a Section 6.04.02.B. Administrative Variance request for Fern Hill Drive requesting relief from the Section 6.04.03.L requirement to improve two portions of Fern Hill Drive as follows:

- 1) Between Gibsonton Drive and the north project access, to current County standards for a Type TS-7 Section as found within the Hillsborough County Transportation Technical Manual (TTM); and
- 2) Between the northernmost project access and the southernmost project access, to current County standards for a Type TS-3, Non-Residential Sub-Type, Section as found within the Hillsborough County Transportation Technical Manual (TTM).

On February 18, 2021 the County Engineer found the variance approvable. As such, no improvements to these portions of Fern Hill Drive would be required.

Roadway Level of Service (LOS)

Fern Hill Drive is not considered a major county or state roadway and is not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#).

1.5 Agency Comments

No reviewing agencies objected to this request.

1.6 Compatibility

No compatibility concerns have been identified by staff as a result of this proposal. The proposed additional building footprint will support the existing use on site. The floor area ratio (FAR) of the PD development is not increasing as part of this request and will remain subject to a maximum FAR of 0.17.

Exhibits

Exhibit 1: Immediate Zoning Map

Exhibit 2: Existing Site Plan (PRS 07-1879)

Exhibit 3: Proposed Site Plan (PRS 20-1306)

2.0 Recommendation

Approvable, subject to the following conditions:

Approval – Approval of the request, subject to the conditions listed below, is based on site plan received August 29, 2007 September 29, 2020.

1. The 267,106 square feet of commercial uses permitted within the 35.78-acre PD-C project shall be restricted to sales and repair of motorized vehicles, sales and service of construction equipment, rental and leasing of commercial vehicles and heavy equipment, warehouses, business services and open storage. The PD-C shall have a maximum FAR of 0.17. The project shall be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
2. The required front yard shall be 50 feet.
3. The remaining yards shall be in accordance with Section 7.12 of the Hillsborough County Zoning Code.
4. Along the project boundaries an additional 2 feet of setback, added to the requirements of Section 7.12, shall be required for every one foot of structure height over 20 feet.
5. The buffering and screening shall be as follows:
 - 5.1 The screening of the site shall consist of berms, trees, shrubs, and ground cover, with the exception of the southern boundary line of the project which shall be subject to Section 6.06.06 of the Hillsborough County Land Development Code (Per MM 06-0559) and with the exception of the eastern boundary along Fern Hill Drive which shall be screened with a 6-foot high wall. In the areas of open storage, the berms, shrubs and ground cover shall be 100% opaque and shall range in height from four feet to six feet. This opacity requirement of four feet to six feet shall be an undulating one with the four-foot height having linear distances ranging from 25 to 50 feet. Provided, however, this opacity requirement shall not apply to the lake area views from the western side of the lake area. The western side of the lake area, however, shall be landscaped with trees, shrubs and ground cover. The number of trees planted along the lake area shall be calculated based on trees planted on minimum 20-foot centers or LAL requirements, whichever is more restrictive. The trees may be clustered to achieve a greater aesthetic quality.
 - 5.2 The screening of open storage, described in 5.1 above, shall apply only if the items to be screened are new Caterpillar construction equipment and equipment related to the Caterpillar dealership or other similar types of equipment. Any open storage areas which are not for equipment related to the Caterpillar dealership or other similar types of equipment, shall meet the requirements of Section 7.13 of the Hillsborough County Zoning Code.

6. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 6.1 Ground signs shall be limited to monument signs.
 - 6.2 Billboards, pennants and banners shall be prohibited.
 - 6.3 Existing signs shall be subject to Section 7.02.03.C, D, E, and F Nonconforming Signs.
7. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
8. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas and shall be improved and maintained accordingly. One or a combination of the following shall be provided: Landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
9. The developer shall be required to utilize public water and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance permits, evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water service, and evidence of agreement to pay necessary costs to enable the County to provide public water service delivery.
 - 9.1 Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
10. Septic tanks may be used if approved by the County Utilities Department and the Health Department.
11. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
 - 11.1 The side slopes shall be no greater than 4:1.
 - 11.2 The banks shall be completely vegetated to the design low water elevation.
 - 11.3 The sides and the bottom of each pond shall not be constructed of impervious material.
 - 11.4 The stormwater management system for any new development shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
12. The developer shall provide (a) fire hydrants, and/or (b) a Fire Protection Plan as determined by the Hillsborough County Fire Department.

- 12.1 If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities.
- 12.2 If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to issuance of Occupancy along with evidence of approval, from the County Fire Department, of the Plan as submitted.
13. 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.
14. Driveway radii shall be a minimum of 50 feet to accommodate WB-50 vehicles.
15. Parking shall be provided in accordance with Article 10 of the Hillsborough County Zoning Code.
16. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in Section 6.04 of the Land Development Code (LDC). 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.~~
- 16.1 ~~Prior to submittal for certification all existing and proposed access points shall be depicted on the general development plan submitted for certification.~~
- 16.2 ~~Cross-access shall be provided along the southern boundary of the project site to PD 98-0364 to the south of the project site may be relocated if necessary to avoid wetland impacts, and shall be subject to the Hillsborough County Access Management regulations referenced above.~~
17. ~~Prior to Concurrence approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 and 526, and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer, if warranted, shall construct the following turn lanes at his expense site improvements:~~
- 17.1 Northbound to westbound left turn lane on Fern Hill Drive @ into project driveways,
- 17.2 Southbound to westbound right turn lane on Fern Hill Drive @ into project driveways,
- 17.3 Add additional northbound to eastbound right turn lane/northbound to westbound ~~right~~ left turn lane on Fern Hill Drive onto Gibsonton

17.4 Add additional westbound to southbound left turn storage on Gibsonton onto Fern Hill Drive

17.5 Add eastbound to southbound right turn lane on Gibsonton onto Fern Hill Drive

17.6 Construct eastbound to northbound left turn lane on Symmes Road onto Fern Hill Drive

If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

18. The developer shall construct a right turn lane (deceleration into the site, and a left turn lane into the project's driveways. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
19. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
20. ~~As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.~~
21. ~~If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to offset the impacts from the development. Any turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~
22. The Developer shall widen Fern Hill Drive to 24 feet adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of way along Fern Hill Drive. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed

and sealed documentation that the current pavement width on Fern Hill Drive meets the minimum standards for a two-lane collector roadway, then the Developer may not be required to widen the roadway.

231. If PRS 20-1306 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated and submitted on January 29, 2021), which was found approvable on February 18, 2021. Approval of this Administrative Variance will waive requirement to improve Fern Hill Drive, between Gibsonton Drive and the north project access, to current County standards for a Type TS-7 Section and to improve Fern Hill Drive between northernmost project access and the southernmost project access, to current County standards for a Type TS-3, Non-Residential Sub-Type Section, as found within the Hillsborough County Transportation Technical Manual (TTM).
22. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and, if applicable, 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.
- 24-3. Portions of the project which apply for detailed site plan certification or final plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor plan shall comply with such standards. In the event applicable I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning process, the developer shall be entitled to a public hearing on this matter before the Board and may propose alternative mitigative strategies. In no event shall the agreed upon standards be less than those specified in the zoning conditions -above, and in the general site plan dated April 25, 2006 unless such conditions are modified pursuant to Section 14.5 (h) of the Hillsborough County Zoning Code, as amended.
254. 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.
265. 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.
276. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management 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.
- ~~28. 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.~~

APPLICATION: PRS 20-1306


ZHM HEARING DATE: n/a

BOCC MEETING DATE: March 9, 2021

CASE REVIEWER: Colleen Marshall, AICP, CFM

Staff's Recommendation: Approvable, subject to conditions

Zoning
Administrator
Sign-off:




J. Brian Grady
Mon Feb 22 2021 10:43:27



Immediate Aerial Zoning Map

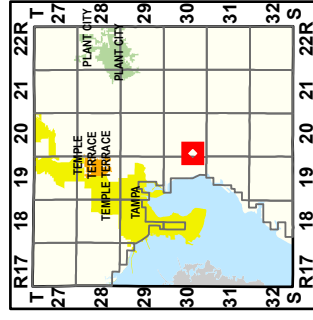
PRS 20-1306

Folio: 77173.0150

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 30-30-20, 19-30-20

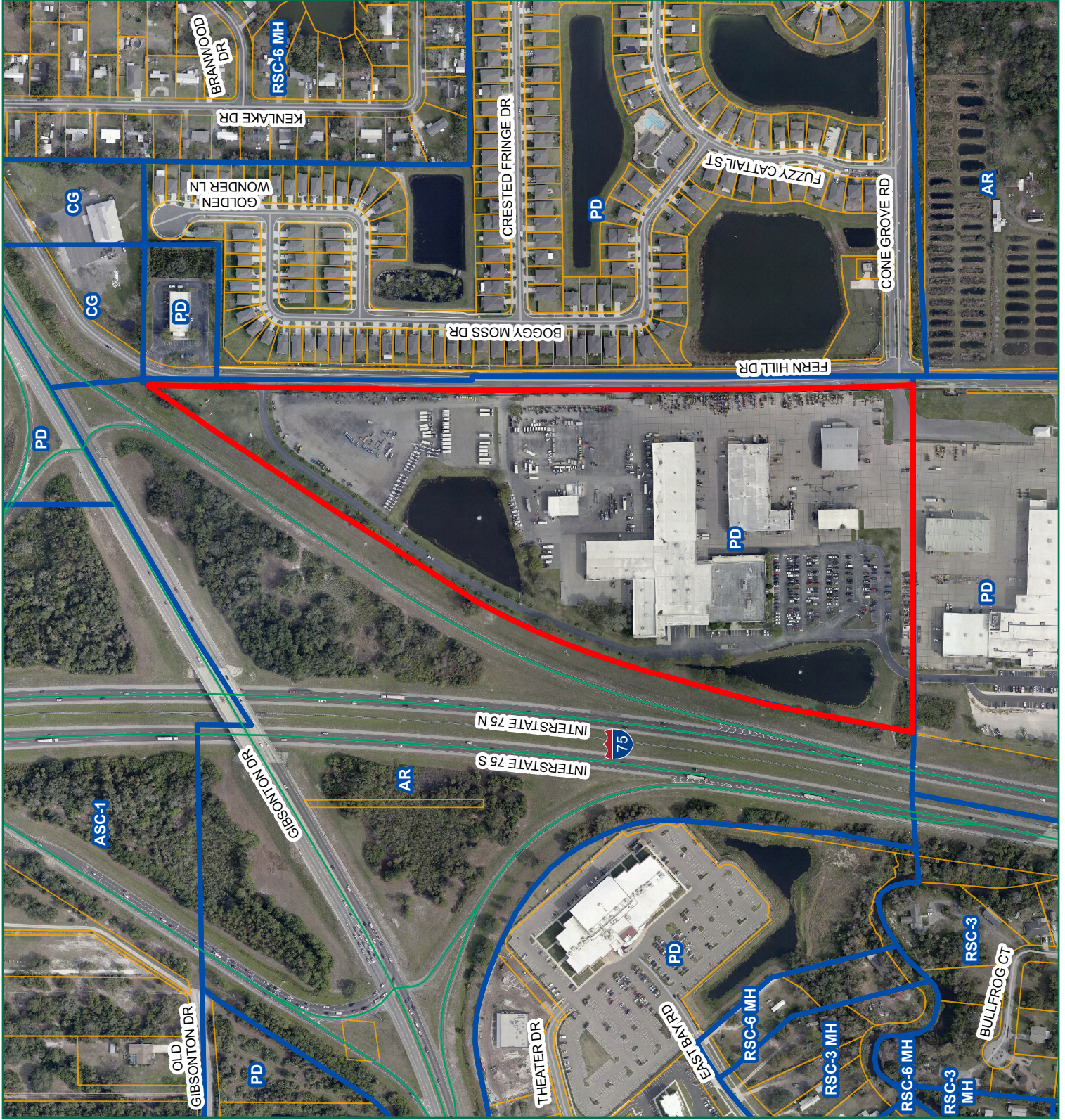


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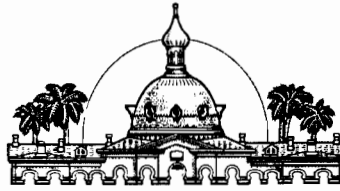
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**CURRENTLY
APPROVED**

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Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

October 26, 2007

Reference: PRS 07-1879 RV

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Rose V. Ferlita
Ken Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Harness
Manus J. O'Donnell

Kevin Mineer
3910 US Hwy 301 N. # 140
Tampa, FL 33619

Dear Applicant:

At the regularly scheduled public meeting on October 23, 2007, the Board of County Commissioners approved your request for a minor modification to PD 88-0066, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact 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,

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

ps

enc

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 07-1879 RV (88-066)
BOCC MEETING DATE: October 23, 2007
DATE TYPED: October 24, 2007

Approval - Approval, subject to the conditions listed below, is based on site plan received August 29, 2007.

1. The 267,106 square feet of commercial uses permitted within the 35.78-acre PD-C project shall be restricted to sales and repair of motorized vehicles, sales and service of construction equipment, rental and leasing of commercial vehicles and heavy equipment, warehouses, business services and open storage. The PD-C shall have a maximum FAR of 0.17. The project shall be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
2. The required front yard shall be 50 feet.
3. The remaining yards shall be in accordance with Section 7.12 of the Hillsborough County Zoning Code.
4. Along the project boundaries an additional 2 feet of setback, added to the requirements of Section 7.12, shall be required for every one foot of structure height over 20 feet.
5. The buffering and screening shall be as follows:
 - 5.1 The screening of the site shall consist of berms, trees, shrubs, and ground cover, with the exception of the southern boundary line of the project which shall be subject to Section 6.06.06 of the Hillsborough County Land Development Code (Per MM 06-0559) and with the exception of the eastern boundary along Fern Hill Drive which shall be screened with a 6-foot high wall. In the areas of open storage, the berms, shrubs and ground cover shall be 100% opaque and shall range in height from four feet to six feet. This opacity requirement of four feet to six feet shall be an undulating one with the four foot height having linear distances ranging from 25 to 50 feet. Provided, however, this opacity requirement shall not apply to the lake area views from the western side of the lake area. The western side of the lake area, however, shall be landscaped with trees, shrubs and ground cover. The number of trees planted along the lake area shall be calculated based on trees planted on minimum 20-foot centers or LAL requirements, whichever is more restrictive. The trees may be clustered to achieve a greater aesthetic quality.
 - 5.2 The screening of open storage, described in 5.1 above, shall apply only if the items to be screened are new Caterpillar construction equipment and equipment related to the Caterpillar dealership or other similar types of equipment. Any open storage areas which are not for equipment related to the Caterpillar dealership or other similar types of equipment, shall meet the requirements of Section 7.13 of the Hillsborough County Zoning Code.

6. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 6.1 Ground signs shall be limited to monument signs.
 - 6.2 Billboards, pennants and banners shall be prohibited.
 - 6.3 Existing signs shall be subject to Section 7.02.03.C, D, E, and F Nonconforming Signs.
7. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
8. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: Landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
9. The developer shall be required to utilize public water and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance permits, evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water service, and evidence of agreement to pay necessary costs to enable the County to provide public water service delivery.
 - 9.1 Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
10. Septic tanks may be used if approved by the County Utilities Department and the Health Department.
11. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
 - 11.1 The side slopes shall be no greater than 4:1.
 - 11.2 The banks shall be completely vegetated to the design low water elevation.
 - 11.3 The sides and the bottom of each pond shall not be constructed of impervious material.

- 11.4 The stormwater management system for any new development shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
12. The developer shall provide (a) fire hydrants, and/or (b) a Fire Protection Plan as determined by the Hillsborough County Fire Department.
- 12.1 If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities.
- 12.2 If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to issuance of Occupancy along with evidence of approval, from the County Fire Department, of the Plan as submitted.
13. 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.
14. Driveway radii shall be a minimum of 50 feet to accommodate WB-50 vehicles.
15. Parking shall be provided in accordance with Article 10 of the Hillsborough County Zoning Code.
16. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in Section 6.04 of the Land Development Code (LDC). 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.
- 16.1 Prior to submittal for certification all existing and proposed access points shall be depicted on the general development plan submitted for certification.
- 16.2 Cross-access to PD 98-0364 to the south of the project site may be relocated if necessary to avoid wetland impacts, and shall be subject to the Hillsborough County Access Management regulations referenced above.

17. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 and 526, and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer, if warranted, shall construct the following turn lanes at his expense:
- 17.1 Northbound to westbound left turn lane on Fern Hill Drive @ into project driveways,
 - 17.2 Southbound to westbound right turn lane on Fern Hill Drive @ into project driveways,
 - 17.3 Add additional northbound to eastbound right turn lane/northbound to westbound right turn lane on Fern Hill Drive onto Gibsonton
 - 17.4 Add additional westbound to southbound left turn storage on Gibsonton onto Fern Hill Drive
 - 17.5 Add eastbound to southbound right turn lane on Gibsonton onto Fern Hill Drive
 - 17.6 Construct eastbound to northbound left turn lane on Symmes Road onto Fern Hill Drive
- If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
18. The developer shall construct a right turn lane (deceleration into the site, and a left turn land into the project's driveways. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
19. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

20. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.
21. If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Any turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
22. The Developer shall widen Fern Hill Drive to 24 feet adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of way along Fern Hill Drive. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current pavement width on Fern Hill Drive meets the minimum standards for a two lane collector roadway, then the Developer may not be required to widen the roadway.
23. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and, if applicable, 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.
24. Portions of the project which apply for detailed site plan certification or final plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor plan shall comply with such standards. In the event applicable I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning process, the developer shall be entitled to a public hearing on this matter before the Board and may propose alternative mitigative strategies. In no event shall the agreed upon standards be less than those specified in the zoning conditions -above, and in the general site plan dated April 25, 2006 unless such conditions are modified pursuant to Section 14.5 (h) of the Hillsborough County Zoning Code, as amended.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 07-1879 RV (88-066)
BOCC MEETING DATE: October 23, 2007
DATE TYPED: October 24, 2007

25. 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.
26. 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.
27. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management 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.
28. 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.

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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/19/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV

PETITION NO: PRS 20-1306

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

MODIFIED CONDITIONS

All previously approved (via case #06-0559) transportation related zoning conditions shall be carried forward unless otherwise deleted or modified below.

~~16. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in Section 6.04 of the Land Development Code (LDC). 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.~~

[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.]

~~16.1 Prior to submittal for certification all existing and proposed access points shall be depicted on the general development plan submitted for certification.~~

[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.]

~~16.2 Cross-access shall be provided along the southern boundary of the project site to PD 98-0364, to the south of the project site may be relocated if necessary, to avoid wetland impacts, and shall be subject to the Hillsborough County Access Management regulations referenced above.~~

[Staff is proposing a modification of this condition to memorialize the requirement for cross access between adjacent PD's. Please note that cross access to PD 98-0364 has been constructed.]

~~17. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 and 526, and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer, if warranted, shall construct the following turn lanes at his expense site improvements:~~

- 17.1 Northbound to westbound left turn lane on Fern Hill Drive @ into project driveways,
17.2 Southbound to westbound right turn lane on Fern Hill Drive @ into project driveways, [COMPLETED]
17.3 Add additional northbound to eastbound right turn lane/northbound to westbound ~~right-left~~ turn lane on Fern Hill Drive onto Gibsonton
17.4 Add additional westbound to southbound left turn storage on Gibsonton onto Fern Hill Drive [COMPLETED]
17.5 Add eastbound to southbound right turn lane on Gibsonton onto Fern Hill Drive [COMPLETED]
17.6 Construct eastbound to northbound left turn lane on Symmes Road onto Fern Hill Drive [COMPLETED]

If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

[Staff recommends deletion of this condition to comport with current practice and to correct a scribers error. Note that turn lanes that have been constructed are marked as “[COMPLETED]”.

18. The developer shall construct a right turn lane (deceleration into the site, and a left turn lane into the project's driveways. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis. [COMPLETED]

[Staff has added the note “[COMPLETED]” to mark that the condition is satisfied/completed.]

~~20. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.~~

[Staff recommends deletion of this condition to comport with current practice. Also to remove redundant language as the cross access requirement is addressed in Condition #16.]

~~21. If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Any turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable. Also, this condition is repetitive of Condition # 17 above.]

22. The Developer shall widen Fem Hill Drive to 24 feet adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of way along Fem Hill Drive. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current pavement width on Fem Hill Drive meets the minimum standards for a two lane collector roadway, then the Developer may not be required to widen the roadway. **[COMPLETED]**.

[Staff has added the note "[COMPLETED]" to mark that the condition is satisfied/completed.]

NEW CONDITIONS

- If PRS 20-1306 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated and submitted on January 29, 2021), which was found approvable on February 18, 2021. Approval of this Administrative Variance will waive requirement to improve Fern Hill Drive, between Gibsonton Drive and the north project access, to current County standards for a Type TS-7 Section and to improve Fern Hill Drive between northernmost project access and the southernmost project access, to current County standards for a Type TS-3, Non-Residential Sub-Type Section, as found within the Hillsborough County Transportation Technical Manual (TTM).

PROJECT OVERVIEW AND ANALYSIS

The applicant is requesting a PRS modification to PD 88-0066, most recently modified by MM 06-0559. This PD is part of a larger site in association with PD 98-0364, adjacent to the south. The applicant is proposing the addition of 12,800 square feet of industrial uses to construct a new hydraulic building. The site approved for 267,106 square feet of commercial uses restricted to sales and repair of motorized vehicles, sales and service of construction equipment, rental and leasing of commercial vehicles and heavy equipment, warehouses, business services and open storage.

Trip Generation and Site Access

This PD has five (5) “active” access points on to Fern Hill Drive as shown on the graphic to the right. The northernmost (Access A) is a full access connection, considered the “main entrance” as it appears to provide access to most of the employee parking onsite. Access B appears to be a gated access point with limited utilization. Access C is at the intersection of Fern Hill Drive and Cone Grove Road and appears to be gated as well. Access D and E serve PD 98-0364.

Since this is a minor modification, the applicant is not required to submit a transportation analysis study; however, staff requested a transportation analysis be submitted to verify if any additional turn lanes would be warranted with the requested increase in square footage.

The additional 12,800 square feet of industrial uses generates an additional 106 average daily trips, 10 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour



Counts gathered in previous transportation analyses for the site indicated that northbound (NB) to westbound (WB) left turning movements at the northernmost access to Fern Hill Drive (Access A) were approaching the threshold warranting a left turn lane. Although the site is increasing in intensity, the analysis provided by the applicant showed that a northbound (NB) to westbound (WB) left turn lane is not warranted. According to the applicant, the trips at the access points for the project were redistributed to account for changes in the vehicular circulation patterns and operations between the overall site (PD 88-0066 and PD 98-0364).

Per the applicant, at the time the previous counts were gathered, the movement of vehicles internally was restricted and many of the vehicle counts recorded were vehicles using Fern Hill Drive to traverse between PD 88-0066 and the associated PD 98-0364 to the south. Since then, the internal circulation restrictions between the PDs have changed, and the vehicles no longer use Fern Hill Drive, keeping vehicle movement within the overall site. Also, the applicant explained that the location where employee intensive operations occurred moved to the southern portion of the overall site, to PD 98-0364. Employees should be utilizing

a parking lot closer to the area where they work, thus entering and exiting through access points associated with PD 98-0364 (Access D and E) and causing a reduction of the trips at the northernmost access in PD 88-0066 (Access A).

TRANSPORTATION INFRASTRUCTURE ANALYSIS

The site is located on the west side of Fern Hill Drive approximately 0.26 miles southwest of the intersection of Gibsonton Avenue and Fern Hill Drive.

Fern Hill Drive is a 2-lane, undivided local roadway characterized by 11-foot lanes and 30 feet of pavement (+/-42 feet where turn lanes are present) within a +/-76-foot right-of-way. The roadway has 6-foot paved shoulders with +/-3 feet paved. The roadway only has 5-foot sidewalks on the both sides of the roadway along the project frontage until Cove Grove Road where then there is only a sidewalk on the west side of the roadway. As such, Fern Hill Drive is considered a substandard road.

Fern Hill Drive is not shown on the Hillsborough County Corridor Preservation Plan. As such, no preservation would be required at this time.

REQUESTED ADMINISTRATIVE VARIANCE

The applicant's EOR submitted (on January 29, 2021) a Section 6.04.02.B. Administrative Variance request for Fern Hill Drive requesting relief from the Section 6.04.03.L requirement to improve two portions of Fern Hill Drive as follows:

- 1) Between Gibsonton Drive and the north project access, to current County standards for a Type TS-7 Section as found within the Hillsborough County Transportation Technical Manual (TTM); and
- 2) Between the northernmost project access and the southernmost project access, to current County standards for a Type TS-3, Non-Residential Sub-Type, Section as found within the Hillsborough County Transportation Technical Manual (TTM).

On February 18, 2021 the County Engineer found the variance approvable. As such, no improvements to these portions of Fern Hill Drive would be required.

ROADWAY LEVEL OF SERVICE (LOS)

Fern Hill Drive is not considered a major county or state roadway and is not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#).

COMMISSION

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AGENCY COMMENT SHEET

| REZONING | |
|---|--|
| <p>HEARING DATE: 2/8/2021</p> <p>PETITION NO.: 20-1306</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X1158</p> <p>EMAIL: clockd@epchc.org</p> | <p>COMMENT DATE: 2/3/2021</p> <p>PROPERTY ADDRESS: 10421 Fern Hill Drive, Riverview, FL 33578</p> <p>FOLIO #: 077173-0150</p> <p>STR: 30-30S-20E</p> |
| <p>REQUESTED ZONING: Minor modification to PD</p> | |
| FINDINGS | |
| WETLANDS PRESENT | Yes |
| SITE INSPECTION DATE | N/A |
| WETLAND LINE VALIDITY | Expired |
| WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES) | No wetland located within project area. Wetlands located in the southern portion of the property. |
| <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"> 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. 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. 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 | |

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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. 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.

dc/mst

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