

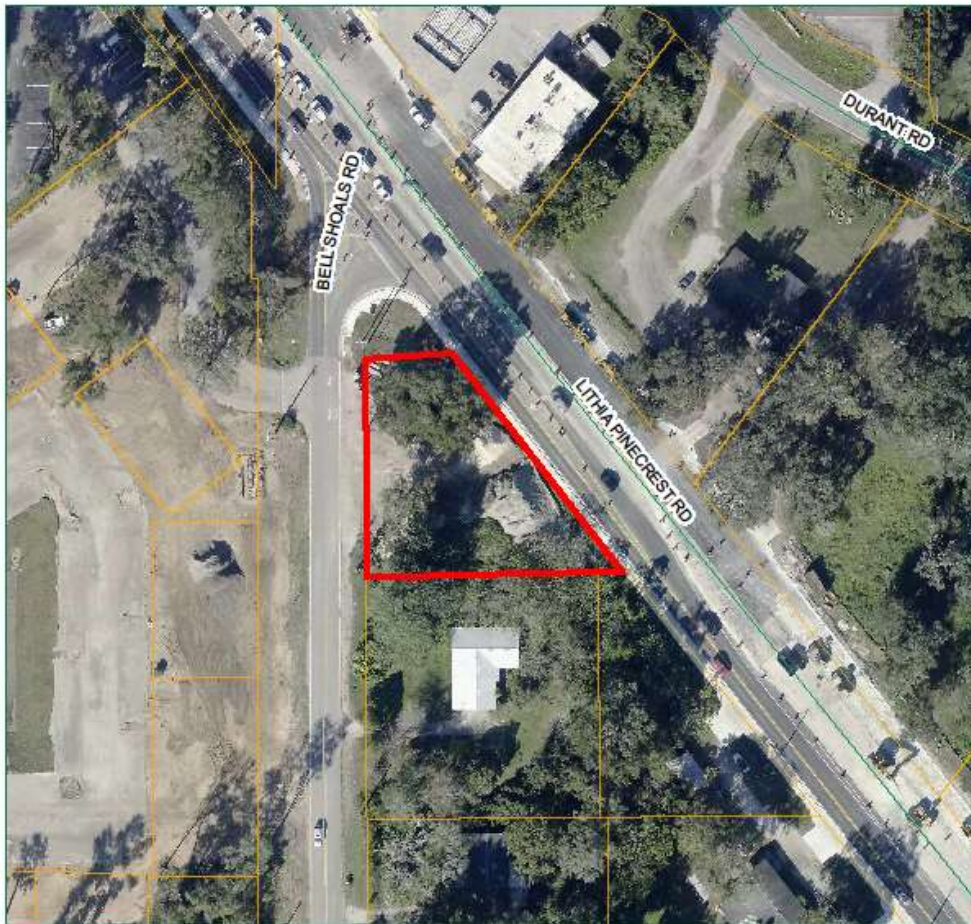


Hillsborough County Florida

SM

STAFF REPORT

SUBJECT:	PRS 21-0082	PLANNING AREA:	Brandon
REQUEST:	Minor Modification to an Approved PD	SECTOR	Central
APPLICANT:	TSP Companies, Inc.		
Existing Zoning: PD 80-0206		Comp Plan Category: RES-4	



Project Location Map

PRS 21-0082

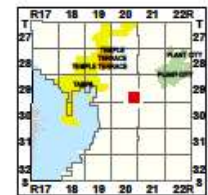
Folio: 71130.0000

- Application Site
- Parcels



0 60 120 Feet

STR: 36-29-20

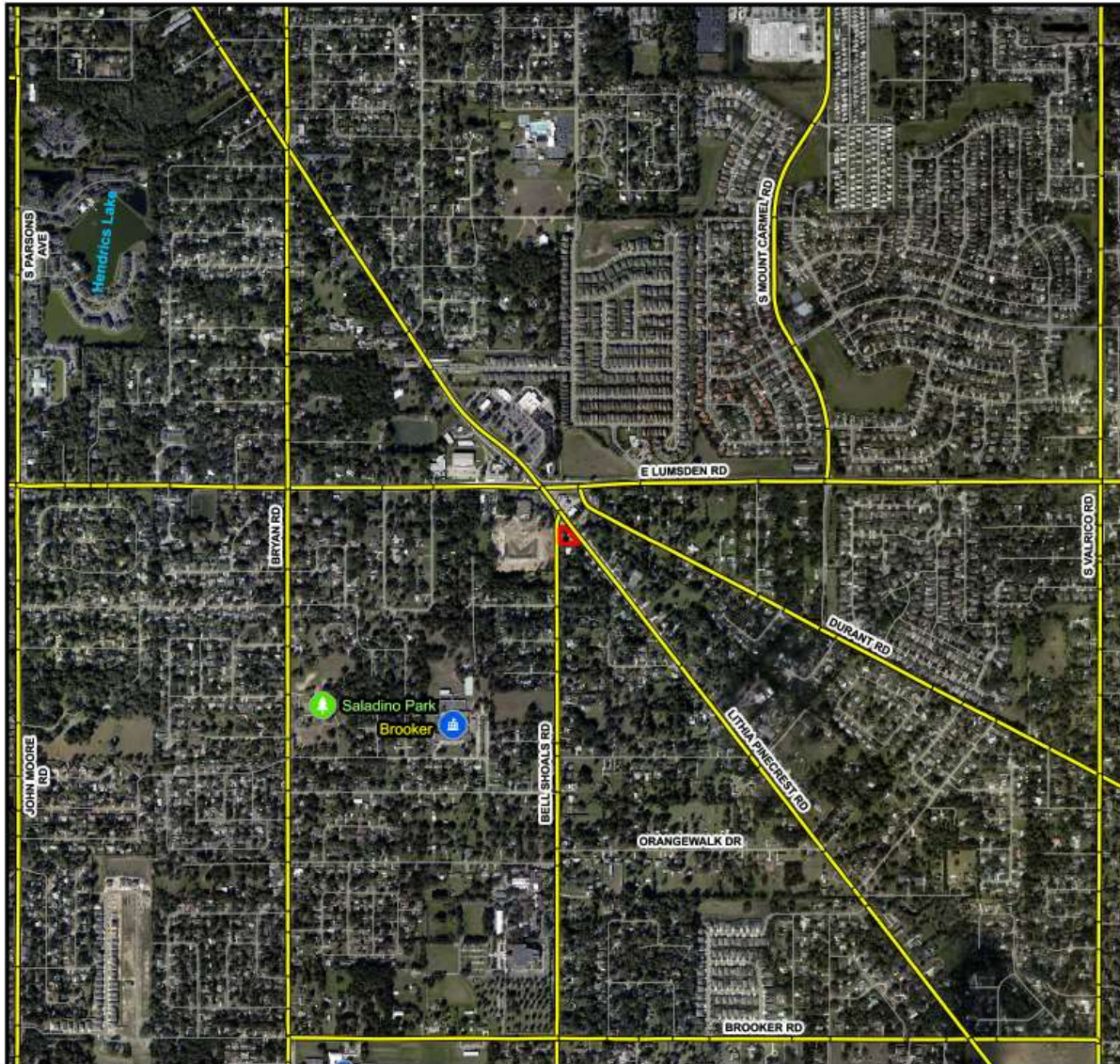


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SOURCE: This map has been prepared for the community of non-property based users. Hillsborough County and its employees do not warrant the accuracy, completeness, or timeliness of the information contained on this map.

Users of this map are hereby notified that the information published on this map is not intended to be used for navigation or other purposes.

Date: 12/10/2020 File: G:\CHANDLER\Capitol.apr



VICINITY MAP

PRS 21-0082

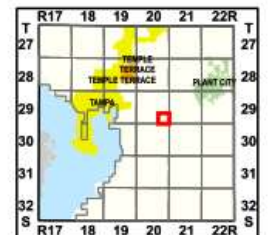
Folio: 71130.0000

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



0 1,000 2,000 Feet

STR: 36-29-20



Date: 04/26/2021 Path: G:\ZONING\GIS\Data\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 Planned Development (PD) 80-0206, as most recently modified by MM 03-1294. The PD is located on the west side of Lithia-Pinecrest Road, south of Lumsden Road, and approved for 2,026 square feet of BPO (Business, Professional Office) uses within the existing building (which has been demolished).

The modification requests are as follows:

1. Increase maximum square footage from 2,026 to 2,100 square feet. The proposed increase of 74 square feet is a 3.65% increase, which does not exceed the maximum permitted 5% increase in square footage allowable under a Minor Modification request. This increase will not exceed the maximum 0.25 FAR (4,6827 sf) permitted within the RES-4 Future Land Use (FLU) category.
2. Provide a new building envelope to recognize the removal of the existing structure. The original 1980 PD permitted uses to occur in the existing building on the site. Since that time and due to the widening of Lithia Pinecrest Road, the previously existing building has been demolished. Additionally, the size of the parcel has been reduced from 0.64 acres to 0.43 acres.

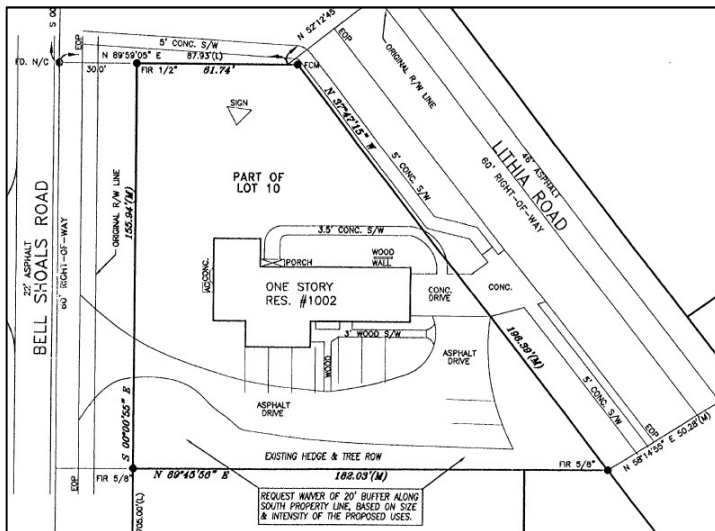


Figure 1: Approved Building Location

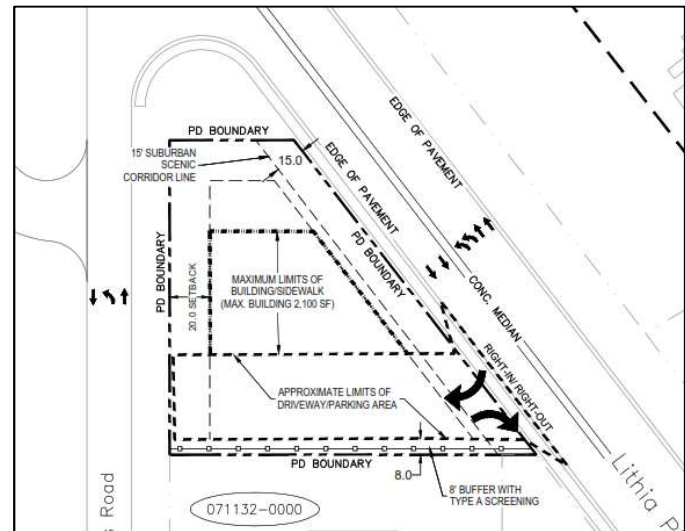


Figure 2: Proposed Building Location

As illustrated in Figures 1 and 2, the building location remains generally the same. The parking and drive aisle will remain along the south. With the exception to the square footage and front yard setback, all previously approved conditions of approval and BPO zoning district standards remain. Furthermore, the building envelope will not encroach into the required 15 foot wide Suburban Scenic Corridor.

3. Reduce the front yard setback from 30 feet to 20 feet. Given the reduction in parcel size due to the widening of Lithia Pinecrest Road, the project proposes to reduce the front yard setbacks by 10 feet. The subject lot is a corner/through lot with two front yards (west and east PD boundaries) and one side yard (south PD boundary). The western and eastern front yard setbacks are proposed for reduction, while the southern side yard will continue to provide an area containing the site's drive aisle and parking with the previously approved 8 foot wide buffer and Type A screening along the southern PD boundary.
4. Remove the western access point to Bell Shoals Road. The site is currently approved with two access points – one along the west for Bell Shoals Road and one along the east for Lithia Pinecrest Road. The western access point is proposed for removal at the request of Transportation staff. This is due to the number of access points warranted for the project type and size. The applicant has no objections to this removal.
5. Restrict and adjust the location of the eastern access point to Lithia-Pinecrest Road. Under current conditions and requirements, the eastern access point has been specified to be right-in/right out and located southward. Since 1980, Lithia Pinecrest Road has been improved and median closing restricts traffic from left-out/left-out movements. Therefore, this access is now specified as right-in/right-out only. Additionally, driveway spacing requirements require the driveway to be located further south than what is depicted on the 1980 rezoning plan.

1.2 Compliance Overview with Land Development Code and Technical Manuals

No PD variations are proposed under this minor modification. Under MM 03-1294, a reduction in the required buffering and screening along the southern PD boundary was approved by the BOCC.

1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Urban Service Area with water and wastewater service provided by Hillsborough County. An 8-inch water main is located within the right-of-way of Bell Shoals Road. A 12-inch wastewater force main is located within the eastern right-of-way of Lithia Pinecrest Road.

Transportation staff has reviewed the application and offers no objections. The increase in square footage will have a de minimis increase in trip generation. The project's size does not warrant two access points; therefore, the Bell Shoals Road access point is proposed for removal under this request. The Lithia-Pinecrest Road access point is now specified as a "right-in/right-out" access due to the improvements that have occurred on Lithia Pinecrest Road which closed the median along this segment. To meet driveway spacing requirements, the access must be located as far south as possible along the project's frontage.

1.4 Natural Resources/Environmental

The Environmental Protection Commission has reviewed the site and found that it contains no wetlands/other surface waters.

The site is not located within a Wellhead Resource Protection Zone, a Surface Water Resource Protection Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area. Additionally, the site is not located adjacent to any ELAPP properties. The site is located within a Potable Water Wellfield Protection Zone due to the presence of a community well northeast of the site on the east side of Lithia Pinecrest Road.

Lithia Pinecrest Road is designated as a suburban scenic corridor requiring a 15 foot wide buffer with tree plantings. No PD variations to this requirement are requested.

1.5 Comprehensive Plan

The project is located within the RES-4 Future Land Use (FLU) category and within the Brandon Community Plan area. No comprehensive plan consistency issues have been identified with these requests.

1.6 Compatibility

The project is adjacent to the Lithia Pinecrest and Lumsden Roads intersection and serves as a location of transition from the more intense intersection uses and office and residential located further south of the intersection.

- Property to the northeast of the Bell Shoals and Lithia Pinecrest Roads intersection is zoned CN (Commercial Neighborhood) and developed with a convenience store with gas sales oriented towards Lithia Pinecrest and Lumsden Roads. Property to the northwest of the Bell Shoals and Lithia Pinecrest Roads intersection is zoned PD (Planned Development) and approved for office uses, commercial uses and a Type C Community Residential Home.
- Properties to the south are zoned ASC-1 (Agricultural, Single-Family Conventional) and BPO (Business Professional Office). The 0.65 acre ASC-1 zoned property is developed with a single-family residence oriented towards Bell Shoals Road. The 0.35 acre BPO zoned property is vacant and fronts Lithia Pinecrest Road. Buffering and screening will be provided along the southern PD boundary.
- Property to the east (on the east side of Lithia Pinecrest Road) is zoned PD. The PD is approved for commercial and office uses on a 2.95 acre site. No redevelopment has occurred on the site and a single-family home is still present.

Staff has not identified any external compatibility issues arising from the proposed modifications.

1.7 Agency Comments

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

- Environmental Protection Commission
- Water Resource Services
- Hillsborough County Public Schools
- Transportation

1.8 Exhibits

Exhibit 1: Aerial/Zoning Map – General Area

Exhibit 2: Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Site Plan (MM 03-1294)

Exhibit 4: Proposed Site Plan (PRS 21-0082)

2.0 Recommendation

Approvable, subject to conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 29, 2021.

1. The project shall be allowed a maximum of ~~2,026~~ 2,100 square feet of BPO zoning district uses ~~within the existing building~~.
2. Development standards shall be in accordance with the BPO zoning district unless otherwise indicated herein. Buildings shall be located as where generally shown on the general site plan.

 2.1 The front yard setbacks shall be a minimum of 20 feet.
3. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.

 3.1 An 8 foot buffer and a 6 foot hedge, fence, or wall with an overall screening opacity of 75% shall be required along the southern property line.
4. Pole signs and billboards shall not be permitted.
5. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC). The design and construction of curb cuts are subject to approval by the Hillsborough County ~~Planning and Growth Management~~ Development Services Department. Final design, if approved by the Hillsborough County ~~Planning and Growth Management~~ Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan / plat approval.
9. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
10. Within 90 days of approval of ~~MM-03-1294~~ PRS 21-0082 by Hillsborough County Board of County Commissioners, the applicant shall submit to the ~~Planning and Growth Management~~ Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified

APPLICATION: PRS 21-0082

ZHM HEARING DATE: n/a

BOCC MEETING DATE: May 11, 2021


CASE REVIEWER: Michelle Heinrich, AICP

plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

11. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

Staff's Recommendation: Approvable, subject to conditions




Zoning
Administrator
Sign-off:

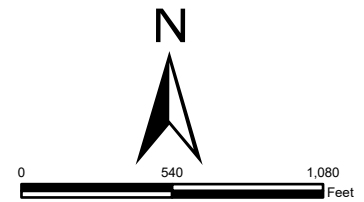

J. Brian Grady
Tue Apr 20 2021 08:12:59

General Aerial Zoning Map

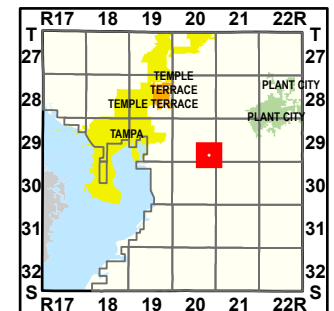
PRS 21-0082

Folio: 71130.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 36-29-20



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.

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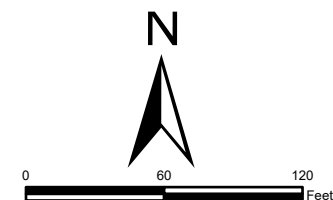
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Immediate Aerial Zoning Map

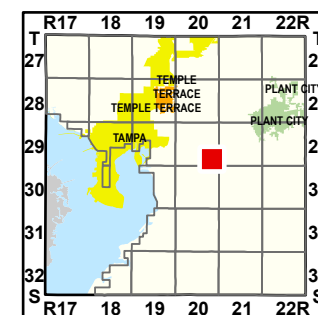
PRS 21-0082

Folio: 71130.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 36-29-20



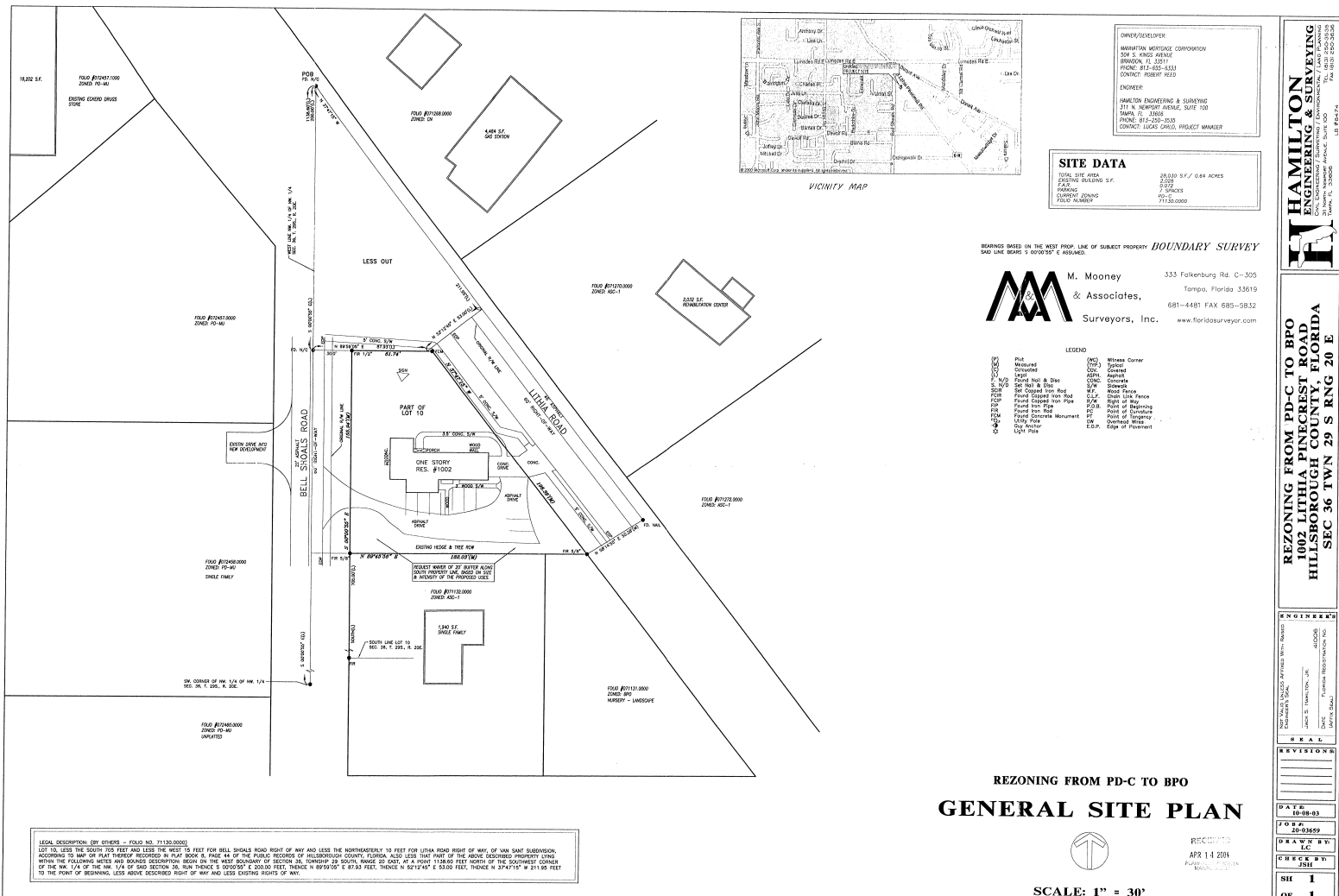
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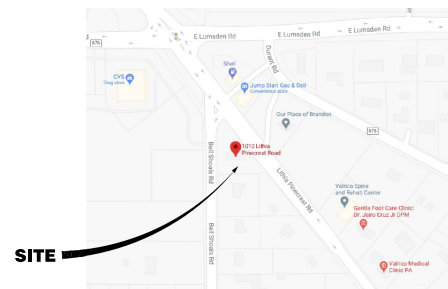




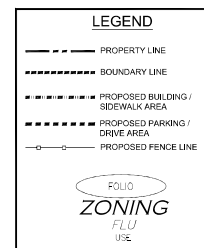
DESCRIPTION: (As Furnished)

LOT 10, LESS THE SOUTH 705 FEET AND LESS THE WEST 15 FEET FOR BELL SHOALS ROAD RIGHT OF WAY AND LESS THE NORTHEASTERLY 10 FEET FOR LITHIA ROAD RIGHT OF WAY, OF VAN SANT SUBDIVISION.

ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO LESS THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: BEGIN ON THE WEST BOUNDARY OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AT A POINT 1136.60 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 36, RUN THENCE S 00°00'55" E 200.00 FEET, THENCE N 89°59'05" E 87.93 FEET, THENCE N 52°12'45" E 53.00 FEET, THENCE N 37°47'15" W 211.95 FEET TO THE POINT OF BEGINNING, LESS ABOVE DESCRIBED RIGHT OF WAY AND LESS EXISTING RIGHTS OF WAY.



VICINITY MAP
N.T.S.

**SITE DATA**

FOLIO NO.: 071130-0000
S/T/R: 36/29/20
TOTAL SITE: 28,030 SF (0.64 ACRES)
EXISTING ZONING: PD 80-0206 (LAST MODIFIED BY 03-1294)
FUTURE LAND USE DESIGNATION: R-4
MAN-MADE WATER BODY ACREAGE: N/A
PROPOSED USE: BPO
SPECIAL DESIGNATIONS: NONE
DEVELOPMENT STANDARDS:
 A MAX OF 2,100 SF OF BPO USES
SETBACKS: FRONT-20'; SIDE-20'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 35%
HISTORIC LANDMARKS / ARCHAEOLOGICAL SITES: NONE
FIRE PROTECTION: HYDRANT
REFUSE COLLECTION: CURBSIDE PICKUP

GENERAL NOTES

1. THE PROJECT IS LOCATED WITHIN THE URBAN SERVICE AREA.
2. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.
3. WASTEWATER DISPOSAL BY SEPTIC SYSTEM.
4. SOLID WASTE DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
5. BUILDING SETBACKS FOR THE PROPOSED BUILDING ARE AS SHOWN ON THE PLAN.
6. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROPERTY ARE SHOWN ON THE PLAN.
7. THE PLATTED PARCEL LINES AND PROPERTY FOLIO NUMBERS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THE PLAN.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
9. EXISTING STRUCTURES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THE PLAN.
10. BUFFERING WILL COMPLY WITH HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE EXCEPT WHERE OTHERWISE INDICATED HEREIN. AN 8-FOOT BUFFER AND A 6-FOOT TALL HEDGE, FENCE, OR WALL WITH AN OVERALL SCREENING OPACITY OF 75% SHALL BE REQUIRED ALONG THE SOUTHERN PROPERTY LINE.
11. POINTS OF INGRESS/EGRESS ARE IDENTIFIED ON THE SITE PLAN.
12. THE PROJECT LIES WITHIN FLOOD ZONE X ACCORDING TO FEMA PANEL 12057C0200N DATED 8/26/2005.
13. THE PROJECT IS LOCATED WITHIN THE SUBURBAN DISTRICT OF THE BRANDON COMMUNITY PLANNING AREA.
14. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL ZONING DISTRICTS.
15. LITHIA PINCREST ROAD IS DESIGNATED A SUBURBAN SCENIC CORRIDOR.
16. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
17. THE PROJECT IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
18. THE INTERNAL PROJECT DRIVE WILL BE PRIVATE.
19. THERE ARE NO MAN-MADE WATER BODIES LOCATED ON THE PROPERTY.
20. THERE ARE NO WELLS LOCATED ON THE PROPERTY.
21. HIGH TRIP GENERATION USES SUCH AS SCHOOLS, CHILD CARE FACILITIES & DRUG STORES SHALL NOT BE PERMITTED.

Revisions

11/01/20 PD SUBMITTAL
01/13/21 PER COMMENTS

Owner & Applicant:

Target Investment
Company LLC

Project:

TARGET INVESTMENT CO.
1010 LITHIA PINCREST RD,
BRANDON, FL 33511

Planner & Representative:

David Wright
TSP Companies, Inc.
P.O. Box 1016
Tampa, Florida 33601
(813) 230-7473

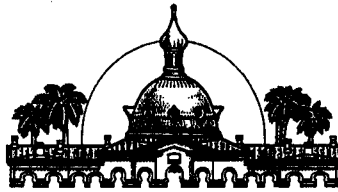
Engineer:

Brad Design &
Engineering, Inc.
708 Lithia Pincrest Rd.
Brandon, Florida 33511
(813) 689-7002
BD & EPLANNED
DEVELOPMENT
PLAN

SHEET

1
OF
1

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

March 26, 2004

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Assistant County Administrators
Bernardo Garcia
Carl S. Harness

Robert Reed
Manhattan Mortgage Corporation
504 S Kings Ave
Brandon FL 33511

RE: PETITION NO. MM 03-1294 BR (Remand)

Dear Mr. Reed:

At the regularly scheduled public meeting on March 23, 2004, the Board of County Commissioners granted your request for a Major Modification to PD-C (80-206), with the attached amended final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

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

Attachments

cc: File: PD-C (80-206)

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 03-1294-BR (80-206) R
BOCC MEETING DATE: March 23, 2004
DATE TYPED: March 24, 2004

Approval - Approval, subject to the conditions listed below, is based on site plan received November 14, 2003.

1. The project shall be allowed a maximum of 2,026 square feet of BPO uses within the existing building.
2. Development standards shall be in accordance with the BPO zoning district unless other wise indicated herein. Buildings shall be located as shown on the general site plan.
3. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.
 - 3.1 An 8 foot buffer and a 6 foot hedge, fence, or wall with an overall screening opacity of 75% shall be required along the southern property line.
4. Pole signs and billboards shall not be permitted.
5. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by the Hillsborough County Planning and Growth Management Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan / plat approval.
9. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 03-1294-BR (80-206) R
BOCC MEETING DATE: March 23, 2004
DATE TYPED: March 24, 2004

10. Within 90 days of approval of MM 03-1294 by Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
11. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/19/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR

PETITION NO: PRS 21-0082

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

NEW CONDITION OF APPROVAL

- Existing access connection on Bell Shoals Road shall be closed.
- The access connection on Lithia Pinecrest Road shall be limited to a single right-in/right-out located at the southern most point of the project frontage.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a personal appearance (PRS) to approved Planned Development (PD) #80-0532, consisting of a single +/- 0.43-acre parcel. The existing PD is approved for up to 2,026 square feet of Business and Professional Office (BPO) uses. The applicant is requesting to:

- Increase the square footage to 2,100 square feet of BPO Uses;
- Limit access to a single right-in/right-out connection on Lithia Pinecrest Road;
- Prohibit pole signs and billboards;
- Modify building setbacks and bufferyards.

Using data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, staff evaluated the difference in trip generation between the existing approved zoning and proposed entitlements at buildout, utilizing a generalized worst-case scenario. Due to the negligible increase of 74 square feet, the staff finds the proposed rezoning would have de minimis increase in the trip generation potential.

Staff has no objection to the proposed changes. However, site access connection must be limited to a single right-in/right-out on Lithia Pinecrest Road to comply with Section 6.04.03.I of the LDC, and such connection must be as far south on the site as possible to meet the access spacing requirements found within Section 6.04.07 of the LDC. Furthermore, Lithia Pinecrest Road was recently improved with a closed median along the segment of roadway adjacent to the project frontage and limits access to right-in/right-out only. Given the above, staff has proposed conditions to limit access to Lithia Pinecrest Road as well as limit the type and location of connection.

LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hour Directional LOS
LITHIA PINECREST RD	BELL SHOALS RD	BLOOMINGDALE AVE	D	D

Source: 2019 Hillsborough County LOS report

COMMISSION

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Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



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Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Andy Schipfer, P.E. WETLANDS DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 2/9/2021	COMMENT DATE: 1/26/2021
PETITION NO.: 21-0082	PROPERTY ADDRESS: 1010 Lithia Pinecrest Rd., Brandon, FL 33511
EPC REVIEWER: Melissa Yanez	FOLIO #: 71130.0000
CONTACT INFORMATION: (813) 627-2600 X1360	STR: 36-29S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A - Aerial Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.
INFORMATIONAL COMMENTS: Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/

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

PETITION NO.: PD21-0082

REVIEWED BY: Randy Rochelle

DATE: 1/8/2021

FOLIO NO.: 71130.0000

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

WATER

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

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

☒ A 8 inch water main exists ☐ (adjacent to the site), ☒ (approximately 65 feet from the site) and is located within the west Right-of-Way of Bell Shoals Road.

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

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

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

WASTEWATER

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

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

☒ A 12 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 335 feet from the site) and is located north of the subject property within the east Right-of-Way of Lithia Pinecrest Road.

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

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

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

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