

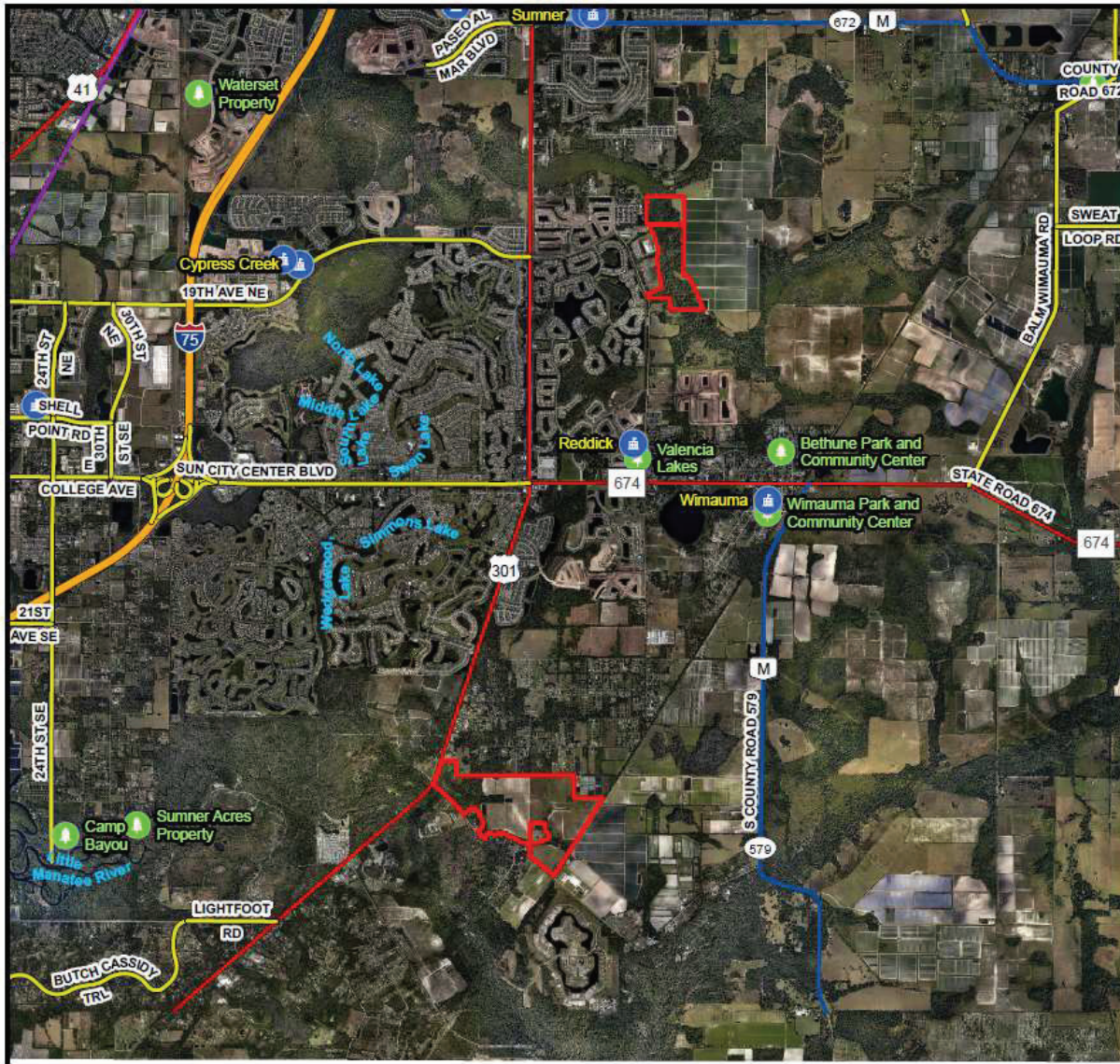


## STAFF REPORT

<b>SUBJECT:</b>	PRS 21-0363	<b>PLANNING AREA:</b>	Wimauma
<b>REQUEST:</b>	Minor Modification to a Planned Development	<b>SECTOR:</b>	South
<b>APPLICANT:</b>	Berry Bay Development, LLC		
<b>Existing Zoning:</b> PD 19-0102		<b>Comp Plan Category:</b> WVR-2	







## VICINITY MAP

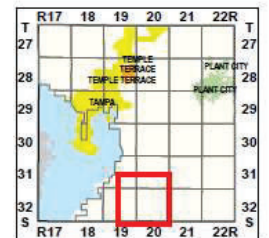
### PRS 21-0363

Folio: 79637.0000, 79637.0100,  
 79709.0000, 79715.0000,  
 79715.4000, 79715.4010,  
 79715.4012, 79715.4020

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



STR: 30-32-20, 29-32-20, 19-32-20



Date: 03/09/2021 Path: G:\2019\GIS\GISData\Vicinity\_Map.aprx  
 Produced By: Development Services Department





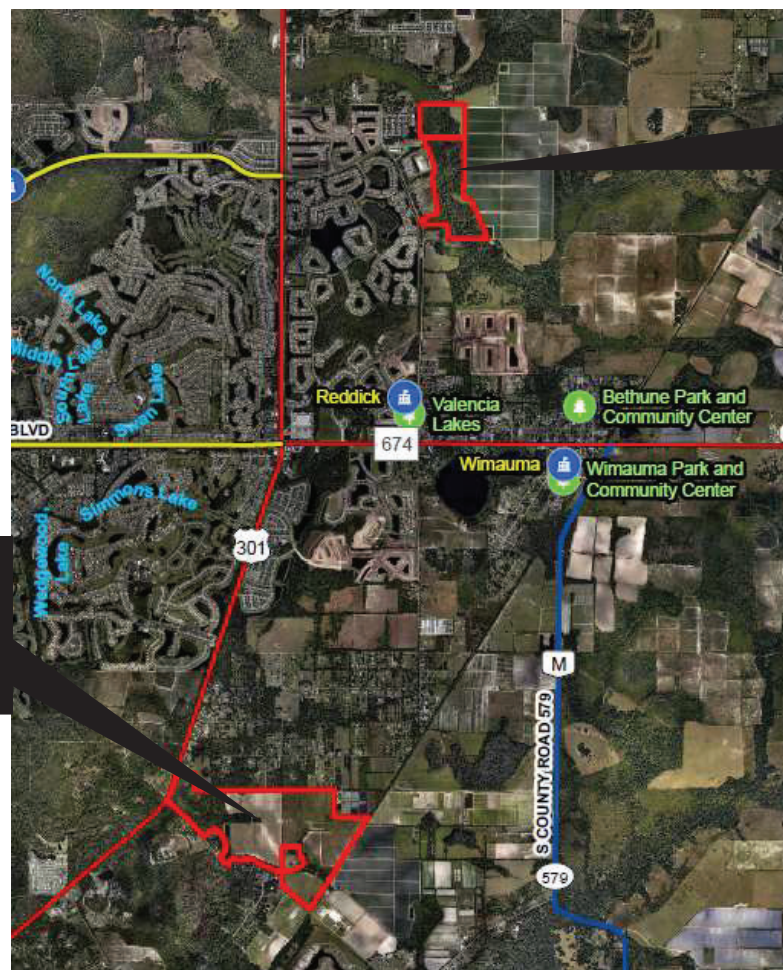
## Application Review Summary and Recommendation

### 1.0 Summary

#### 1.1 Project Narrative

The applicant is requesting a minor modification to PD 19-0102 (Berry Bay). PD 19-0102 is approximately 591 acres and consists of two separate areas (see Figure 1). The northern area is referred to as the Bullfrog Creek Mitigation parcel and under PD 19-0102, transferred density to the southern area referred to as the Berry Bay parcel. The Bullfrog Creek Mitigation parcel is permitted 1 residential unit (as required per the Comprehensive Plan) and is governed by a conservation easement restricting any further development on the parcel.

This application requests modifications only to the Berry Bay area (southern receiving parcel). The current moratorium does not prohibit the requested changes. The Berry Bay area contains 418.21 gross acres with wetlands consisting of 21 acres (5% of the receiving site). A total of 1,047 residential units and a potential public school are approved within Berry Bay's 11 development pods; however, the platting of units beyond 663 residential units requires demonstration that additional job opportunities exist within the Wimauma Community Plan Village that have already been allocated to other planned development approvals within the Plan area.



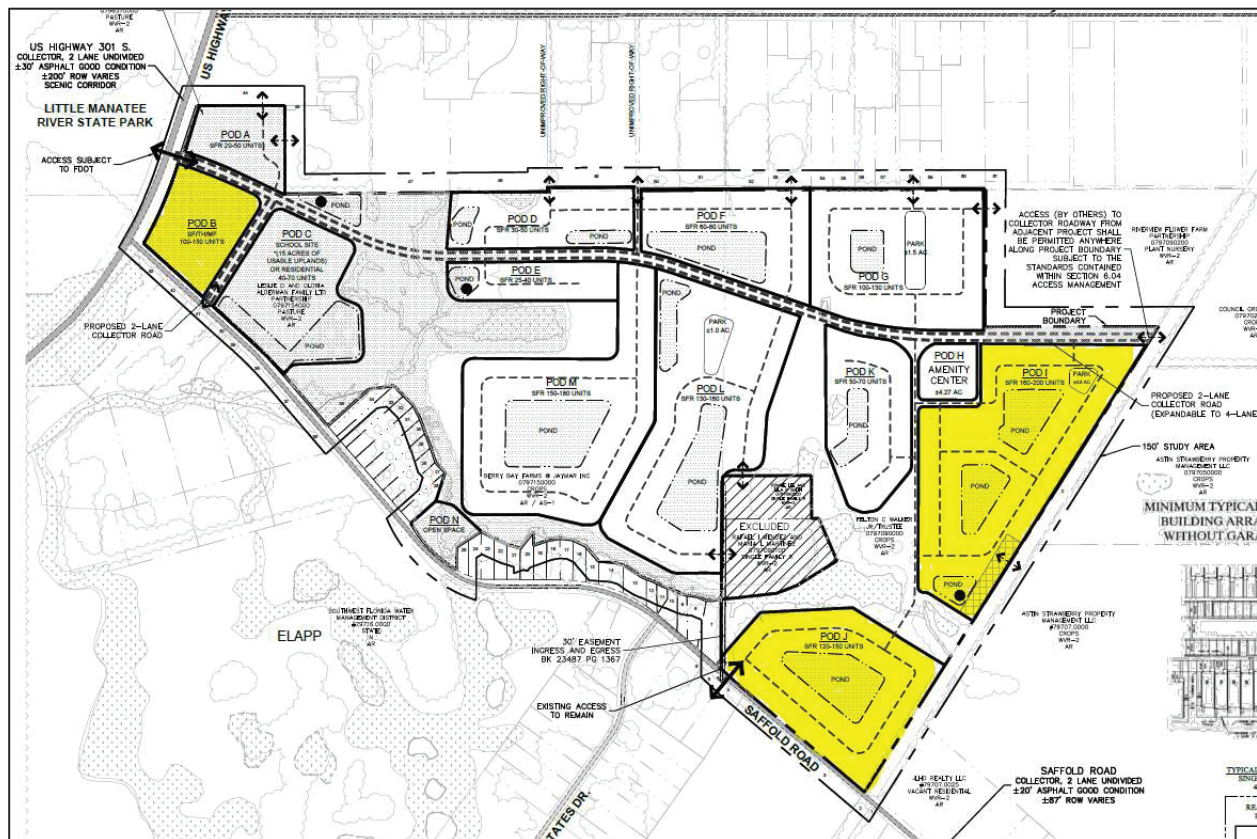
Northern Sending Site  
(Bullfrog Creek  
Mitigation Parcel)

Southern Receiving  
Site  
(Berry Bay Parcel)

Figure 1: PD 19-0102 Area Locations



1. Re-allocate the number of residential units permitted in development pods B, I and J. The PD approved an allocation of units within the project to provide a range of units within each development pod. Since the approval, the applicants have decided to alter those numbers for Pods B, I and J (see Figure 2). It should be noted that each development pod has a minimum and maximum range (see Table 1) that if all pods developed at the minimum, would be under the maximum 1,047 units approved within the PD and if all pods developed at the maximum, would be over the maximum 1,047 units approved within the PD. Notwithstanding the ranges provided on the site plan, the total number of units that can be developed is 1,047 and any platting in excess of 663 units has additional requirements. No change in project open space, access points, residential housing type, lot development standards, pod size or pod location is proposed.



### Figure 2: Minor Modification Pod Locations



Table 1: Residential Pod Information

Residential Pod	Existing (Min – Max)	Proposed (Min – Max)	Change
A	20-50	20-50	None
B	150-200	100-150	-50
C*	40-70	40-70	None
D	30-50	30-50	None
E	25-40	25-40	None
F	60-80	60-80	None
G	100-130	100-130	None
I	140-180	160-200	+20
J	100-130	120-150	+20
K	50-70	50-70	None
L	130-160	130-160	None
M	150-180	150-180	None
Totals	995 – 1,340	985 – 1,330	-10

\*If not used for a public school

2. Re-configure the internal road network in development pod I. Pod I was approved with an internal roadway around a large, centralized pond (see Figure 3). Under this modification, two central ponds will be provided with an additional roadway through the central portion of Pod I (see Figure 4). No external access point changes are proposed.

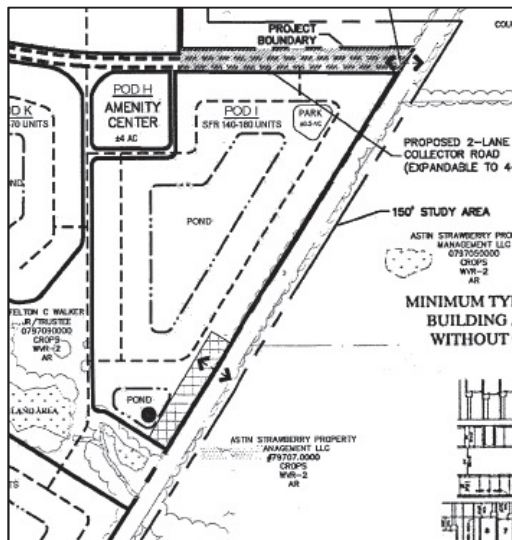


Figure 3: Existing Site Plan (Pod I)



Figure 4: Proposed Site Plan (Pod I)

## 1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require, nor was the original PD approved for, any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).



### **1.3 Evaluation of Existing and Planned Public Facilities**

The property is located within the Rural Service Area. Within the WVR-2 Future Land Use Category, public water and wastewater is to be provided at the cost of the developer. Water and wastewater distribution improvements may be needed prior to connection to the County's water and wastewater system.

The project is located to the east of US Highway 301 and to the north of Saffold Road. US Highway 301 is a 2-lane, undivided, principal arterial roadway. This roadway is under the jurisdiction of FDOT. Saffold Road is a 2-lane, undivided, substandard collector roadway. Under PD 19-0102, a Design Exception for Saffold Road was approved.

Review comments provided by Transportation staff note that no PD access points are proposed to change and there is no increase in the total number of units. Their review the project's original trip generation analysis, with the proposed re-allocation request, found that the impact will be de minimus and no additional site access improvements will be required.

### **1.4 Environmental/Natural Resources**

The Environmental Protection Commission (EPC) has reviewed this application and offers no objections.

The site is adjacent to two ELAPP sites – Little Manatee River to the west (on the west side of US Highway 301) and Upper Little Manatee River to the south (on the south side of Saffold Road)

The project is not located in a Wellhead Resource Protection Area, a Surface Water Protection Area, or the Coastal High Hazard Area; however, the western portion of the site is located within a Significant Wildlife Habitat and a community well and community well buffer is present.

US Highway 301, within the area of the site, is an urban scenic corridor.

### **1.6 Comprehensive Plan Consistency**

No comprehensive plan-related issues have been found to be associated with this request.

### **1.7 Compatibility**

To impacts to internal or external compatibility have been identified.

### **1.8 Agency Comments**

The following agencies have reviewed the request and offer no objections:

- Transportation
- FDOT
- Water/Waste Water
- Environmental Protection Commission

### **1.9 Exhibits**

Exhibit 1: Aerial/Zoning Map – General Area

Exhibit 2: Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Certified Site Plan (PD 19-0102)

Exhibit 4: Proposed Site Plan (PRS 21-0363)

Requirements for Certification:

1. All plan sheets to be submitted for plan certification.
2. Lot detail for 50' wide lot to correct the minimum lot size from 5,000 to 5,500 sf.
3. Lot detail for 60' wide lot to correct the minimum lot size from 64,000 to 6,000 sf.

## 2.0 Recommendation

Approvable, subject to conditions.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 4, 2021.

The following shall apply to the Berry Bay Farms Designated Receiving Area:

1. Development shall be limited to a maximum of 1,047 residential units. A public school shall be permissible where depicted on the general site plan (Pod C).
2. Pods A, D, E, F, G, I, J, K, L and M shall be limited to single-family detached residential. Each pod shall be limited to the maximum number of units provided for each pod on general site plan.
3. Pod B shall be limited to a maximum of ~~200~~ 150 single-family detached, single-family attached or multi-family units.
4. The Planned Development shall permit a public school facility where depicted on the general site plan. The school site shall be a minimum of 15 upland acres in size. Development of this public school shall require compliance by the School Board with the *Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency*. Should this site not be dedicated to Hillsborough County Schools, a maximum of 70 single-family detached units shall be permitted. These residential units, if developed, shall not be in addition to the total number of residential units permitted.
  - 4.1 The School District and the Developer will use their best efforts to reach a mutually agreeable dedication agreement within five (5) years of approval of RZ 19-0102. Within ninety (90) days of the expiration of the "Agreement Period," the Developer will provide written notice to the School District that at the end of the Agreement Period, the Developer will be moving forward with development of the School Site for residential use at the expiration of the Agreement Period. The Developer may develop the School Site prior to expiration of the Agreement Period should the School District at any time advise the Developer in writing that they do not intend to enter into a dedication agreement to acquire the School Site.
  - 4.2 Any and all roadways within the Planned Development serving and/or providing access to the public school parcel shall be platted to the public school parcel's property line(s) as a public road(s). In no event shall there be any intervening land restricting access to the public school parcel.
5. Pod H shall permit amenity center uses.



6. Single-family detached lots and units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 feet
Minimum front yard setback:	10 feet (unless otherwise stated)
Minimum garage setback:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

Minimum lot size:	5,500 sf
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

\*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

Minimum lot size:	6,000 sf
Minimum lot width:	60 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

\*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

7. Any single-family detached units/lots developed at a width under 50 feet shall comply with the following:

7.1 No more than 65% of the overall PD's single-family detached lots may be under 50 feet in width. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of lots under 50 feet in width proposed and approved within the entire PD. If when blended an individual pod or phase at platting will exceed the percentage maximum of lots under 50 feet in width, the permissibility for lots under 50 feet in width will be restricted accordingly elsewhere in the PD.

7.2 Single-family detached units shall provide a 2-car garage with a minimum 18 foot wide driveway.

- a. Garages shall be permitted to extend a maximum of 5 feet in front of the primary residential structure if an entry feature over the primary entrance facing the street is provided. The minimum garage setback shall be 20 feet. Notwithstanding

condition 6, the primary residential structure setback shall be a minimum of 25 feet. The offset created by these two setbacks shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. The entry feature shall be permitted to extend further into the front yard at minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If no entry feature is provided, the garage shall not be flush or placed closer to the street than any portion of the front façade.

- b. Should garages be located behind the front plane of the primary residential structure, the primary residential structure shall provide a minimum 10 foot front yard setback and the garage shall provide a minimum 20 foot front yard setback. The offset between these setbacks shall be a minimum of 10 feet. This offset shall not require the use of any entry feature or covered porch. Should an entry feature or covered porch be provided, the minimum front yard setback of 10 feet shall apply.
- 7.3 Garage doors shall not account for more than 60% of the width of the street facing building façade.
- 7.4 All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 7.5 Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- 7.6 Each unit's primary entrance door shall face the roadway.
- 7.7 A maximum of 30% of the units on lots under 50 feet in width may be 1-story in height. A minimum of 70% of the units on lots under 50 feet in width shall be 2-stories in height. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of 1-story and 2-story units proposed and approved within the entire PD. If when blended an individual pod or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story units will be restricted accordingly elsewhere in the PD.
- 7.8 All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
  - a. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
  - b. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.



c. A change in materials between the first and second floors.

8. Single-family attached lots/units shall be developed in accordance with the following:

Minimum lot size:	1,980 sf
Minimum lot width:	18 feet
Minimum lot depth:	110 feet
Minimum front yard setback:	20 feet
Minimum side yard setback:	0 feet internally and 5 feet for end units
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

9. Multi-family buildings shall have a minimum front yard setback of 25 feet from all roadways. The maximum building height shall be 45 feet with no additional setback for buildings over 20 feet in height required. For any yard not adjacent to a roadway of 50 feet in width or more, required buffering and screening shall be provided.

10. Buildings and uses within the amenity center (Pod H) shall be developed in accordance with the following:

Minimum front yard setback:	10 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

10.1 Buffering and screening where adjacent to any residential uses shall be required.

11. A minimum of 168.4 acres shall be used for open space within the project. The calculation of land area used for open space shall not include the land area for sidewalks required by LDC Section 6.02.08 or 6.03.02. The developer shall provide contiguity and connection to open space and conservation areas throughout the project via paved or unpaved bicycle/pedestrian trails, sidewalks and pathways.

12. Development shall be as generally depicted on the site plan, which includes pod locations, stormwater ponds, community gathering spaces, park locations and sizes and the internal roadway network.

13. Development within the Designated Sending Area depicted on the site plan, shall be limited to one dwelling unit for the entire 173.61 acre Designated Sending Area. Prior to preliminary plat approval for the Designated Receiving Area, the developer shall submit to Hillsborough County a proposed deed restriction in the form of conservation easement consistent with Section 704.06, Florida Statutes, which shall encumber the Designated Sending Area, limit the development within the Designated Sending Area to one, single residential dwelling unit, and be enforceable by Hillsborough County. The conservation easement must be accepted by the Hillsborough County Board of County Commissioners and recorded in the official public records of Hillsborough County prior to preliminary plat approval.

14. As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd. consistent with the Design Exception approved by the County Engineer (dated April 25, 2019), including:
  - a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:
    - i. Widen the existing roadway such that there are 11-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and;
    - iii. Mill and resurface the existing roadway; and,
    - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
  - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:
    - i. Be permitted to maintain the existing 10-foot wide travel lanes;
    - ii Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
    - iii Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
15. At the request of Hillsborough County, the developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
  - a. the Dug Creek stormwater cross drain under Saffold Rd.; and,
  - b. the stormwater cross drain located +/- 300 feet to the northwest of the Dug Creek stormwater cross drain.
16. The developer shall construct a minimum 5-foot wide sidewalk along the project's West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.
17. With regards to the Designated Receiving Area:
  - a. Internal project roadways shall be public and may not be gated.



- b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
  - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.
- 18. The developer shall construct the following site access improvements:
  - a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
  - b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;
  - e. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.;
  - f. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway;
  - g. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.

In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn lane on Saffold Rd. onto US 301.
- 19. The developer shall construct the east-west and north-south collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.
- 20. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, access shall be permitted (subject to Section 6.04 access management standards) anywhere along the easternmost 1,365 feet of the northern project boundary (i.e. along the easternmost 1,365 feet of the proposed east-west collector roadway).

21. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the existing easement access on Saffold Rd. (serving adjacent folios 079709.0500 and 079709.0100) shall be permitted to remain; however, such access connection may serve no more than three dwelling units. Any development on these adjacent properties in excess of a combined total of three dwelling units shall be required to obtain access through the subject PD via the public roadway stubouts provided to each folio as part of the subject PD.

The following shall apply to the Bullfrog Creek Mitigation Designated Sending Area:

22. A maximum of 1 single-family detached lot shall be permitted where depicted on the general site plan. Development shall be in accordance with the AR zoning district development standards.
23. Notwithstanding condition 22, the Bullfrog Creek Mitigation Designated Sending Area shall also permit conservation and passive agricultural uses.
24. With regards to the Designated Sending Area:
- a. Access to the one (1) single-family dwelling unit may be permitted anywhere along the PD frontage where adjacent to the Ingress and Egress Easement (as recording in OR Book 25621 Page 624) serving the property;
  - b. Additional access shall be permitted in the location specified on West Lake Dr. or anywhere along the Ingress and Egress Easement necessary to provide for maintenance of these lands.

The following shall apply to the entire Planned Development:

25. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
26. Prior to preliminary plat approval for any number of residential units above six hundred sixty three (663) residential units, the developer shall provide documentation that demonstrates that additional job opportunities (Employment Requirements) exist within the Wimauma Community Plan Village that are not already allocated to this planned development, any other planned development zoning within the boundaries of the Wimauma Community Plan Village, or any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village.

Said documentation to demonstrate Employment Requirement compliance shall be provided on the preliminary subdivision plat or multi-family site development plan in the form of a table that includes the following: (1) the folio numbers and the heated square footage being allocated for any additional residential units above 663 residential units within the subject PD; and, (2) the folio numbers and heated square footage already allocated to the subject PD, other planned development zonings within the boundaries of the Wimauma Community Plan Village, and any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village. This table shall be annotated as to which projects are assigned to the provided folios and heated square footage.



- Both the number of jobs required by the additional residential units above 663 residential units and the number of jobs that must exist within the boundaries of the Wimauma Community Plan Village shall be based upon the assumptions set forth in the Employment and Services Requirements section of Objective 48 of the Hillsborough County Comprehensive Plan. As required by Objective 48 of the Comprehensive Plan, the Wimauma Village Residential-2 employment and shopping requirements are hereby identified for tracking purposes in these conditions of approval as Attachments A and B.
27. An evaluation of the properties identified mature trees warranting preservation that may include grand oaks and the applicant is encouraged to consult with staff of the Natural Resource Unit.
  28. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
  29. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
  30. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
  31. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
  32. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plot approval.
  33. 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.
  34. 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.

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APPLICATION: PRS 21-0363

ZHM HEARING DATE: n/a

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Michelle Heinrich, AICP

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35. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line," and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
36. 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.



WINALUMA COMMERCIAL REQUIREMENT									
FOLIO	PARCEL ACRES	OWNER	NAME	SQUARE FOOTAGE	TYPE	DISTRICT			
79031.0000	1.01	ORINCHACOLE LLC	CIRCLE K	2420	Commercial	A	19-0093	19-0093	
79031.0100	2.46	TALATE MUJER ET AL	NEBIAH A ALZA	12416	Commercial	A	19-0093	19-0093	
79031.0000	1.50	ELUCE G AND MARLIN BRIDMAN	JOSE FRUTOS & VEGETABLES	1779	Commercial	A	19-0093	19-0093	
79031.0000	0.43	ULTRA VISION USA INC	RANCHO MEXICANO	1703	Commercial	A	19-0093/He #14 using 1,703 sq. ft to folio 79033.0000 which has 124512 sq. ft toward PD 19-0048	19-0093	
			Commercial Total	13158			13,158 sq. ft to meet Commercial Requirement		
79033.0000	0.43	ULTRA VISION USA INC	RANCHO MEXICANO	2445	Commercial	A	19-0048/He #14 using 1,845 sq. ft from folio 79033.0000	19-0048	
79038.0000	0.27	AL GABIR TAMPA LLC	FORNER VESCO GAS	3234	Commercial	A	19-0048	19-0048	
79040.0000	0.33	J LC OF WINALUMA LLC	ANA T MEDICAN RESTAURANT	821	Commercial	A	19-0048	19-0048	
79048.0000	0.19	SAM C HO	674 AUTO REPAIR	672	Commercial	A	19-0048	19-0048	
79050.0000	0.39	ANJAO HUJAZ	BOOST MOBILE	1763	Commercial	A	19-0048	19-0048	
79051.0000	0.31	ANIVAR SANTANARA AND JULIA ANGELES RAMIREZ	LOS ANGELES HUACHE	1440	Commercial	A	19-0048	19-0048	
79104.0000	2.58	ROBERT CYDE III AND BETTY R REVELS	LOS CABIN PRODUCE	3218	Commercial	A	19-0048	19-0048	
79104.3565	0.21	ANJAO JAMAL HUJAZ	VACANT RETAIL SR 674	2015	Commercial	A	19-0048	19-0048	
79105.0034	1.15	HMM PROPERTIES INC AND R VINHIGH INVESTMENTS INC	THE STRAWBERRY MARKET	2348	Commercial	A	19-0048	19-0048	
79109.0000	0.83	HE BARNICH INC	WINALUMA POST OFFICE	3600	Commercial	A	19-0048	19-0048	
79201.0000	0.83	MARCELA ESPARZA	STATE RD 674 RESTAURANT	3216	Commercial	A	19-0048	19-0048	
79201.0000	0.34	LUTFI AB DALLAH ANWAD	TIENDA DE LOS PRIMOS	2400	Commercial	A	19-0048	19-0048	
79205.0000	1.12	KENNETH J AND ROSALIA HOLMUNDO/ TRUSTEES	B. MARIACHI LOCO	2448	Commercial	A	19-0048/He #14 using 1581 sq. ft from folio 79209.0000	19-0048	
79209.0000	0.56	KENNETH J HOLMUNDO AND ROSALIA HOLMUNDO/ TRUSTEES	Commercial Total	2512			25,112 sq. ft needed to meet Commercial Requirement		
79209.0000	0.56	KENNETH J HOLMUNDO AND ROSALIA HOLMUNDO/ TRUSTEES							
79211.0000	0.69	FATHI A JEDOU AND ASMA J ANWAD	PRIMOS BP GAS	2522	Commercial	A	19-0102/He #14 using remaining 1062 sq. ft from folio 79209.0000	19-0102	
79212.0000	1.07	JOSEPH FGASKILL	AQUARIUS WATER	4830	Commercial	A	19-0102	19-0102	
79215.0000	1.29	J D C REAL ESTATE PROPERTIES LLC	GARCIA ROAD TIRES	2838	Commercial	A	19-0102	19-0102	
79216.0000	0.41	C J D REAL ESTATE PROPERTIES LLC	B. SOL RESTAURANT	1272	Commercial	A	19-0102	19-0102	
79217.0000	0.22	RUBEN ESPARZA AND MARCELA GARCIA ESPARZA	RAMADERIA GARCIA	2170	Commercial	A	19-0102	19-0102	
79218.0000	0.69	TALATE MUJER ET AL	WINALUMA SUPERMARKET	3004	Commercial	A	19-0102	19-0102	
79219.0000	0.67	PHILLIP W AND MARY JEAN BROUGHTON	WINALUMA AUTO PARTS & SERVICE	2572	Commercial	A	19-0102/He #14 only using 3,099 sq. ft. from folio 79209.0000	19-0102	
79221.0010	1.51	JAC-OS PROPERTIES LLC	DOLLAR GENERAL	3099	Commercial	A	19-0102/He #14 needed to meet Commercial Requirement	19-0102	
			Commercial Total	22169					




APPLICATION: PRS 21-0363  
ZHM HEARING DATE: n/a  
BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Michelle Heinrich, AICP

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

Zoning  
Administrator  
Sign-off:

  
J. Brian Grady  
Tue Mar 30 2021 10:21:25





# General Aerial Zoning Map

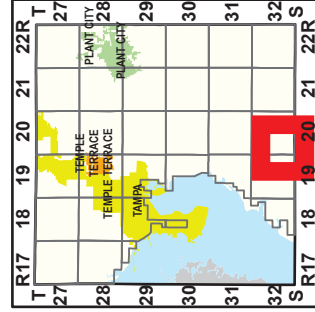
PRS 21-0363

Folio: 79637.0000,  
79637.0100, 79709.0000,  
79715.0000, 79715.4000,  
79715.4010, 79715.4012,  
79715.4020

- Application Site
- Zoning Boundary
- Parcels



STR: 30-32-20, 29-32-20,  
19-32-20

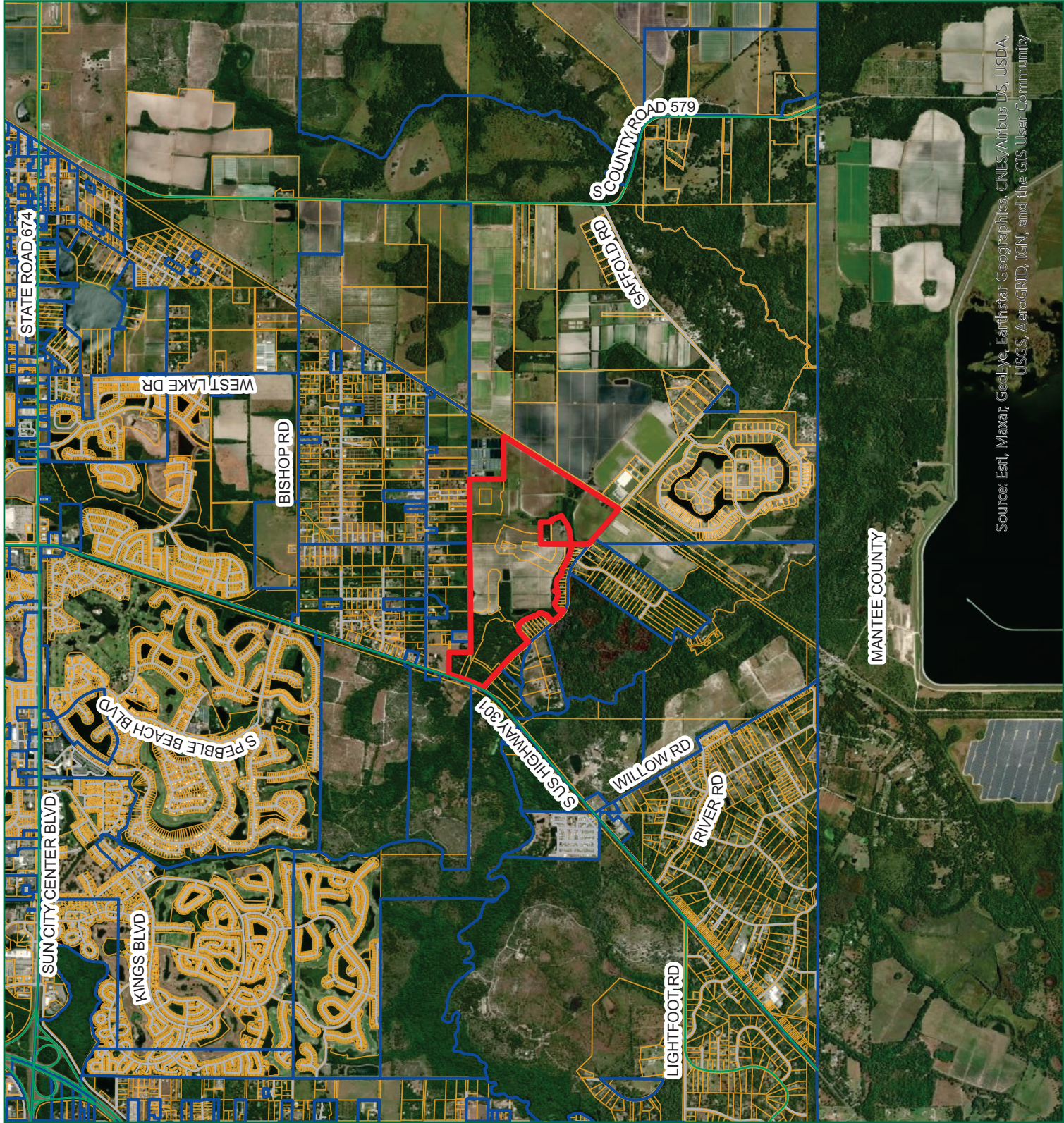


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of 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.

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# Immediate Aerial Zoning Map

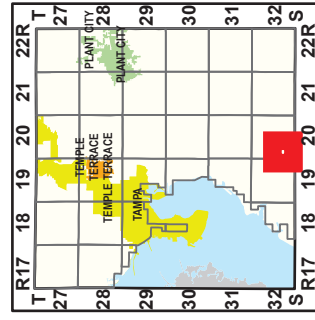
PRS 21-0363

Folio: 79637.0000,  
79637.0100, 79709.0000,  
79715.0000, 79715.4000,  
79715.4010, 79715.4012,  
79715.4020

- Application Site
- Zoning Boundary
- Parcels



STR: 30-32-20, 29-32-20,  
19-32-20

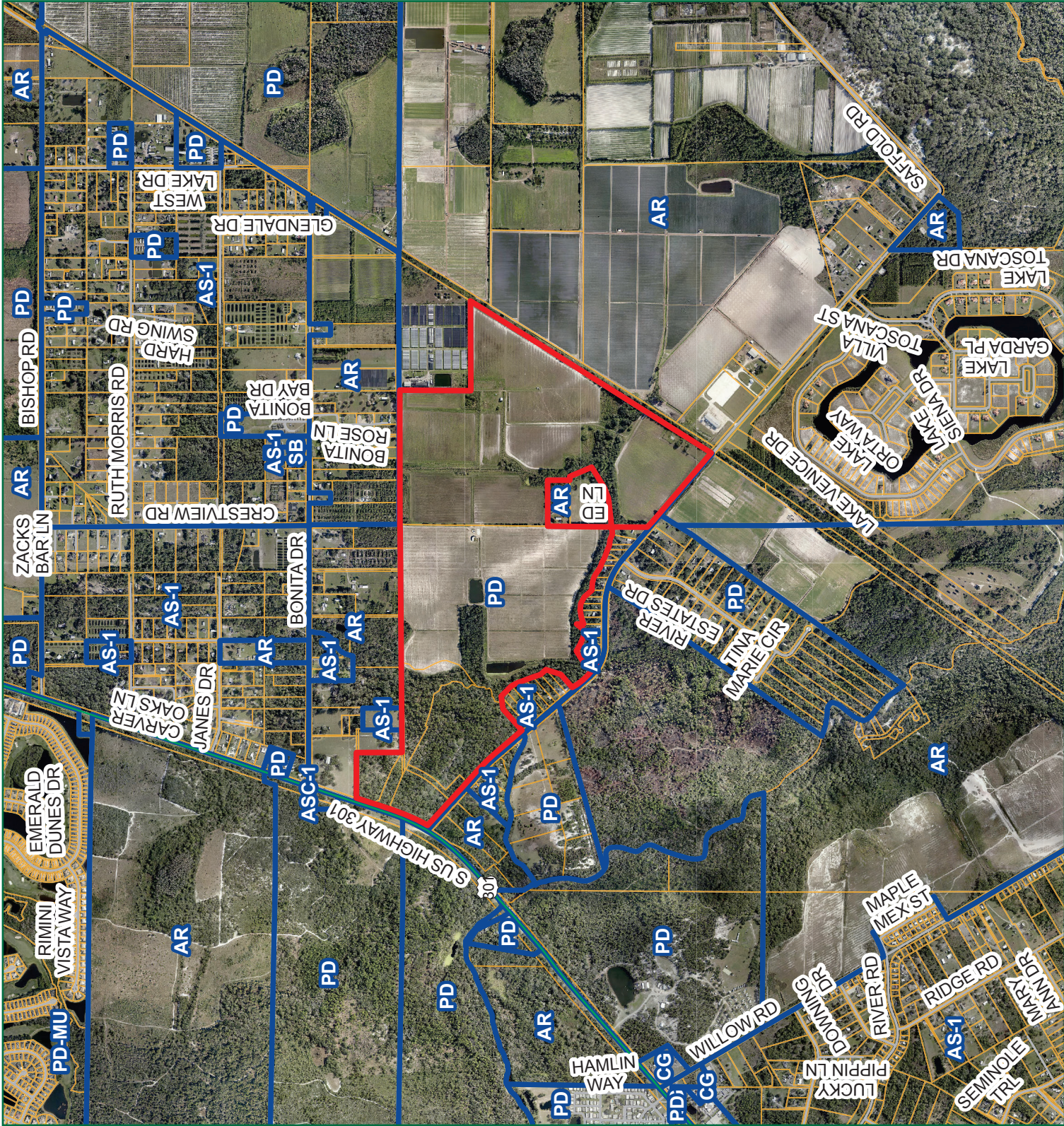


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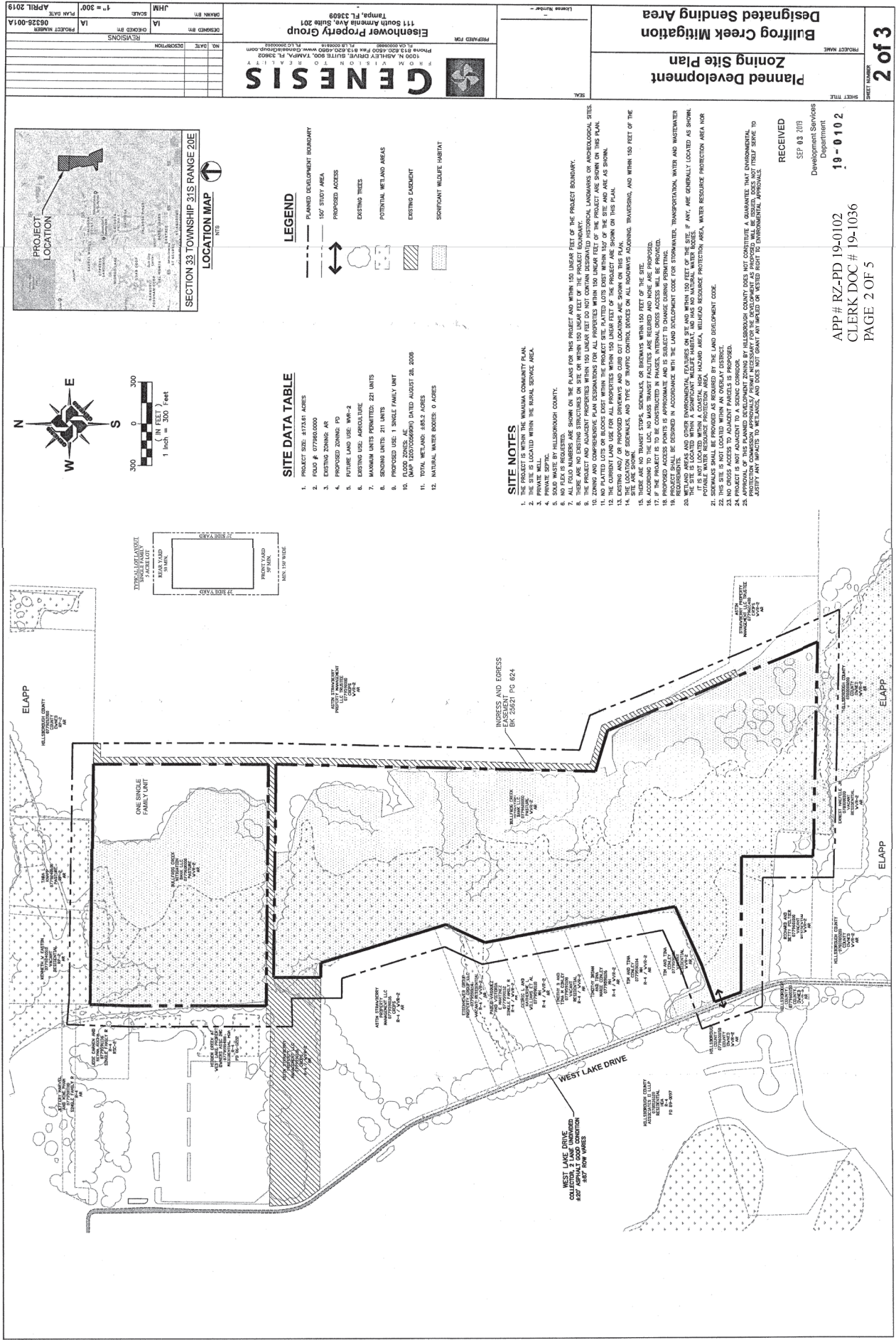
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.













### Planned Development Zoning Site Plan

**Berry Bay Farms**

PROJECT NAME

SHEET TITLE

DATE: 09/26/2014

PROJECT NUMBER

APRIL 2019

RECEIVED

SEP 03 2019

Development Services  
Department

19-0102

SEAL

**GENESIS**

Eisenhower Property Group

111 South Armetta Ave, Suite 201  
Tampa, FL 33609

Phone: 813.800.0000  
Fax: 813.800.0000  
Email: info@genesisfl.com

DESIGNED BY: JHM

CHECKED BY: JHM

NO. DATE DESCRIPTION

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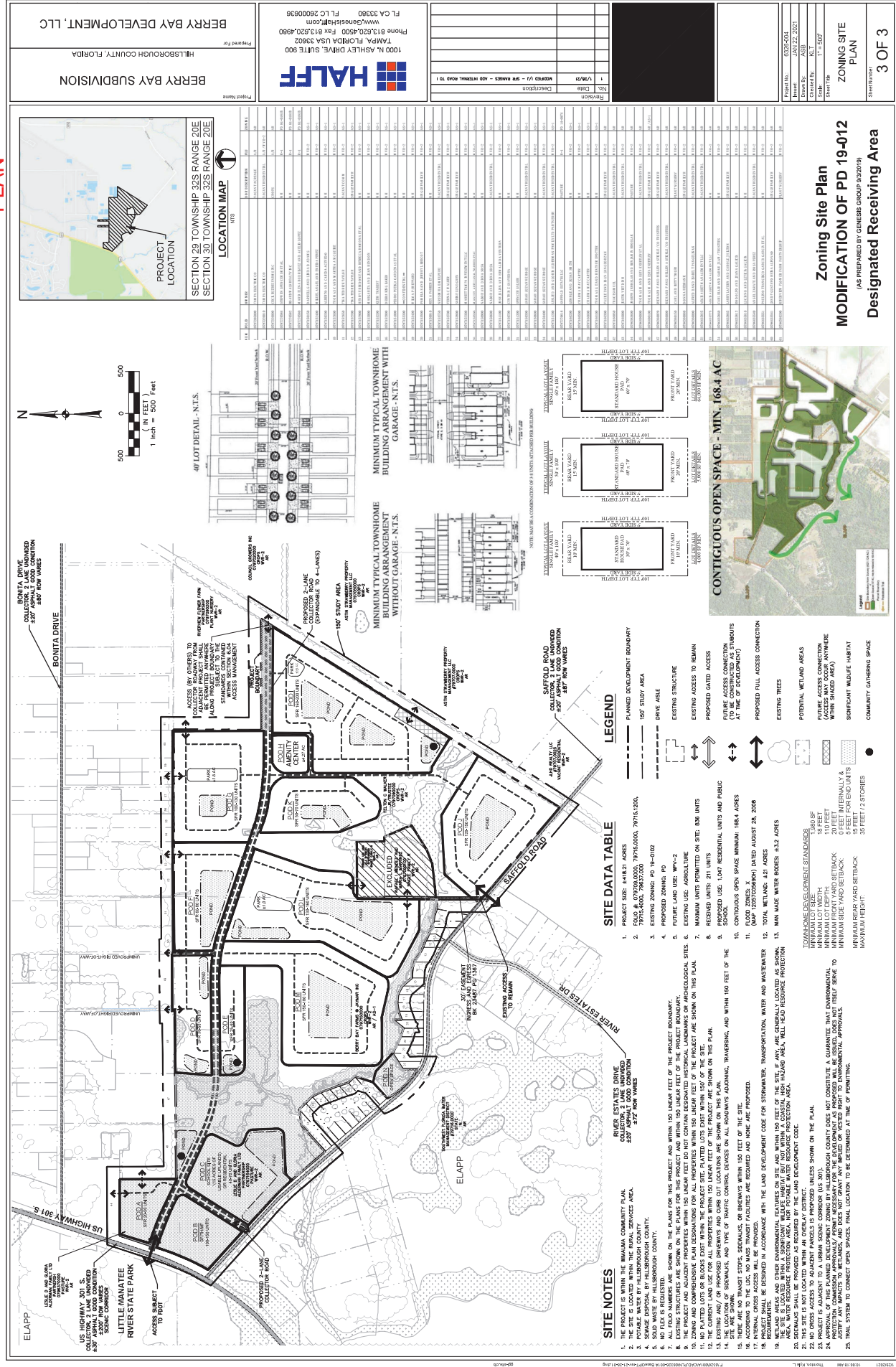
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**CURRENTLY  
APPROVED**





# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

September 20, 2019

**Reference: RZ-PD 19-0102 WM**  
**Eisenhower Property Group**  
**US Hwy. 301, Saffold Rd., Lake Dr. & Orendain**  
**Ln./79709.0000 & Multiple**

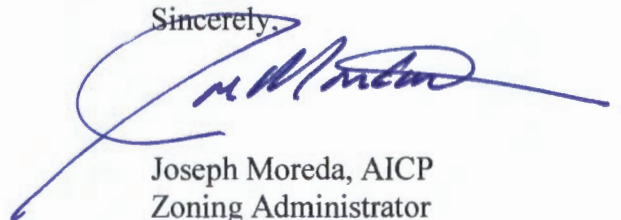
Isabelle Albert  
Genesis Group  
1000 N. Ashley St., Ste. 900  
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on September 10, 2019, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AR & AS-1 (Agricultural Rural and Agricultural, Single-Family) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP  
Zoning Administrator

JM/mn  
Attachment

## BOARD OF COUNTY COMMISSIONERS

Ken Hagan

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Kimberly Overman

Mariella Smith

Stacy R. White

## COUNTY ADMINISTRATOR

Michael S. Merrill

## COUNTY ATTORNEY

Christine M. Beck

## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 23, 2019.

The following shall apply to the Berry Bay Farms Designated Receiving Area:

1. Development shall be limited to a maximum of 1,047 residential units. A public school shall be permissible where depicted on the general site plan (Pod C).
2. Pods A, D, E, F, G, I, J, K, L and M shall be limited to single-family detached residential. Each pod shall be limited to the maximum number of units provided for each pod on general site plan.
3. Pod B shall be limited to a maximum of 200 single-family detached, single-family attached or multi-family units.
4. The Planned Development shall permit a public school facility where depicted on the general site plan. The school site shall be a minimum of 15 upland acres in size. Development of this public school shall require compliance by the School Board with the *Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrence*. Should this site not be dedicated to Hillsborough County Schools, a maximum of 70 single-family detached units shall be permitted. These residential units, if developed, shall not be in addition to the total number of residential units permitted.
  - 4.1 The School District and the Developer will use their best efforts to reach a mutually agreeable dedication agreement within five (5) years of approval of RZ 19-0102. Within ninety (90) days of the expiration of the "Agreement Period," the Developer will provide written notice to the School District that at the end of the Agreement Period, the Developer will be moving forward with development of the School Site for residential use at the expiration of the Agreement Period. The Developer may develop the School Site prior to expiration of the Agreement Period should the School District at any time advise the Developer in writing that they do not intend to enter into a dedication agreement to acquire the School Site.
  - 4.2 Any and all roadways within the Planned Development serving and/or providing access to the public school parcel shall be platted to the public school parcel's property line(s) as a public road(s). In no event shall there be any intervening land restricting access to the public school parcel.
5. Pod H shall permit amenity center uses.
6. Single-family detached lots and units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 feet
Minimum front yard setback:	10 feet (unless otherwise stated)
Minimum garage setback:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories



Minimum lot size: 5,500 sf  
Minimum lot width: 50 feet  
Minimum front yard setback: 20 feet\*  
Minimum side yard setback: 5 feet  
Minimum rear yard setback: 15 feet  
Maximum building height: 35 feet/2-stories

\*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

Minimum lot size: 6,000 sf  
Minimum lot width: 60 feet  
Minimum front yard setback: 20 feet\*  
Minimum side yard setback: 5 feet  
Minimum rear yard setback: 15 feet  
Maximum building height: 35 feet/2-stories

\*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

7. Any single-family detached units/lots developed at a width under 50 feet shall comply with the following:

7.1 No more than 65% of the overall PD's single-family detached lots may be under 50 feet in width. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of lots under 50 feet in width proposed and approved within the entire PD. If when blended an individual pod or phase at platting will exceed the percentage maximum of lots under 50 feet in width, the permissibility for lots under 50 feet in width will be restricted accordingly elsewhere in the PD.

7.2 Single-family detached units shall provide a 2-car garage with a minimum 18 foot wide driveway.

a. Garages shall be permitted to extend a maximum of 5 feet in front of the primary residential structure if an entry feature over the primary entrance facing the street is provided. The minimum garage setback shall be 20 feet. Notwithstanding condition 6, the primary residential structure setback shall be a minimum of 25 feet. The offset created by these two setbacks shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. The entry feature shall be permitted to extend further into the front yard at minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If no entry feature is provided, the garage shall not be flush or placed closer to the street than any portion of the front façade.

b. Should garages be located behind the front plane of the primary residential structure, the primary residential structure shall provide a minimum 10 foot front yard setback and the garage shall provide a minimum 20 foot front yard setback. The offset between these setbacks shall be a minimum of 10 feet. This offset shall not require the use of any entry

- feature or covered porch. Should an entry feature or covered porch be provided, the minimum front yard setback of 10 feet shall apply.
- 7.3 Garage doors shall not account for more than 60% of the width of the street facing building façade.
- 7.4 All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 7.5 Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- 7.6 Each unit's primary entrance door shall face the roadway.
- 7.7 A maximum of 30% of the units on lots under 50 feet in width may be 1-story in height. A minimum of 70% of the units on lots under 50 feet in width shall be 2-stories in height. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of 1-story and 2-story units proposed and approved within the entire PD. If when blended an individual pod or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story units will be restricted accordingly elsewhere in the PD.
- 7.8 All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
- A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
  - A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
  - A change in materials between the first and second floors.
8. Single-family attached lots/units shall be developed in accordance with the following:
- |                             |  |
|-----------------------------|--|
| Minimum lot size:           | 1,980 sf                                   |
| Minimum lot width:          | 18 feet                                    |
| Minimum lot depth:          | 110 feet                                   |
| Minimum front yard setback: | 20 feet                                    |
| Minimum side yard setback:  | 0 feet internally and 5 feet for end units |
| Minimum rear yard setback:  | 15 feet                                    |
| Maximum building height:    | 35 feet/2-stories                          |
9. Multi-family buildings shall have a minimum front yard setback of 25 feet from all roadways. The maximum building height shall be 45 feet with no additional setback for buildings over 20 feet in height required. For any yard not adjacent to a roadway of 50 feet in width or more, required buffering and screening shall be provided.



10. Buildings and uses within the amenity center (Pod H) shall be developed in accordance with the following:

Minimum front yard setback:	10 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

10.1 Buffering and screening where adjacent to any residential uses shall be required.

11. A minimum of 168.4 acres shall be used for open space within the project. The calculation of land area used for open space shall not include the land area for sidewalks required by LDC Section 6.02.08 or 6.03.02. The developer shall provide contiguity and connection to open space and conservation areas throughout the project via paved or unpaved bicycle/pedestrian trails, sidewalks and pathways.
12. Development shall be as generally depicted on the site plan, which includes pod locations, stormwater ponds, community gathering spaces, park locations and sizes and the internal roadway network.
13. Development within the Designated Sending Area depicted on the site plan, shall be limited to one dwelling unit for the entire 173.61 acre Designated Sending Area. Prior to preliminary plat approval for the Designated Receiving Area, the developer shall submit to Hillsborough County a proposed deed restriction in the form of conservation easement consistent with Section 704.06, Florida Statutes, which shall encumber the Designated Sending Area, limit the development within the Designated Sending Area to one, single residential dwelling unit, and be enforceable by Hillsborough County. The conservation easement must be accepted by the Hillsborough County Board of County Commissioners and recorded in the official public records of Hillsborough County prior to preliminary plat approval.
14. As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd. consistent with the Design Exception approved by the County Engineer (dated April 25, 2019), including:
- a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:
    - i. Widen the existing roadway such that there are 11-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and;
    - iii. Mill and resurface the existing roadway; and,
    - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
  - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:

- i. Be permitted to maintain the existing 10-foot wide travel lanes;
  - ii Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
  - iii Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
- 15. At the request of Hillsborough County, the developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
  - a. the Dug Creek stormwater cross drain under Saffold Rd.; and,
  - b. the stormwater cross drain located +/- 300 feet to the northwest of the Dug Creek stormwater cross drain.
- 16. The developer shall construct a minimum 5-foot wide sidewalk along the project's West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.
- 17. With regards to the Designated Receiving Area:
  - a. Internal project roadways shall be public and may not be gated.
  - b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
  - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.
- 18. The developer shall construct the following site access improvements:
  - a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
  - b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;



- e. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.;
- f. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway;
- g. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.

In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn lane on Saffold Rd. onto US 301.

- 19. The developer shall construct the east-west and north-south collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.
- 20. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, access shall be permitted (subject to Section 6.04 access management standards) anywhere along the easternmost 1,365 feet of the northern project boundary (i.e. along the easternmost 1,365 feet of the proposed east-west collector roadway).
- 21. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the existing easement access on Saffold Rd. (serving adjacent folios 079709.0500 and 079709.0100) shall be permitted to remain; however, such access connection may serve no more than three dwelling units. Any development on these adjacent properties in excess of a combined total of three dwelling units shall be required to obtain access through the subject PD via the public roadway stubouts provided to each folio as part of the subject PD.

The following shall apply to the Bullfrog Creek Mitigation Designated Sending Area:

- 22. A maximum of 1 single-family detached lot shall be permitted where depicted on the general site plan. Development shall be in accordance with the AR zoning district development standards.
- 23. Notwithstanding condition 22, the Bullfrog Creek Mitigation Designated Sending Area shall also permit conservation and passive agricultural uses.
- 24. With regards to the Designated Sending Area:
  - a. Access to the one (1) single-family dwelling unit may be permitted anywhere along the PD frontage where adjacent to the Ingress and Egress Easement (as recording in OR Book 25621 Page 624) serving the property;
  - b. Additional access shall be permitted in the location specified on West Lake Dr. or anywhere along the Ingress and Egress Easement necessary to provide for maintenance of these lands.



The following shall apply to the entire Planned Development:

25. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
26. Prior to preliminary plat approval for any number of residential units above six hundred sixty three (663) residential units, the developer shall provide documentation that demonstrates that additional job opportunities (Employment Requirements) exist within the Wimauma Community Plan Village that are not already allocated to this planned development, any other planned development zoning within the boundaries of the Wimauma Community Plan Village, or any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village.

Said documentation to demonstrate Employment Requirement compliance shall be provided on the preliminary subdivision plat or multi-family site development plan in the form of a table that includes the following: (1) the folio numbers and the heated square footage being allocated for any additional residential units above 663 residential units within the subject PD; and, (2) the folio numbers and heated square footage already allocated to the subject PD, other planned development zonings within the boundaries of the Wimauma Community Plan Village, and any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village. This table shall be annotated as to which projects are assigned to the provided folios and heated square footage.

Both the number of jobs required by the additional residential units above 663 residential units and the number of jobs that must exist within the boundaries of the Wimauma Community Plan Village shall be based upon the assumptions set forth in the Employment and Services Requirements section of Objective 48 of the Hillsborough County Comprehensive Plan. As required by Objective 48 of the Comprehensive Plan, the Wimauma Village Residential-2 employment and shopping requirements are hereby identified for tracking purposes in these conditions of approval as Attachments A and B.

27. An evaluation of the properties identified mature trees warranting preservation that may include grand oaks and the applicant is encouraged to consult with staff of the Natural Resource Unit.
28. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
29. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
30. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself



- serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
31. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
  32. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
  33. 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.
  34. 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.
  35. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line," and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
  36. 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.

RZ-PD 19-0102 WM  
September 10, 2019  
September 11, 2019

Page 9 of 10



MINIMUM COMMERCIAL REQUIREMENT									
FOLIO	PARCEL ACRES OWNER	NAME	SQUARE FOOTAGE	TYPE	DISTRICT				
78111 0000	1.01	CHEN CHOLE LLC	3000	Commercial	A	19-0088			19-0088
78111 0000	2.46	TALATE MANSUR ET AL	3045	Commercial	A	19-0088			19-0088
78111 0000	1.80	ELITE AND MARIN BIGHAM	3779	Commercial	A	19-0088			19-0088
78111 0000	0.43	ULTRA VISION USA INC	1703	Commercial	A	19-0088			19-0088
		Commercial Total	11528						
78111 0000	0.43	ULTRA VISION USA INC	3643	Commercial	A	19-0088			19-0088
78111 0000	0.27	AL EBI TAMPA LLC	3234	Commercial	A	19-0088			19-0088
78111 0000	0.33	J LC OF MINNAPOLIS LLC	812	Commercial	A	19-0088			19-0088
78111 0000	0.19	SAM CHOI	671	Commercial	A	19-0088			19-0088
78111 0000	0.39	ALMA HAZ	2793	Commercial	A	19-0088			19-0088
78111 0000	0.31	ANWAR SANTAMARIA AND JULIA ANGELES RAMIREZ	3440	Commercial	A	19-0088			19-0088
78111 0000	2.56	ROBERT CLYDE W AND BETTY R REVELS	3226	Commercial	A	19-0088			19-0088
78111 0000	0.21	AMAD JAMAL HAZ	2215	Commercial	A	19-0088			19-0088
78111 0000	1.15	HCM PROPERTIES INC AND R V HUGH INVESTMENTS INC	2848	Commercial	A	19-0088			19-0088
78111 0000	0.88	ME BARRON INC	3000	Commercial	A	19-0088			19-0088
78111 0000	0.83	MARCOS ESPINOZA	3226	Commercial	A	19-0088			19-0088
78111 0000	0.34	LUTHER ABRAHAM ANWAR	2400	Commercial	A	19-0088			19-0088
78111 0000	1.12	KEVINETH J AND ROSALIA HOLLAND/ TRUSTEES	2448	Commercial	A	19-0088			19-0088
78111 0000	0.56	KEVINETH J AND ROSALIA HOLLAND/ TRUSTEES	3621	Commercial	A	19-0088			19-0088
		Commercial Total	28112						
78111 0000	0.56	KEVINETH J AND ROSALIA HOLLAND/ TRUSTEES	3267	Commercial	A	19-0088			19-0088
78111 0000	0.69	FATMA A ADOLPH AND ROSALIA HOLLAND/ TRUSTEES	3222	Commercial	A	19-0088			19-0088
78111 0000	1.07	JOSEPH P GASHILL	4330	Commercial	A	19-0088			19-0088
78111 0000	1.29	J D C REAL ESTATE PROPERTIES LLC	2338	Commercial	A	19-0088			19-0088
78111 0000	0.41	C I O REAL ESTATE PROPERTIES LLC	2172	Commercial	A	19-0088			19-0088
78111 0000	0.22	RUBEN ESPINOZA AND MARIA CELIA GARCIA ESPINOZA	2170	Commercial	A	19-0088			19-0088
78111 0000	0.89	TALATE MANSUR ET AL	2204	Commercial	A	19-0088			19-0088
78111 0000	0.87	PHILIP W AND MARY ANN BROUGHTON	2572	Commercial	A	19-0088			19-0088
78111 0000	1.31	JACOB PROPERTIES LLC	2269	Commercial	A	19-0088			19-0088
		Commercial Total	22069						





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 03/29/2021

**REVIEWER:** Sofia Garantiva, AICP, Senior Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:** WM

**PETITION NO:** PRS 21-0363

<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 ANALYSIS

The applicant is requesting a PRS modification to PD 19-0102. The applicant is proposing the altering the allocation of approved units within Pods B, J and I of the site plan. The applicant is proposing to remove 50 units from Pod B and allocate 20 units to Pod J and 20 units to Pod I.

#### ***Trip Generation and Site Access***

This PD access points on U.S. Highway 301 S and Saffold Road. Since this is a minor modification, the applicant is not required to submit a transportation analysis study; however, staff requested the applicant provide additional information demonstrating the trip distribution impact at the access points of the PD, specifically the easternmost access on Saffold Road, to verify if additional turn lanes warranted as a result of the reallocation of units.

The approved plan has 140-180 single family units within Pod I and the proposed plan has 160-200 within Pod I. Pod I has access proposed on a new internal collector roadway. The approved plan has 100-130 single family units within Pod J and the proposed plan has 120-150 within Pod J. Pod J has access proposed on Saffold Road. Per the applicant, the analysis conducted for PD 19-0102 assumed 130 single family units would utilize the eastern access to Saffold Road, where it was determined an east bound left turn lane was required and a right turn lane was not required. Per the applicants engineer, 15 vehicles estimated to make a westbound right turning movement, as such, a right turn lane is not warranted at this time.

As the number of units is not increasing, the impact of to the surrounding transportation network is considered de minimus and no additional site improvements are required at this time.

### TRANSPORTATION INFRASTRUCTURE ANALYSIS

US Hwy 301 is a 2-lane, undivided, principal arterial roadway characterized by +/- 40 feet of pavement in above average condition. The roadway lies within a +/- 180-foot wide right-of-way along the project's frontage. There are no sidewalks along US 301 within the vicinity of the proposed project. There are +/- 4-foot wide bicycle facilities (on paved shoulders) along US 301 within the vicinity of the proposed project. US highway 301 is under the jurisdiction of the Florida Department of Transportation (FDOT).

Saffold Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 87 and +/- 105 feet wide) along the project's frontage. There are no sidewalk or bicycle facilities along Saffold Rd. in the vicinity of the proposed project. A Design Exception was approved for Saffold Road with PD 19-0102.

**ROADWAY LEVEL OF SERVICE (LOS)**

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	MANATEE COUNTY	SR 674	D	F

Source: [2019 Hillsborough County Level of Service \(LOS\) Report](#)

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





*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

KEVIN J. THIBAUT,  
P.E. SECRETARY

**MEMORANDUM**

DATE: February 10, 2021

TO: Bianca Vazquez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: James Ratliff, Hillsborough County  
Daniel Santos, FDOT  
Mecale' Roth, FDOT

SUBJECT: PRS 21-0363, 3636 Saffold Road

This project is on a state road, US 301. This site was reviewed at a Pre-application meeting with FDOT on 1/18/19. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding



***Florida Department of Transportation***

**RON DESANTIS**  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

**ERIK R. FENNIMAN**  
INTERIM SECRETARY

January 08, 2019

**THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER  
06/08/2019  
THIS DOCUMENT IS NOT A PERMIT APPROVAL**

**Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST**

Access Class: 3	Posted Speed: 55 MPH
Applicant: Mr. Henry	Property Name: Bay Berry
Approximate Mile Post: 3.104	Reference Project: 301 south of 674
Connection Category: TBD	Section: 10-010-000
County: Hillsborough	State Road: SR 43

Request: Review and permitting requirements

Dear: Mr. Henry,

A Pre-application Review of the subject project was conducted at your request. The purpose of the Pre-application Review is to establish the permit category, number, type, general location and associated features of access connections for the applicant's property to the state road. We have given the plans, as presented, a thorough review and our comments or findings are as follows:

- ☐ We disapprove the concept as presented with the following considerations.
- ☒ We approve the concept as presented with the following conditions/considerations.  
We approve the concept as submitted and we invite you to submit a permit application package to the District Office with engineering drawings that reflect the concept approved here.
- ☐ We are prepared to continue the review of the concept with the District Variance Committee.
- ☐ We are prepared to continue the review of the concept as presented with the following considerations.

**Conditions/Comments:**

This project proposes to connect to SR 43, which in this area is a Class 3 roadway with a 55 mile per hour speed limit. Florida Administrative Code, Rule Chapter 14-97 requires 660 feet driveway spacing, and 1320 feet directional and, 2640 feet full median opening spacing requirements. These proposed connections would be considered conforming in accordance to the rule chapter 1996/97 for connection spacing.

FDOT recommendation,

1. 1 Access as proposed to SR 43. NB Rt. Maintained at Saffold Rd., NB Rt.at development entrance, SB Lt. at Saffold Rd., SB Lt at Development entrance 2 accepting lanes into development. Move full entry back away from 301 as discussed. Exit onto US301 to be 3 lanes wide. (can be striped for two in interim)
2. Traffic Study updated to include commercial site. Potential for R/W on SR43.
3. Sidewalk connection to FDOT sidewalk.
4. Utility permit maybe required.
5. When ready to permit follow the Rule Chapter 14-96.005 Application. Check List Attachment for reference. Please apply on line. <http://osp.fdot.gov> Attach a copy of this letter in submittal. Plans shall be per Standard Plans and FDM. All Plans and Documents shall be electronically signed and sealed in OSP.
6. If you don't agree with Pre -Application meeting results and would like to schedule a AMRC meeting contact Joel Provenzano- 813-975-6263 / [joel.provenzano@dot.state.fl.us](mailto:joel.provenzano@dot.state.fl.us)
7. The following FDOT Permits will / may be required.
  - a. **Connection Permit / Construction Agreement**
  - b. **Drainage Permit or Waiver**
  - c. **Utility Permit-** for any utility connections within the FDOT R/W (except those exempted from permitting by the 2017 FDOT Utility Accommodation Manual)



All permit application packages are to be submitted to: see #4 above.

Florida Department of Transportation

2822 Leslie Rd.

Tampa, Fl. 33619

Attn: Reebie Simms

Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within Six months, to the Department for permit processing. When permit requests are submitted subsequently to a Pre-application Review, Department staff reviews the design plans in terms of standards, compliance and constructability. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the design proposal would likely be denied.

**Please include a copy of this letter with your request for continued pre-application review or permit application in O.S.P.**

Sincerely,

Reebie Simms  
Tampa Operation Program Engineer

**Project Location: SR 43  
Tampa, Fl.**

**Road Section: 10 010 000**

**State Road: SR 43**

**Mile Post #3.104**

**Road Classification Class 3**

**Driveway Spacing 660/440'**

**Median Opening Directional 1320', Full 2640'**

**Speed Limit (55) mph**

***SIGN IN SHEET***

Project "Bay Berry" US 301 south of SR674

Rt Rdwy \_\_\_\_\_

Date: 01/08/2019

9:30am

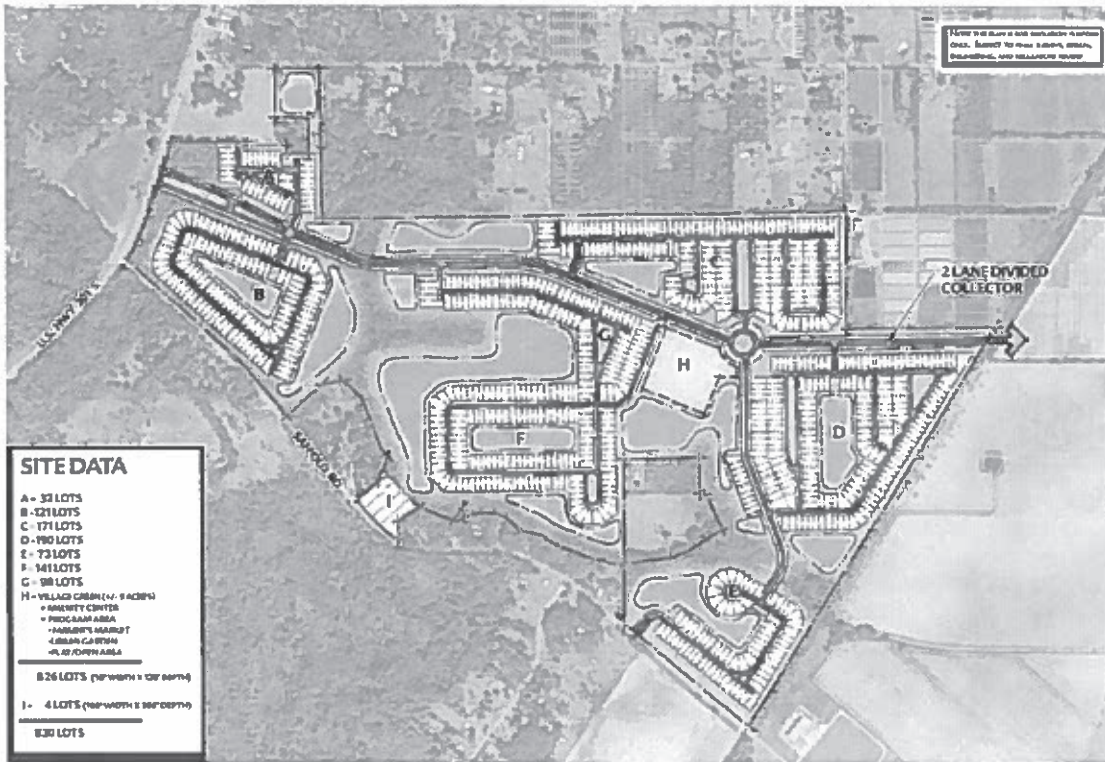
Name		Company / Department	Phone / e-mail
Reebie Simms P.E.	FDOT	Operation Program Engineer Tampa Operation Center	813-612-3313 <a href="mailto:Reebie.Simms@dot.state.fl.us">Reebie.Simms@dot.state.fl.us</a>
TBD	FDOT	Access Permit Manager Tampa Operation Center	813-612-3210
Michael McClurg	FDOT	Permits Coordinator II Tampa Operations	813/612-3212 <a href="mailto:Michael.McClurg@dot.state.fl.us">Michael.McClurg@dot.state.fl.us</a>
Lisa Strout	FDOT	Permits Coordinator II Tampa Operations	813-612-3214 <a href="mailto:Lisa.strout@dot.state.fl.us">Lisa.strout@dot.state.fl.us</a>
Ali Khalilahmadi	FDOT	District Access Management Engineer	813-975-6246 <a href="mailto:ail.khalilahmadi@dot.state.fl.us">ail.khalilahmadi@dot.state.fl.us</a>
David Skrelunas 	FDOT	District 7 Permits Engineer	813-975-6273 <a href="mailto:David.Skrelunas@dot.state.fl.us">David.Skrelunas@dot.state.fl.us</a>
Joel Provenzano 	FDOT	District Access Management Administrator	813-975-6263 <a href="mailto:Joel.Provenzano@dot.state.fl.us">Joel.Provenzano@dot.state.fl.us</a>
Daniel Santos	FDOT	Growth Management Analysis	813-975-6429 <a href="mailto:Daniel.Santos@dot.state.fl.us">Daniel.Santos@dot.state.fl.us</a>
Lindsey Mineer 	FDOT	Growth Management Analysis	813-975-6922 <a href="mailto:Lindsey.Mineer@dot.state.fl.us">Lindsey.Mineer@dot.state.fl.us</a>

*Bob Carter*

*FDOT Permits*

[illegible]





## COMMISSION

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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 4/13/21	<b>COMMENT DATE:</b> 3/11/21
<b>PETITION NO.:</b> 21-0363	<b>PROPERTY ADDRESS:</b> Saffold Rd
<b>EPC REVIEWER:</b> Mike Thompson	<b>FOLIO #:</b> multiple
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1219	<b>STR:</b> 19, 29, 30-32S-20E
<b>EMAIL:</b> thompson@epchc.org	
<b>REQUESTED ZONING:</b> MM PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	11/30/18
<b>WETLAND LINE VALIDITY</b>	valid
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Approved wetland line survey on file with EPC
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li></ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 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 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.



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

**PETITION NO.:** PD21-0363      **REVIEWED BY:** Randy Rochelle      **DATE:** 3/30/2021

**FOLIO NO.:** 79715.4020

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

**WATER**

- ☐ The property lies within the \_\_\_\_\_ 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 \_\_\_\_ inch water main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_.
- ☒ 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 \_\_\_\_\_ 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 \_\_\_\_ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_.
- ☒ 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:** The subject site is located outside of the Hillsborough County Urban Service Area, however the subject property's land use designation could allow for connection to Hillsborough County Water and Wastewater Service. No water and/or wastewater service is consider adjacent. 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.