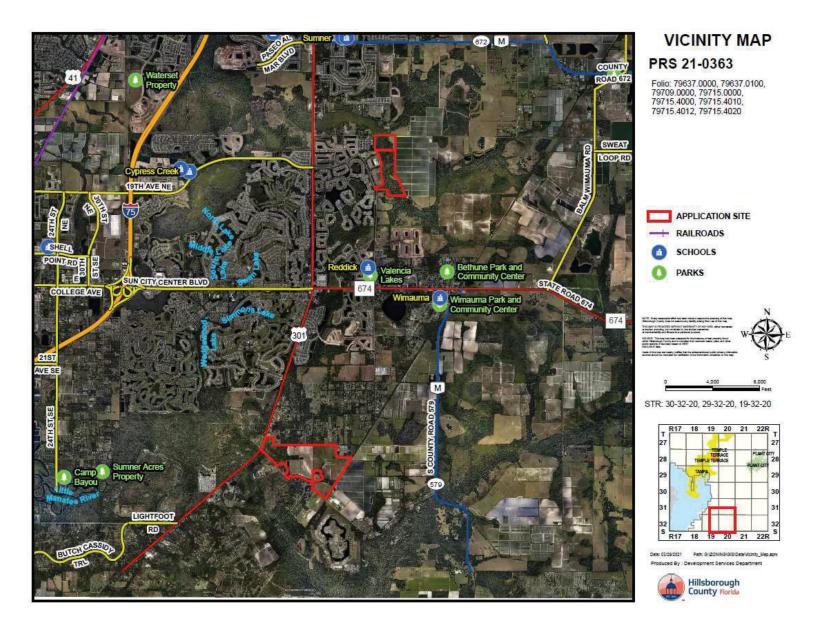


STAFF REPORT

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





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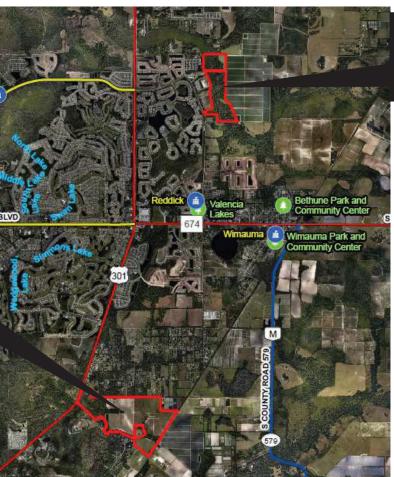
Application Review Summary and Recommendation

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

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Under this request, the applicant requests the following:

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.

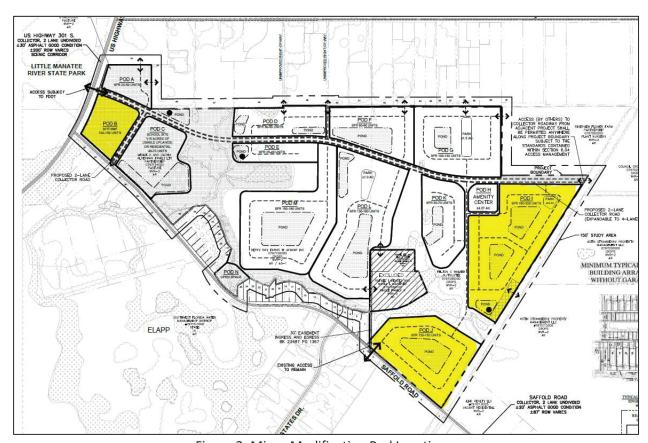


Figure 2: Minor Modification Pod Locations

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Table 1: Residential Pod Information

Residential Pod	Existing (Min – Max)	Proposed (Min – Max)	Change
Α	20-50	20-50	None
В	150-200	100-150	-50
C*	40-70	40-70	None
D	30-50	30-50	None
Е	25-40	25-40	None
F	60-80	60-80	None
G	100-130	100-130	None
1	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. <u>Re-configure the internal road network in development pod I</u>. 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.

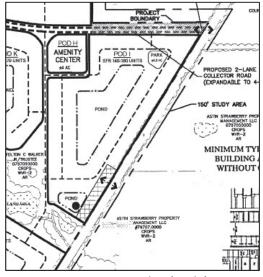


Figure 3: Existing Site Plan (Pod I)

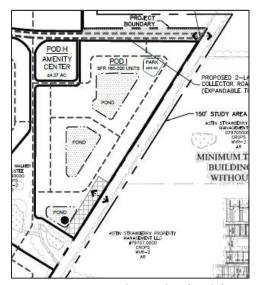


Figure 4: Proposed Site Plan (Pod I)

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).

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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 minimums 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)

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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.

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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

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

- 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

^{*}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.

^{*}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.

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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.

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- 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.

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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.

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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).

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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.

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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 Resdintial-2 employment an 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.

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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.

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277	MORGAN PROGRATICS	TACLAND	*27	Office	4		
						24.0	C Maets ab Sequirement for PO 19-003
						I	
3:	CAUSE OF GROOM PARTY CORES.	CHICAGO OS COS RETINES MINISTERS HOUSING	46521	Covernment Services & Residential Support			
	TEMBLO FLACELATING		523	Government Services Site Identital Support	C-4		
27	19.55 ABAUTISTA STIEL DE VARABLINA INC	RIST BAPTST CHURCHOS VICANALINA	112347	Covernment Sent card. Residential Support	4		
24.0	GENERAL STORY IN WITHOUT	GLESIA DE DIOSELIM	2160	Zovernment Services El Residential Support	4		
11.63	SOCOL BOARD OF HUSBORDUGH COUNTY	WINAUMA SCHOOL	67723	Covernment Services & Residential Support	4		
250	REEDY RUMBING INC	PEEDY PULMENC	2400	Industrial	×		
800	MORGAN PROJECT CSPARTNERS OF	TLOS KEEPES	27576	Industrial	a)		
770	WAR SHIELD AND PRICE WHILE WAS AN EAST	avidade contra a action	2000	nourte	٠.		
22 2	WhiteConde Condem Contra LC	WINNESS CONCERNS	2008	Orce Ower			
200	SCHOOL CLEN CALLER TRANSPER STAL	SUBJECT STREET, STREET	213	Commental	Co		
4.53	DEC. INVIXED	BIGUNGSELS STORAGE	49600	Marrial	a		
5	LINES GRANTER	WINGLING CHEATH CONTER	2100	Office			
422.00	HLGBOR QUONCQUITY	COUNTY FIRST QUSE 22	4597	Covernment Sen/cas & Reidential Support	u		
27.40	WINGSTRANDSCREET INVESTIGNT LICE	WINE DAY ARROST WITCHINGS to GO/RES	17813	Zovernment Services & Residential Support	v		
2 5	ABCAUTOSING	ABC AUTO SALES		Commercial	o e	200	
3 5	THE PARTY OF THE PARTY.	THE ASSESSMENT OF THE PERSON NAMED IN		Comments			
		UNITED THE STATE OF THE STATE O					Se Meets about PD 18-104 Requirement
2211	SUTSESSED STATES	WALANAST SUPER CONTER	74411	Commercial	a		
200	ROBERT G BRONGON/TRUSTES ET A.	SUN OTF AUTOMOTIVE	2000	Commercial			
g	PACCING PLANTS	DEW PROCNEUC	27,600	Industrial	•		
121	PLOONE PLANTS	ENGLE VISION ILC	6,110	Industrial	u.		
	CAN PROPERTIE OF BRANCONING	04001270	9	Office	•		
1 22	COCCES OFF STREETS	CUB LACY OF GUICE SE	22500	Baddavial Support & Countries Sevices	Contra Milman ma Sou ndany		
33	HILDSOLD GHICOLUTY	MANAGARA RASSTATION # 22	2380	Residential Support & Covernment Services	Credit e Wilman ma Boundary		
22	HIGGS COCKCOUNT	R CM A WIMALIMA	8550	Residential Support & Covernment Services			
0.83	PROSECT EAPTST CALINCH TRUSTESS	RIST PROSECT MISSIONARY BAPTIST CHURCH	4329	Residential Support & Covernment Services	Entire Witmax ma Bou ndany		
8	HIGGOLOGICOUNTY	WINEUM OVIC QUE	2880	Reddential Support & Covernment Sevices	멸비		
8 8	HILGOOD CHOOLING	SETALINE RECREATIONAL CONTER	2012	Reddential Support & Covernment Sevices Septembel Support & Covernment Sevices	Entire Witmau ma Boundary Entire Witmau ma Boundary	200	
270	THE THE STATE OF T	Not send at Ma Caught	1117	Saddawin Suppre to Seventrate Sevina	2 2		
9	ACTOR/ PRAIN CATAGORA, NC	JOHNSON TOWART	and the same	Reddential Support & Covernment Services	Entire Wilman ma Boundary		
5	SUN OTY CASTAN CENTR INC	AUN OTY CARSTIAN CONTER	20274	Residential Support & Covernment Services			2
275	THE COST OF JURNICE JETICS	ANN, KICS	10915	Reddential Support & Covernment Sevices			
97	DENAMA PROGRAMESTIC	3660H 810500	2400				
81	DECOUNT AUTO PARTS	ADVIANCE AUTO PARTS	5775	Commercial			20
250	HANT RAFAELY CURES CARRILLO	ONE STOP AUTO RESUR	2218	Commercial	Entire Wilman ma Boundary		
200	ANAMAS ILC		9110	nourtai			
			12.000	Total Sales			

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Michelle Heinrich, AICP

			WWW	WIMAUNA COMMERCIAL REQUIREMENT	-			
22 TAUTION OF TOTAL CONTROL OF TAUTION O	FOLIO	PARCEL ACREA	GE OWNER	NAME	SQUARE FOOT	AGE TIPE	DISTRICT	
1.00	78911.0000	101	DBNCHCIRCLEUC	CHOLEK	3400	Commercial	⋖	
130	78911.0100	2.46	TALATE MUSA ET AL	NBMAH PLAZA	12416	Commercial	a	
0.4.2 ULTRAVISION USA INC. RANCHO MELCHO Commercial DESCRIPTION 0.4.2 ULTRAVISION USA INC. Communical A. 0.4.3 ULTRAVISION USA INC. RANCHO MELCHO COMMUNICAL 0.4.1 ALI VAGRIANMALIC ANY MELCHARRA AND COLOR MELCHON 2.25 Communical A. 0.3.3 ALI VAGRIANMALIC ANY MELCHARRA AND COLOR MELCHON 2.25 Communical A. 0.3.3 ALI VAGRIANMALIC ANY MELCHARRA AND COLOR MELCHARRA COLOR MELCHARRA AND COLOR MELCHARRA A. COLOR MELCHARRA AND COLOR MELCHARRA A. 0.3.3 ALI VAGRIANMALIA MELLA ANY MERCHARRA AND COLOR MERCHARRA COLOR MERCHARRA ST. COMMUNICAL A. 0.3.3 ALI VAGRIANMALIA MERCHARRA AND COLOR MERCHARRA COLOR MERCHARRA ST. COMMUNICAL A. 0.3.4 ALI VAGRIANDA MERCHARRA AND COLOR MERCHARRA COLOR MERCHARRA ST. COMMUNICAL A. 0.3.4 ALI VAGRIANDA MERCHARRA AND COLOR MERCHARRA COLOR METCHARRA MERCHARRA COLOR METCHARRA A. COLOR METCHARRA A. 0.3.4 CO	78911.0200	150	EUCE G AND MARUN BRIGNAN	JOSE'S FRUITS & VEGETABLES	929	Commercial	đ	
Death	79035.0000	0.43	ULTRA VISION USA INC	RANCHID MEJICAND	1703	Commercial	et.	19-0093/ we are using 1,703 sq. it of folio 79035,0000 which leaves 1845 sq. it toward PD 18-1048
0.43 ULTRAVISION USA INC. RAMCHO MEJICANO RAMCHO MEJICANO 234.5 Communicación A 0.23 A LA COR MANALINA LLC. RICA A MORE MESTARRANT 2034 Communicación A 0.39 JALO DE MANALINA LLC. RICA A LOTO DE SARA EST. Communicación A 0.39 JARN CHO. RICA A LOTO DE SARA EST. Communicación A 0.31 JANALA A LA LA LA MORE SETA RENES. BODOST NO BLE. JASC. Communicación A 0.31 JANALA A LA L				Commercial Total	28130			19,190 zq. ft to meet Commercial Requirement
0.42 ULITA VISION USE MICE FAWKHON MICHANGE FAWKHON MICHANGE P. 4 CARR TAMASALLC FAWKHON MICHANGE P. 2034 Communical A 0.33 J. C. C. SYMMALMAR FORTY COMMUNICAL FORTY COMMUNICAL COMMUNICAL A 0.33 J. C. C. SYMMALMAR EGY ALLO FRANCES EGY ALLO FRANCES COMMUNICAL A 0.33 JAMASHAR HALL EGY ALLO FRANCES EGY ALLO FRANCES EGY ALLO FRANCES A 0.33 ANAMACHIA HALL LOG CARIN PRODUCE EGY ALLO FRANCES EGY ALLO FRANCES A 0.33 ANAMACHIA HALL LOG CARIN PRODUCE EGY ALLO FRANCES EGY ALLO FRANCES A 0.33 ANAMACHIA HALL LOG CARIN PRODUCE EGY ALLO FRANCES EGY COMMUNICAL A 0.33 ANAMACHIA HALL LOG CARIN PRODUCE EGY COMMUNICAL EGY COMMUNICAL A 0.34 MARAGERA FRANCES EGY COMMUNICAL EGY COMMUNICAL EGY COMMUNICAL A 0.35 MARAGERA ARMACHIA EGY COMMUNICAL EGY COMMUNICAL EGY COMMUNICAL EGY COMMUNICAL EGY CO								
0.23 AL KABIR TAMPA LLC FONREN VASCO GAS 334 Communication A 0.33 JL COMMINALINA LLC RAM ALVOR SPAIR 872 Communication A 0.39 ANALADO HILLS 674 ALVOR SPAIR 873 Communication A 0.31 ANALADO HILLS 8000T MORE 873 Communication A 0.31 ANALADO HILLS 100 C LABIN PRODUCE 323 Communication A 0.32 ANALADO HILLS 100 C LABIN PRODUCE 323 Communication A 0.33 ANALADO HILLS 100 C LABIN PRODUCE 323 Communication A 0.34 ANALADO HALAD 100 C LABIN PRODUCE 323 Communication A 0.34 ANALADO HALAD 100 C LABIN PRODUCE 320 Communication A 0.34 ANALADO HALAD 100 C LABIN PRODUCE 320 Communication A 0.35 ANALADO HALAD 100 C LABIN PRODUCE 320 Communication A 0.35 ANALADO HALAD	79035,0000	0.43	ULTRA VISION USA INC	RANCHO MEJICANO	1245	Commercial	ď	18-1048 we are using 1,845 sq. ft from folio 79035,0000
0.33 J.LC OF WINALUMA LUC RAW S MEDICAN RESTALRANT BR.2 Communical A 0.39 SAM CHOO BY A ALTO REPAIR \$7.3 Communical A 0.31 SANNAR SANTANARIA AND JULIA ANGELES RAMBEE LOG CABIN PRODUCE 32.3 Communical A 0.32 ANAMAD JANAH LIAL LOG CABIN PRODUCE 32.3 Communical A 0.32 ANAMAD JANAH LIAL LOG CABIN PRODUCE 32.3 Communical A 0.33 ANAMAD JANAH LIAL HICK PRODUCE 32.3 Communical A 0.33 MARIDA JANAH LIAL HICK PRODUCE 32.0 Communical A 0.34 MARIDA JANAH LIAL TREDUCE CORPORATE 32.0 Communical A 0.34 MUTTA ROBULAND FANDERS RAMBADA MARIA A A Communical A 0.34 MUTTA ROBULAR PARAMADA TREDUCE CORPORATES BANAH AND MARIA A A A 0.35 MUTTA ROBULAR PARAMADA TRADE CORPORATES BANAH ANGELE ANGELE A COMMUNICAL </td <td>79039,0000</td> <td>0.27</td> <td>AL KABIR TAMPA LLC</td> <td>FORMER WESCO GAS</td> <td>1034</td> <td>Commercial</td> <td>ď</td> <td>19-1048</td>	79039,0000	0.27	AL KABIR TAMPA LLC	FORMER WESCO GAS	1034	Commercial	ď	19-1048
0.13 SAMIC HO 674 AUTO REPAIR 674 AUTO REPAIR 673 Communical A 0.39 AMMAD MANKS BANT RANDELSE SAMIREZ LOSS STROBERS 1940 Communical A 0.35 AMMAD MANKS BANT RANDERSE SAMIREZ LOSS ANDRESES LOSS ANDRESES 1940 Communical A 0.23 ANDRESET CAVOR III AND SETTY REVELS LOSS ANDRESES LOSS ANDRESES LOS ANDRESES A 0.23 ANDRESET CAVOR III AND SETTY REVELS LOS ANDRESES STATE DE SET RESET MARCET 23.25 Communical A 0.23 MARANICIA INCOMUNIO NUMBRADA POST OPRICE STATE DE SET RESTANTANTO NUMBRADA POST OPRICE 3500 Communical A 0.24 MARANICIA INCOMUNIO PAND POSSULA HOLMUNIO/TRAJETES MARANICIA STATE COMUNICAL A A 0.25 CENNETH J HOLMUNIO PAND POSSULA HOLMUNIO/TRAJETES MARANICIA MARANDELSET A COMUNICAL A 0.25 CENNETH J HOLMUNIO PAND POSSULA HOLMUNIO/TRAJETES MARANDELSET MARANDELSET A COMUNICAL A 0.25 SATINI ELENATE MORBITE LUC </td <td>79040,0000</td> <td>033</td> <td>J LC OF WIMAUMA LLC</td> <td>ANA'S MECCAN RESTAURANT</td> <td>832</td> <td>Commercial</td> <td>đ</td> <td>IBJONE</td>	79040,0000	033	J LC OF WIMAUMA LLC	ANA'S MECCAN RESTAURANT	832	Commercial	đ	IBJONE
0.339 AMAJAD HI JAZ BODGET MOBILE DEST MOBILE TYPE Communical A 0.311 AMAJAD HI JAZ LOGAMINEER PAMIRE LOGAMINEER PAMIRE LOGAMINEER PAMIRE A COMMUNICAL A 0.311 AMAJAD JAMAH HILLZ LOGAMINEER PAMIRE LOGAMINEER PAMIRE LOGAMINEER PAMIRE A COMMUNICAL A 0.323 AMAJAD JAMAH HILLZ MANAJADA PAMIRE LOGAMINEER PAMIRE LOGAMINEER PAMIRE A COMMUNICAL A 0.323 MARAJAD HILLZ STATE DESTRUCTOR TENDA DE LOG FRANCE 2345 COMMUNICAL A 0.324 LATRIA REGULAR HANDA DA MUNICAL TENDA DE LOG FRANCE 2345 COMMUNICAL A 0.324 LATRIA REGULAR HANDA DA MUNICAL TENDA DE LOGAMINA A COMMUNICAL A 0.325 CENNETH HADMALINAD PROBLICA HOLANDA DA MUNICAL TENDA DE LOGAMINA A A COMMUNICAL A 0.326 CENNETH HADMALINAD PROBLEM HADMALINAD PR	79048,0000	0.19	SAMICHO	674 AUTO REPAIR	672	Commercial	⋖	19:1048
0.3.1 ANYMAR SUTTAMARIA AND JULIA ANSEESS FAMIRE LOSS ANSEESS FILIARACHE 3440 Commercial A 0.3.5 SCREET CLOTED IN ADELLAR RESELS LOCA CASH PRODUCCE 22.28 COMMERCIAL A 0.1.15 HANDADARA HILLAZ LOCAMINACIAN TANDADARA HILLAZ COMMERCIAL A 0.3.2 HARARCEA ESPAZA STATE FOR STATURANT TANDADARA HILLAZ A COMMERCIAL A 0.3.2 MARARCEA ESPAZA STATE FOR STATURANT TANDADADARA ANYMAD A A A 0.3.2 MARARCEA ESPAZA STATE FOR STATURANT TANDADADA ANYMAD A A A A 0.3.5 KENNETH J JAND ROSALLA HOUMUND/ TRUSTEES B. MARACHI LOCO A COMMERCIAL A <td< td=""><td>79050.0000</td><td>0.39</td><td>AMJADHIJAZ</td><td>BOOST MOBILE</td><td>1763</td><td>Commercial</td><td>ď</td><td>18/1048</td></td<>	79050.0000	0.39	AMJADHIJAZ	BOOST MOBILE	1763	Commercial	ď	18/1048
2.5.8 ROBERT COOR III AND BETTY R.REUES LOG CABIN PRODUCE 22.2 Communical A 0.2.1 HAND PARADIA MALIAL THE CARRAIN SETAL THE STRAIN SETAL THE STRAIN SETAL A 0.2.3 HAND FAIR IN LAND A. IN HIGH INVESTMENTS INC. WANAJAMA POST OFFICE 300 Communical A 0.2.3 HAND FAIR RAND THE TREE DAY RESTAURANT 325 Communical A 0.2.4 LUTF ARD ALLAH ARRAND THE FOOD FAIR RESTAURANT 325 Communical A 0.2.5 LUTF ARD DALLAH ARRAND THE FOOD FAIR RESTAURANT 326 Communical A 0.2.5 KENNETH J HOUNLIND AND ROSALLA HOUNLIND/ TRUSTEES B. MARIAGH-LOCO 386 Communical A 0.5 FATH A. ASOUR AND SAWAD COMMUNICAL ASOUR BATTA ASOUR BATTA ASOUR RESTAURANT A 0.5 FATH A. ASOUR AND SAWAD COMMUNICAL ASOUR RESTAURANT ASOUR RESTAURANT A 0.0 CORRECTED CORRECTED ASOUR RESTAURANT ASOUR RESTAURANT A 0.0 CORRECTED	79051,0000	0.31	ANWAR SANTAMARIA AND JULIA ANGELES RAMIREZ	LOS ANGELES HUARACHE	2440	Commercial	đ	18-1048
0.21 ANUMON DO LANGE HULZ VICÇAN RETAIL SK 674 2015 Commercial A 0.28 HARMOCCA MANION DA WHANDHINVESTMENTS NC. MESTRANDERMENT 224 Commercial A 0.28 HERBARDALLAH ANWIND MINALALMA POST OFFICE 225 Commercial A 0.34 LUTFI AB DALLAH ANWIND THEODA DE LOS PRINDS 326 Commercial A 0.34 LUTFI AB DALLAH ANWIND THEODA DE LOS PRINDS 326 Commercial A 0.35 KENNETH J HOUNLUND AND ROSALUA HOUNLUND/TRUSTEES E. MARRIAGHI LOCO 256.1 Commercial A 0.56 KENNETH J HOUNLUND AND ROSALUA HOUNLUND/TRUSTEES Commercial A A 0.56 KENNETH J HOUNLUND AND ROSALUA HOUNLUND/TRUSTEES Commercial A 0.56 KENNETH J HOUNLUND AND ROSALUA HOUNLUND/TRUSTEES RINACO BO GAS SS212 Commercial A 0.56 KENNETH J HOUNLUND AND ROSALUA HOUNLUND/TRUSTEES RINACO BO GAS SS222 Commercial A 0.57 KENNETH J HOUNLUND AND ROSALUA HOUNLUND/TRUSTEES RINACO BO GAS SS222	79184,0000	2.58	ROBERT CLYDE III AND BETTY R REVELS	LOG CABIN PRODUCE	22.28	Commercial	٥	18/10/8
1135 HOLAN PROPERTIES INC AND R.V. INHIGH INVESTMENTS INC. THE STRAWIESBRY MARGET 24-8 Communical A 0.88 MARRICELE SPAZZA STATE DO STRAKETH 300 Communical A 0.34 LUTRI ABDRILLAH ANNIAD TENDA DE LOS PRINDS 325 Communical A 0.34 LUTRI ABDRILLAH ANNIAD TENDA DE LOS PRINDS LAGO Communical A 0.35 KENNETH I HOUALLIND / TRUSTEES L. MARRIADH Communical A A 0.55 KENNETH I HOUALLIND / TRUSTEES Communical A A Communical A 0.56 KENNETH I HOUALLIND / TRUSTEES Communical A A Communical A 0.56 KENNETH I HOUALLIND / TRUSTEES RINNOCHER (ASTALAH MARRIADH COMMUNICAL A COMMUNICAL A 0.56 KENNETH I HOUALLIND / TRUSTEES RINNOCHER (ASTALAH MARRIADH A A COMMUNICAL A 0.56 KENNETH I HOUALLIND / TRUSTEES RINNOCHER (ASTALAH MARRIADH A A A A A A	79184.5565	0.21	AMJADJAMAL HIJAZ	VACANT RETAIL SR 674	SIG	Commercial	⋖	19:1048
0.88 HE BARNOCK WICK WINMALMAR ACST CRECE BOD Communical A 0.88 LUTF ARRELE ARRIVAD TITE ROOF NEETWANT 235 Communical A 0.34 LUTF ARRELE ARRIVAD IN MARIADHI LOS PROSALLA HOUMUNIO/ TRUSTEES IN MARIADHI LOS	79195.0054	113	HKM PROPERTIES INC AND R.YINHIGH INVESTMENTS INC	THE STRAW BERRY MARKET	2348	Commercial	ď	TR-104E
0.83 MARRICELA ESPAZAS STATE DO STARESTARRATT 1236 Communical A 0.34 LUTRI ADDILLAR ANNIAD TENDA DELLOS PRIMOS 200 Communical A 1.12 KENNETH JADULLUND AND ROSALLA HOLMUNIO/TRUSTESS B. MARIAGHU LOCO 384 Communical A 0.56 KENNETH JADULLUND AND ROSALLA HOLMUNIO/TRUSTESS Communical A A 0.56 KENNETH JADULLUND AND ROSALLA HOLMUNIO/TRUSTESS Communical A A 0.56 KENNETH JADULLUND AND ROSALLA HOLMUNIO/TRUSTESS Communical A A 0.59 KATHA LA ASPOUR AND SOSALLA HOLMUNIO/TRUSTESS COMMUNICAL A A 0.50 KATHA LA ASPOUR AND SOSALLA HOLMUNIO/TRUSTESS CARRATTAR A A 0.51 JO CREAL ESTATE ROPERTIES LLC B. SOL RETALLAR ROPERTIES LLC COMMUNICAL RAPARA RAPA	79199.0500	0.88	HB B ARMI CK INC	WIMAUMA POST OFFICE	3800	Commercial	⋖	19/04
0.34 LUTF AB DULLAH AWWIND TENDA DE LOS PRINDS 3400 Commercial A 0.12 KENNETH JADULUNO PROSLUA HOLIMULINO/ PRUSTEES B. MARIAGNI UDCO 361 Commercial A 0.56 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES Commercial A A 0.56 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES RIMINOS BY SENSO Commercial A 0.56 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES RIMINOS BY SENSO Commercial A 0.56 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES RIMINOS BY SENSO Commercial A 0.56 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES RIMINOS BY SENSO Commercial A 0.57 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES RIMINOS BY SENSO Commercial A 0.56 KENNETH JADULUNO AND ROSLUA HOLIMULINO/ PRUSTEES RIMINOS BY SENSO Commercial A 0.57 KENNETH JADULUNO AND ROSLUA GARDIA BY SENSON RIMINOS BY SENSON A A 0.57 KENNETH JADULUNO AND RASTI SENGO RIMINOS BY SENGO BY SENGO BY SENGO Commercial A<	79201.0000	0.83	MARICELA ESPARZA	STATE RD 674 RESTAURANT	326	Commercial	⋖	19/1042
1.12 KENNETH JADUALUND NOSALA HOJULUNO/ TRUSTEES B. MARIACH LOCO 3448 Commercial A 0.56 KENNETH JADUALUND AND ROSALA HOJULUNO/ TRUSTEES Commercial 2551 Commercial A 0.56 KENNETH JADUALUND AND ROSALUA HOJULUNO/ TRUSTEES RIMINDE BE GAS 2522 Commercial A 0.56 FATHA A ASTOLIS AND AND ASTALA SAWAD AQUARILIS AND ASTALA SAWAD AQUARILIS AND ASTALA SAWAD AQUARILIS AND ASTALA SAWAD AQUARILIS AND ASTALA SAWAD A 0.107 CIO FRALESTATE ROPESTITIS LIC B. SOL REAL ROSALES AND AND ASTALA SAWAD B. SOL REAL ROSALES AND AND ASTALA SAWAD A A 0.23 R. BRINSENSE AND AND ASTALA SAWAD B. SOL REAL ROSALA SAWAD B. SOL REAL ROSALA SAWAD A A 0.24 CI O FRALE STATE REQUESTING LIC B. SOL REAL ROSALA SAWAD B. SOL REAL ROSALA SAWAD A A 0.25 R. RENISSENSE AND AND ROSE ASTALA SAWAD R. RENISSENSE AND ROSE ASTALA SAWAD R. RENISSENSE AND ROSE ASTALA SAWAD A A 0.55 FRUILIP WASTOLIS AND ROSE TIES LIC COMMENCIAL B. SOL REAL ROSALES A 0.57 FRUILIP	79202.0500	0.34	LUTFI ABDALLAH AWWAD	TENDA DELOS PRIMOS	3400	Commercial	⋖	19-1048
0.56 KENNETH J HOLMULNO AND ROSAUA HOLMULNO/ TRUSTESS Commercial Total 255.1 Commercial A 0.56 KENNETH J HOLMULNO AND ROSAUA HOLMULNO/ TRUSTESS RMINOS BY GAS 222 Commercial A 0.59 FATHA A ASTOLIA AND ASMAS AWAD AQUARANIS 222 Commercial A 1.07 JOSERH FGALESTATE ROPERTIES LLC GARGUARO DE TESTA RANUADERIA GARDO AS 227 Commercial A 0.21 RUBENIESTATE ROPERTIES LLC B. SOL BESTATIONANT 227 Commercial A 0.22 RUBENIESTATE ROPERTIES LLC B. SOL BESTATIONANT 227 Commercial A 0.23 RUBENIESTATE ROPERTIES LLC RANUADERIA GARD AS 227 Commercial A 0.57 RUBENIESTATE ROPERTIES LLC RANUADERIA GARD AS 227 Commercial A 0.57 RUBENIESTATE ROBERTIES LLC RANUADERIA GARD AS Commercial A 0.57 PRILILIP WAND RAKEY SEAN BROUGHTON WANAAMA AUTO PART B. SERVICE SDV Commercial A 0.57 PRILILIP WAND RAKEY SEAN BROUGHTON <td>79206.0000</td> <td>112</td> <td>KENNETH J AND ROSALIA HOLMILUND/ TRUSTEES</td> <td>E MARIACHI LOCO</td> <td>2775</td> <td>Commercial</td> <td>ď</td> <td>IBNOSE</td>	79206.0000	112	KENNETH J AND ROSALIA HOLMILUND/ TRUSTEES	E MARIACHI LOCO	2775	Commercial	ď	IBNOSE
0.56 KENNETH J HOLMULND AND ROSALLA HOLMULNO/TRUSTESS RINNOS BY GAG XXXX Communical A 0.59 FATHA A SEOUR AND SENAS SAWAD RINNOS BY GAG XXXX Communical A 0.59 FATHA A SEOUR BASK GAGCIA ROSA XXXX Communical A 1.07 LO TO REAL ESTATE ROPERTIS LLC B. SOUL BESTATE ROPERTIS LLC B. SOUL BESTATE ROPERTIS LLC B. SOUL BESTATE ROPERTIS LLC A 0.21 RUBENIESPARZA AND MARIO ESPAZA AND MARIO ESPAZA RANIADERIA GARD AS XXXX Communical A 0.67 TALLITE MUSE ET AL WINMALMA A LUPERAMENTE XXXX Communical A 0.67 PHILLIP WAND MARY ZAN BROUGHTON WINMALMA A LUPE PARA XXXX Communical A 1.51 JAG-OG RROPERTIES LLC COMMUNICAL XXXX Communical A 1.51 JAG-OG RROPERTIES LLC RANIADRA ALTO PART B. SERVICE XXXX Communical A 1.51 JAG-OG RROPERTIES LLC COMMUNICAL XXXX COMMUNICAL A	79209.0000	0.56	KENNETH J HOLMLUND AND ROSALIA HOLMLUND/ TRUSTEES		1361	Commercial	4	18-1048/we are using 1561sq, it from this folio 79709 0000
0.56 KENNETH J HOLNILUND AND ROSALUA HOLNILUND/TRUSTEES RIMAGE 8P G46 262 Communical A 0.69 FATHI A ASTOUR AND ASMAS AWAD AQUILARIUS WATER 420 Communical A 1.07 JOSEAN FEASAN LL AQUILARIUS WATER 420 Communical A 1.12 JUSTA COLOR REPRESILIC 8.50 LIBERTISTIC 8.50 LIBERTISTIC Communical A 0.21 RUBENTESPAÇTA AND MARICELA GARDIA ESPAZA RANADERIA GARDIAG 3.270 Communical A 0.59 TALLITE MUSE STAL WIMMALIMA AUTO PARTIS 6.874/KEF 3004 Communical A 0.67 PHILLIPW AND MARTY EAN BROUGHTON WIMMALIMA AUTO PARTIS 6.874/KEF 3572 Communical A 1.51 JAGYOG RADORFATES LLC DOLLAR GENERAL SERVICE Communical A				Commercial Total	28512			28,512 sq. It needed to meet Commercial Requirement
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0.69 FATHI A ASPOUR AND ASSMAS AWAD RIMINGS @ 646 3821 Communical A 1.07 JOSEAN FEASANL AQUALINU WATER 4830 Communical A 1.13 JOSEAN FEASANL AQUALINU AND RESTAURC B. 500 MEST 3330 Communical A 0.41 C.1 D REAL ESTATE ROPERTIES LLC B. 500 MEST TALLARM 1272 Communical A 0.21 RUBENTESPAÇTA AND MARICELA GARDIA ESPAZA RANIA DERIA GARDIAS RANIA MARIA BARDIAS A 0.69 TALLATE MUSA ET A.L WINMALAMA AUTO PARTIS B. SRIVICE SDOJA Communical A 0.67 PHILLIPW AND NARY EAN BROUGHTON WINMALAMA AUTO PARTIS B. SRIVICE SDOJA Communical A 1.51 JAGYOG RROPERTIES LLC DOLLAN GENERAL SERINCE Communical A	79209.0000	950	KENNETH J HOLMLIND AND ROSALIA HOLMLIND/ TRUSTEES		2002	Commercial	đ	19-01002/we are using remaining 1052 sq. (tithom this folio 79209 0000
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	79281,0010	151	JAS-DG PROPERTIES LLC	DOLLAR GENERAL	3099	Commercial	⋖	19-0102/ we are only using 3,099 sq. ft. from folio 79281,0010
					2259			28,289 zq.ft. needed to meet. Commercial Requirement

BOCC MEETING DATE: April 13, 2021 CASE REVIEWER: Michelle Heinrich, AICP

Staff's Recommendation: Approvable, subject to conditions

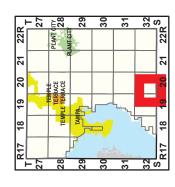
Zoning Administrator Sign-off:

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

KBBIE BEVCH BL



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



Date: 03/02/2021

Exhibit 1

Source: Esri, Maxar, GeoE

BISHOP RD PD

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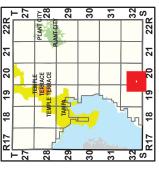
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Zoning Boundary Application Site

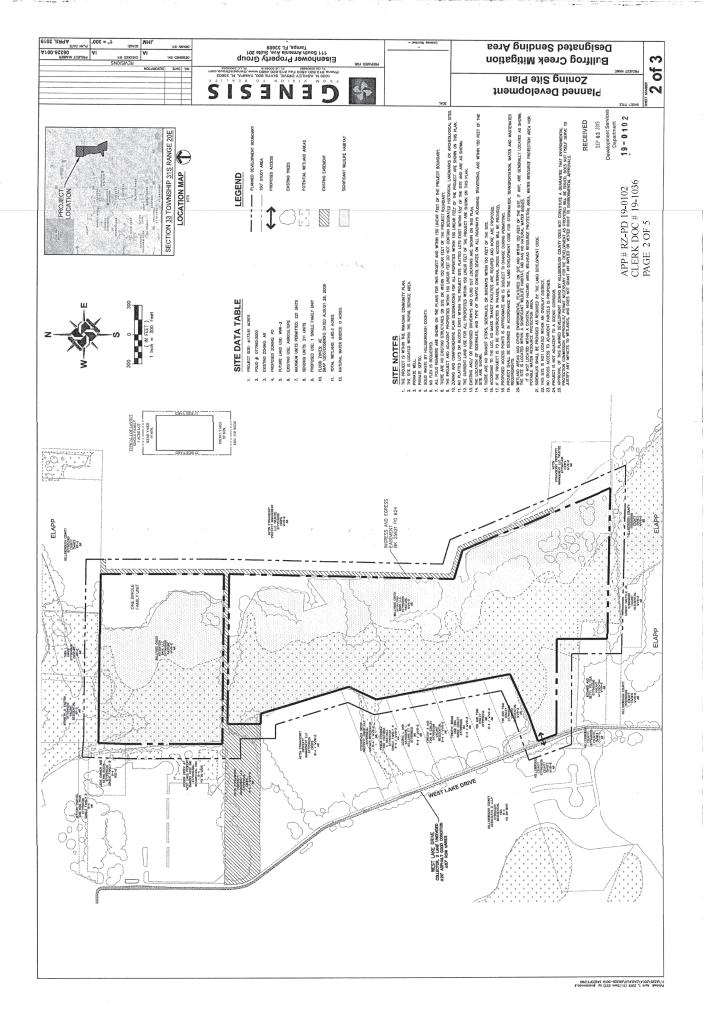


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LITTLE MANATEE RIVER STATE PARK US HIGHWAY 301 S.
COLLECTOR, 2 LANE UNDWIDED
±30' ASPHALT BOOD CONDITION±200' ROW VARIES
SCENC CORRIDOR.

ELAPP

ACCESS SUBJECT TO FDOT

SITE NOTES

CURRENTLY APPROVED



DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

September 20, 2019

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

Michael S. Merrill
COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR Lucia E. Garsys

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.

Sincerel

Joseph Moreda, AICP Zoning Administrator

nd men

JM/mn Attachment

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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 multifamily 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

FINAL CONDITIONS OF APPROVAL

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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

- 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

^{*}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.

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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.

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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:

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- 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,
- 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;

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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 eastwest 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.

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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 Resdintial-2 employment an 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

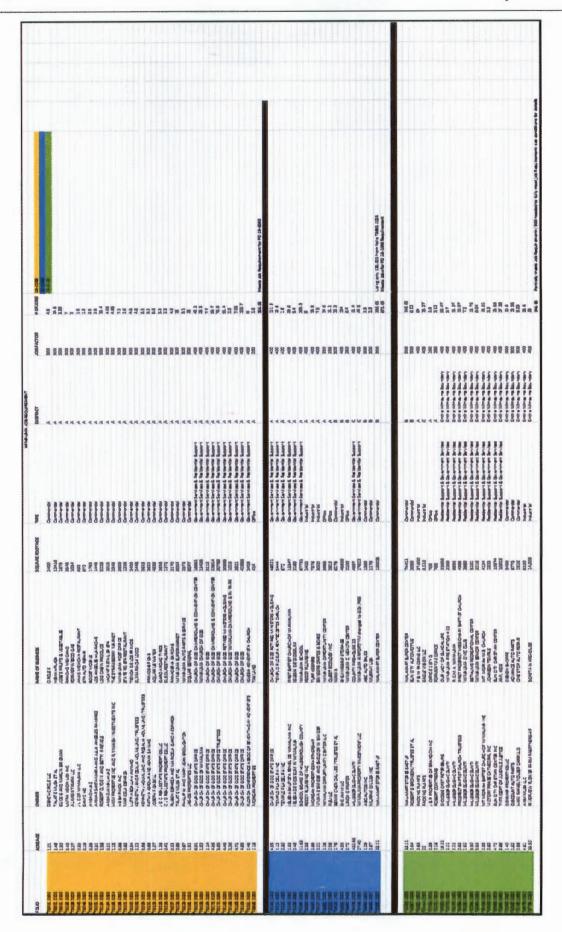
FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: MEETING DATE: DATE TYPED:

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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.



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AGENCY COMMNENTS

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

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

PROJECT OVERVIEW AND ANAYLYSIS

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 minimums 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 inabove 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	То	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.



RON DESANTIS GOVERNOR 11201 N. McKinley Drive Tampa, FL 33612

KEVIN J. THIBAULT, 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



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.
- **O** 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
- 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.

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

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 Reebie.Simms@dot.state.fl.us	
TBD	FDOT	Access Permit Manager Tampa Operation Center	813-612-3210	
Michael McClurg	FDOT	Permits Coordinator II Tampa Operations	813/612-3212 Michael.McClurg@dot.state.fl.us	
Lisa Strout	FDOT	Permits Coordinator II Tampa Operations	813-612-3214 Lisa.strout@dot.state.fl.us	
Ali Khalilahmadi	FDOT	District Access Management Engineer	813-975-6246 ail.khalilahmadi@dot.state.fl.us	
David Skrelunas	FDOT	District 7 Permits Engineer	813-975-6273 <u>David.Skrelunas@dot.state.fl.us</u>	
Joel Provenzano	FDOT	District Access Management Administrator	813-975-6263 Joel.Provenzano@dot.state.fl.us	
Daniel Santos	FDOT	Growth Management Analysis	813-975-6429 <u>Daniel.Santos@dot.state.fl.us</u>	
Lindsey Mineer	FDOT	Growth Management Analysis	813-975-6922 Lindsey.Mineer@dot.state.fl.us	

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ZDOT HELMITS

Name	Company/Department	Email/Phone
Stive Luce	Eigenhaver Prop. Gr	Sluce @ Elsenhowerproperty gray Pup 813-767-5763 'Can SIENEY@ LINCKS.CCW 813-289-0099
Steve Luce STEVE HENRY	LINCKS	SIENEY@ LINCKS.CCW 813-289-0099
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AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 4/13/21	COMMENT DATE: 3/11/21	
PETITION NO.: 21-0363	PROPERTY ADDRESS: Saffold Rd	
EPC REVIEWER: Mike Thompson	FOLIO #: multiple	
CONTACT INFORMATION: (813) 627-2600 X1219	STR: 19, 29, 30-32S-20E	
EMAIL: thompson@epchc.org		
REQUESTED ZONING: MM PD		

FINDINGS
WETLANDS PRESENT
YES

SITE INSPECTION DATE

11/30/18

WETLAND LINE VALIDITY

valid

WETLANDS VERIFICATION (AFRICAL PHOTO)

Agreement of the current on file with EDC.

WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)

Approved wetland line survey on file with EPC

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:

- 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
 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

PETIT	TION NO.: PD21-0363 REVIEWED BY: Randy Rochelle DATE: 3/30/2021
FOLIC	O NO.: 79715.4020
\boxtimes	This agency would ☐ (support), ☒ (conditionally support) the proposal. WATER
	The property lies within theWater 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
COMN	Area, however the subject property's land use designation could allow for connection to Hillsborough County Water and Wastewtaer 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.