PD Modification Application:	PRS 26-0545
Zoning Hearing Master Date:	N/A
BOCC Land Use Meeting Date:	May 12, 2026

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Richard Peterika / Dark Moss

FLU Category: RES-20

Service Area: Urban

Site Acreage: 4.2 AC

Community Plan Area: Palm River – Progress Village

Overlay: None

Introduction Summary:
The applicant proposes a Minor Modification to PD 24-0242. The PD is approved for 90 multi-family dwelling units permitted under the Affordable Housing Density Bonus Comprehensive Plan Policy 1.3.1. If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project is limited to a maximum of 20 units per acre. The applicant is proposing to modify the screening requirements along the south and west boundaries.

Existing Approval(s):	Proposed Modification(s):
Buffering and screening requirements shall be as follows: South: 20 Feet - Type "B" Screening West: 20 Feet - Type "B" Screening Type B Screening: • Evergreen plants, 6 feet in height with overall opacity of 75%; or, • A masonry wall, solid wooden or PVC fence 6 feet in height; or, • Aberm in combination of the above with height at 6 feet and 75% opacity, and • Evergreen shade trees 10 feet high, 2-inch caliper, on 20-foot centers. • Remaining balance of buffer to provide lawn, low growing evergreen plants, evergreen ground cover, or rock mulch.	Buffering and screening requirements shall be as follows: South: 20' wide buffer remains, no screening West: 20' wide buffer remains with required screening north of the access point and modified screening south of the access point. Modified Type B Screening shall consist of: • Lawn, low growing evergreen plants, or evergreen ground cover, and, • Evergreen shade trees 10 feet high, 3-inch caliper, on 40 foot centers. • Six-foot height hedges or berms are permitted, but are not required.

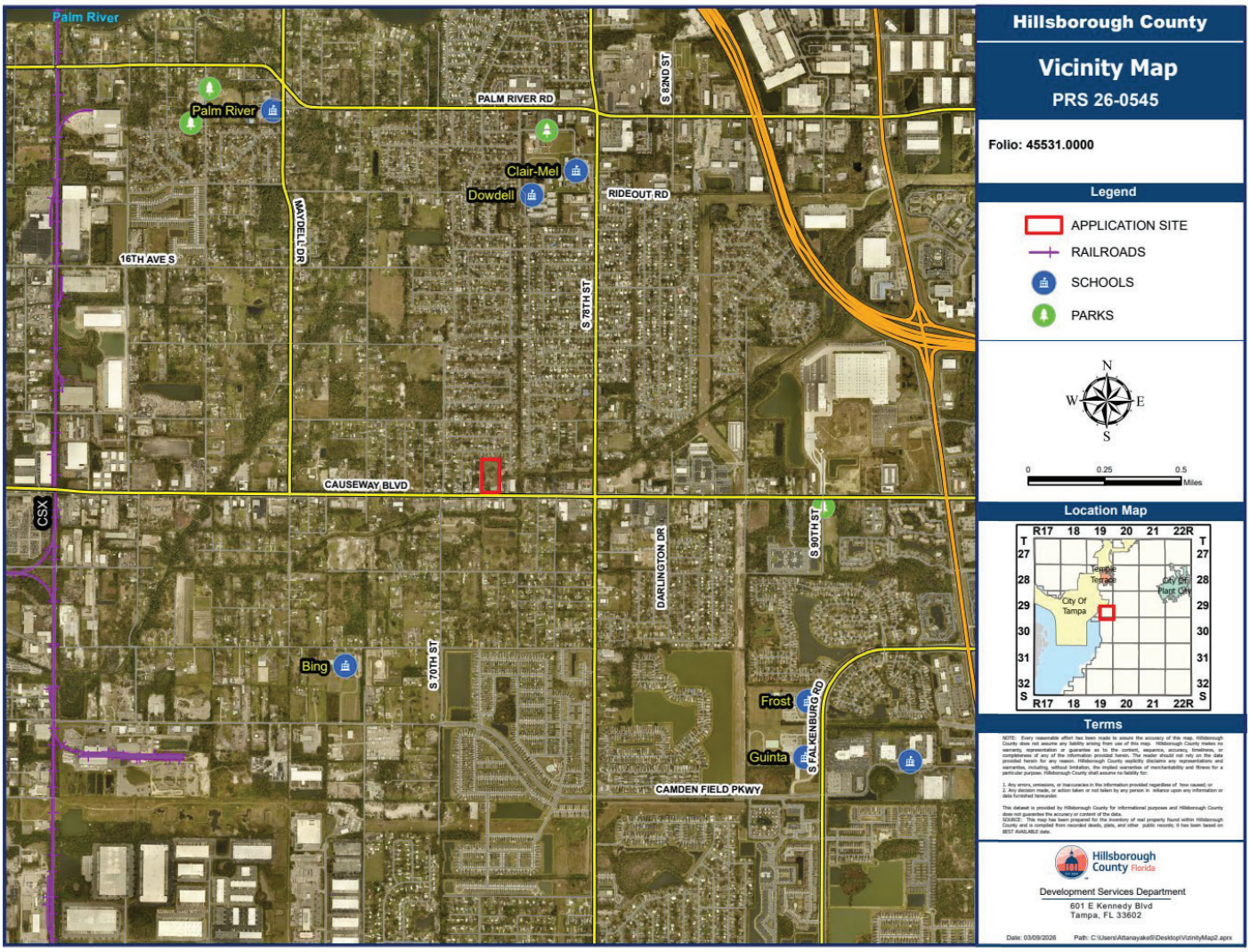
Additional Information:	
PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)

Planning Commission Recommendation:	Development Services Recommendation:
N/A	Approvable, subject to proposed conditions

Template created: 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

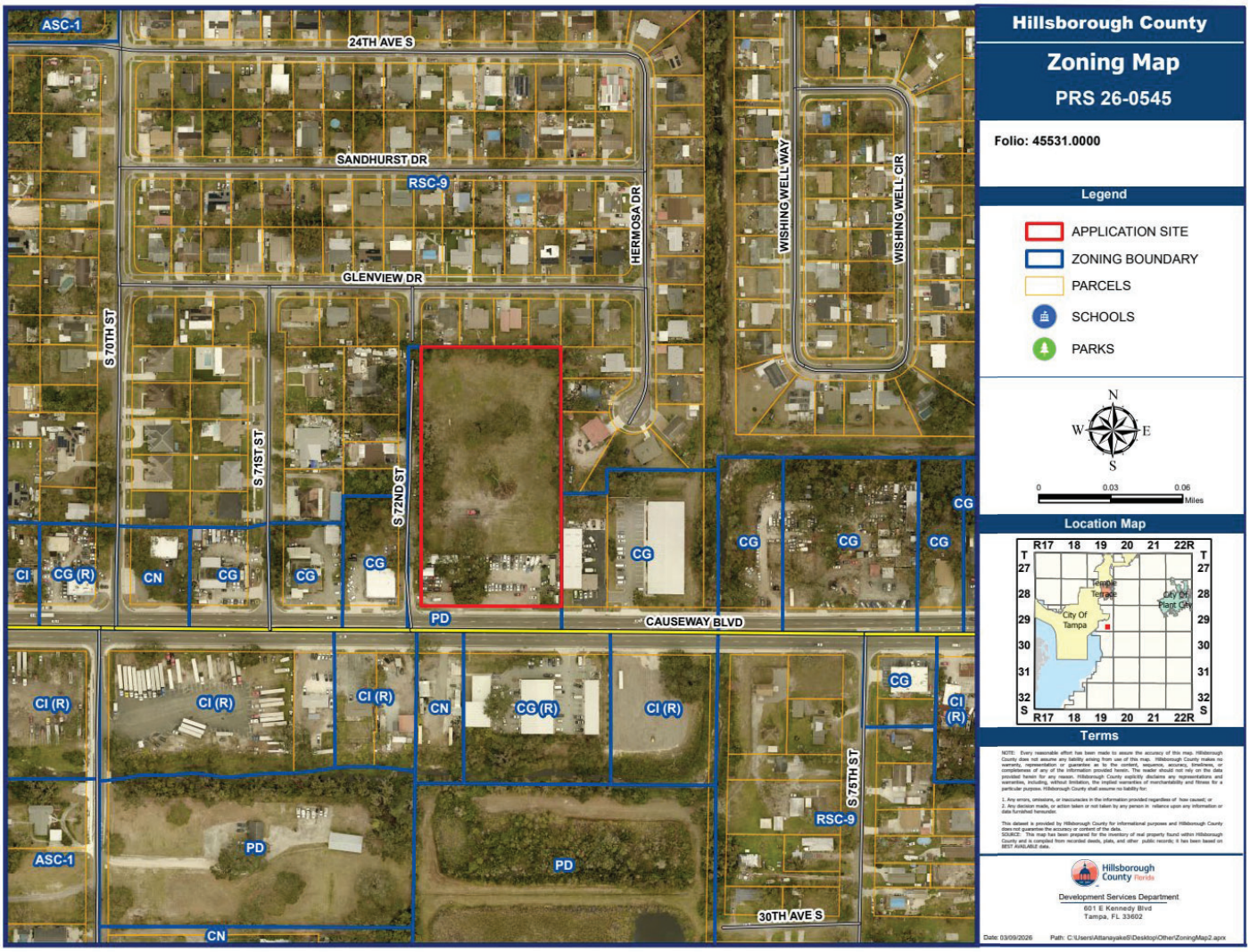


Context of Surrounding Area:

The project site is located along Causeway Boulevard, developed with commercial land uses. Commercial uses are located on both the east and west sides of the project site and across Causeway Boulevard, to the south. Single Family Residential development exists along the northern boundary and northern portions of east and west boundaries.

2.0 LAND USE MAP SET AND SUMMARY DATA

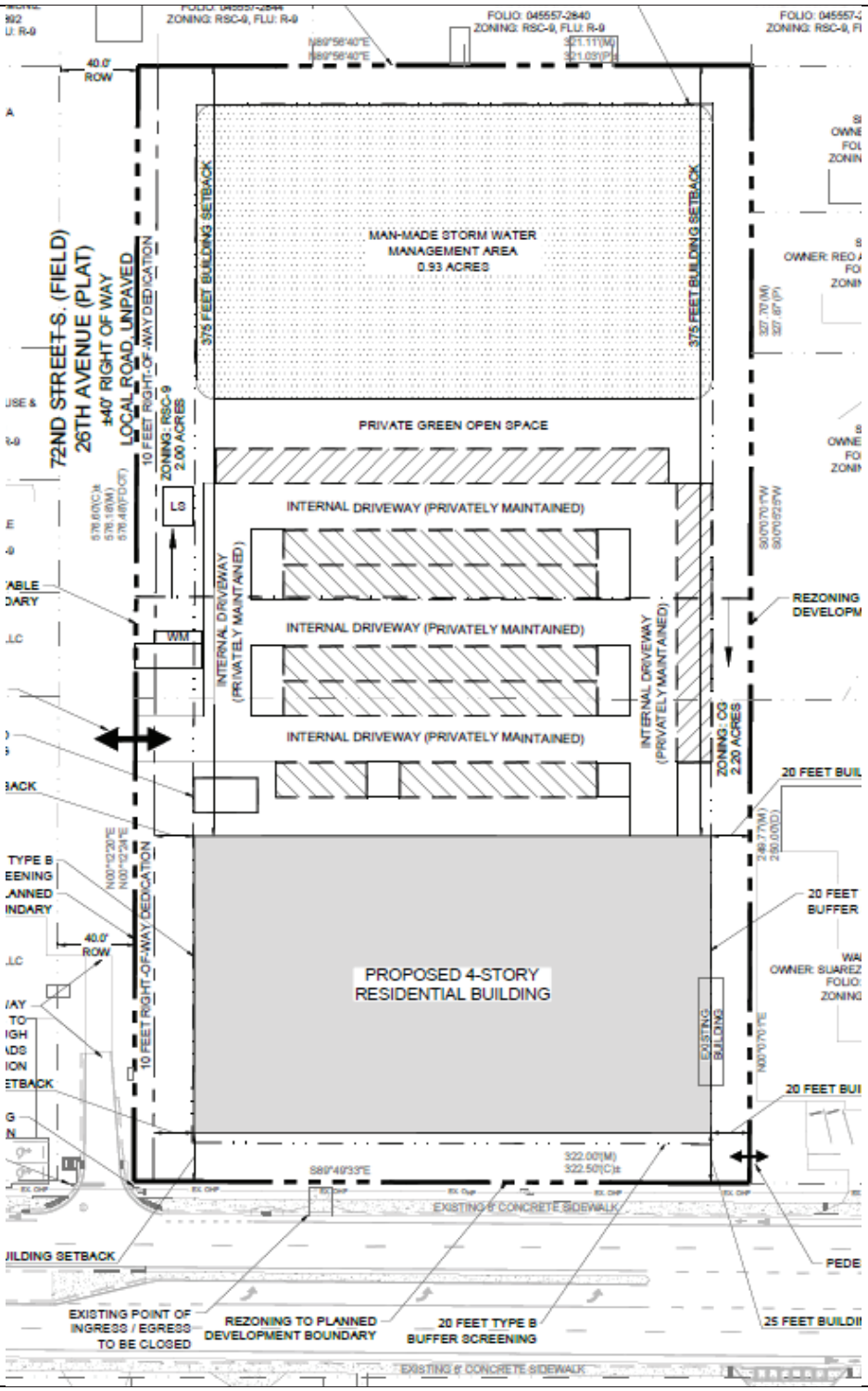
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 DU/AC	Single Family Residential	Single Family Residential
South	CN, CG (R)	0.20 FAR, 0.27 FAR	Commercial, Commercial Restricted	Auto Repair, Retail, General Contractors, Warehousing, Causeway Blvd. ROW,
East	RSC-9, CG	9 DU/AC, 0.27 FAR	Single Family Residential, Commercial General	Single Family Residential, Light Industrial
West	RSC-9, CG	9 DU/AC, 0.27 FAR	Single Family Residential, Commercial General	Single Family Residential, Medical Office

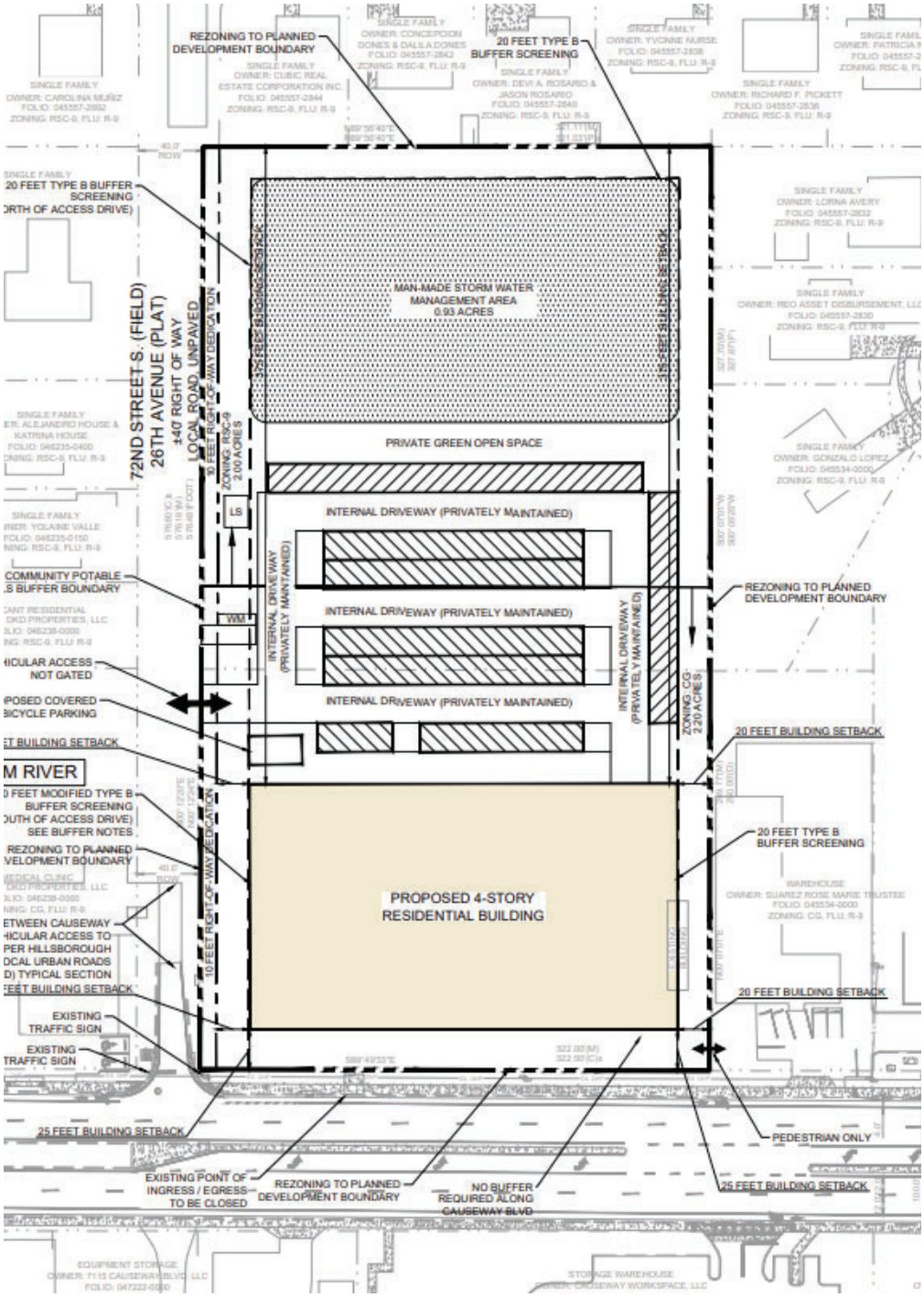
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways

Road Name	Classification	Current Conditions	Select Future Improvements
S 72nd Street	County Local - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD

Project Trip Generation ☐Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	475	36	48
Proposed	475	36	48
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	Pedestrian	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request

Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _ _			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	*No changes to existing transportation conditions
Service Area/ Water & Wastewater ☐Urban ☒ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees No comments were received from this Agency.				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☐ Yes ☒ No	☐ Inconsistent ☐ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project's southern and western boundaries abut right of way which does not require the provision of buffering and screening. The applicant proposed these elements as part of the rezoning request. Under this modification, the western buffer width will remain at 20 feet; however, screening will be modified south of the 72nd Street access point. This area is to be developed with the multi-family building. The modified screening will provide tree plantings at a 3-inch caliper (rather than a 2-inch caliper) and spaced 40 feet apart (rather than 20 feet apart). The remaining portion of the buffer will contain lawn, evergreen plantings, or evergreen groundcover. The developer will have the option to also provide 6-foot high hedges or a 6-foot high berm. The area south of the 72nd Street access point, on the west side of 72nd Street, is developed with a commercial use and vacant lot.

The site's western buffer to the north of the 72nd Street access point will contain the Land Development Code required Type B screening. This will screen the site's parking, internal driveways, and stormwater areas. The area north of the 72nd Street access point, on the west side of 72nd Street, is developed with single-family residential.

The site's southern buffer abuts Causeway Boulevard, a 4-lane divided roadway. Properties to the south are developed with commercial uses. Causeway Boulevard is an Urban Scenic Corridor. While the Type B screening is proposed for removal, the scenic corridor requirements will be provided (one street tree per every 40 feet of frontage and one canopy tree per every 50 feet of frontage).

The proposed modification seeks no changes to the approved uses, intensity/density, development standards, or access points. While the PD requires buffering and screening along these frontages, such requirements are not applicable under the Land Development Code for front yard frontages. The proposed changes to the screening provisions do not result in adverse impacts to surrounding properties, and the overall design remains compatible, maintaining effective screening through landscaping.

Therefore, no compatibility issues are noted.

5.2 Recommendation

Staff recommend approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 9, 2026.

1. Development of the project shall be limited to 90 multi-family dwelling units permitted under the Affordable Housing Density Bonus Comprehensive Plan Policy 1.3.1. If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 20 units per acre.

2. Building setbacks shall be as follows:

   Front: 25 feet (south) and 20 feet (west)
   Side: 375 feet (north)
   Sides: 20 feet (east)

3. The maximum building heights shall be four stories up to 50 feet. The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.

4. Buffering and screening requirements shall be as follows:

   North: 20 Feet - Type "B"
   South: ~~20 Feet - Type "B"~~ <u>No buffering or screening required</u>
   East: 20 Feet - Type "B"
   West: 20 Feet ~~- Type "B"~~ <u>West buffering and screening shall be divided into two segments at the proposed vehicular access point at 72nd Street S:</u>

   <u>a) West buffer north of vehicular access point: Type "B" screening.</u>
   <u>b) West buffer south of vehicular access point: Modified Type "B" screening to consist of 1) lawn, low growing evergreen plants, or evergreen ground cover, and 2) a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of three-inch caliper, and are spaced not more than 40 feet apart. Six-foot height hedges or berms are permitted but are not required.</u>

   <u>4.1 Causeway Boulevard is an Urban Scenic Corridor. Tree plantings required per the Land Development Code shall be provided.</u>

5. Maximum building coverage may not exceed 40%.

6. Maximum impervious surface area may not exceed 75%.

7. A minimum of 18 units (20% of the total number of units proposed) shall be deemed affordable to households at 100% or less AMI. A minimum of 9 units (50% of required affordable units) shall be set side for incomes at 60% or below AMI. The proposed development exceeds the minimum number of units deemed affordable, as all units will be affordable to household incomes at 80% or below AMI. The units deemed affordable to households shall remain affordable for a minimum of 30 years. The proposed development exceeds the minimum period of affordability and commit the units to remain affordable for 50 years. The distribution of affordable units shall be:

a. 9 units set aside for households earning 60% or less of the area median income ("AMI").
b. 9 units set aside up to 80% or less of the AMI.

8. The minimum number of required parking spaces for the affordable housing development is 126 parking spaces.

9. If the project converts to market-rate housing units, the parking shall comply with LDC section 6.05.

10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

11. The applicant shall dedicate up to 10 feet of right of way to improve 72nd Street to Hillsborough County TTM TS-3 standard from the project access to Causeway Blvd.

12. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

13. 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.

14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

15. The avoid a power line conflict, vegetation that exceeds 25 feet in height at maturity shall not be planted closer than 30 feet of the vertical plane of an existing power line, excluding service wires.

~~15~~16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~16~~17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant is requesting variations to the buffer and screening requirements along the south and west boundaries of the PD.

The proposed variation along the south property line, which fronts Causeway Boulevard, is not required. Pursuant to the Land Development Code, buffering and screening requirements are not applicable along front yard frontages adjacent to rights-of-way.

Along the western PD boundary fronting S. 72nd Street, PD 24-0242 requires a 20-foot-wide buffer with Type B screening. The applicant proposes to provide modified screening along the southern portion of the western boundary, to the south of the vehicular access. Screening will consist of: 1) lawn, low-growing evergreen plants or evergreen ground cover, and 2) a row of evergreen shade trees not less than ten feet in height at the time of planting, with a minimum three-inch caliper, spaced no more than 40 feet apart.

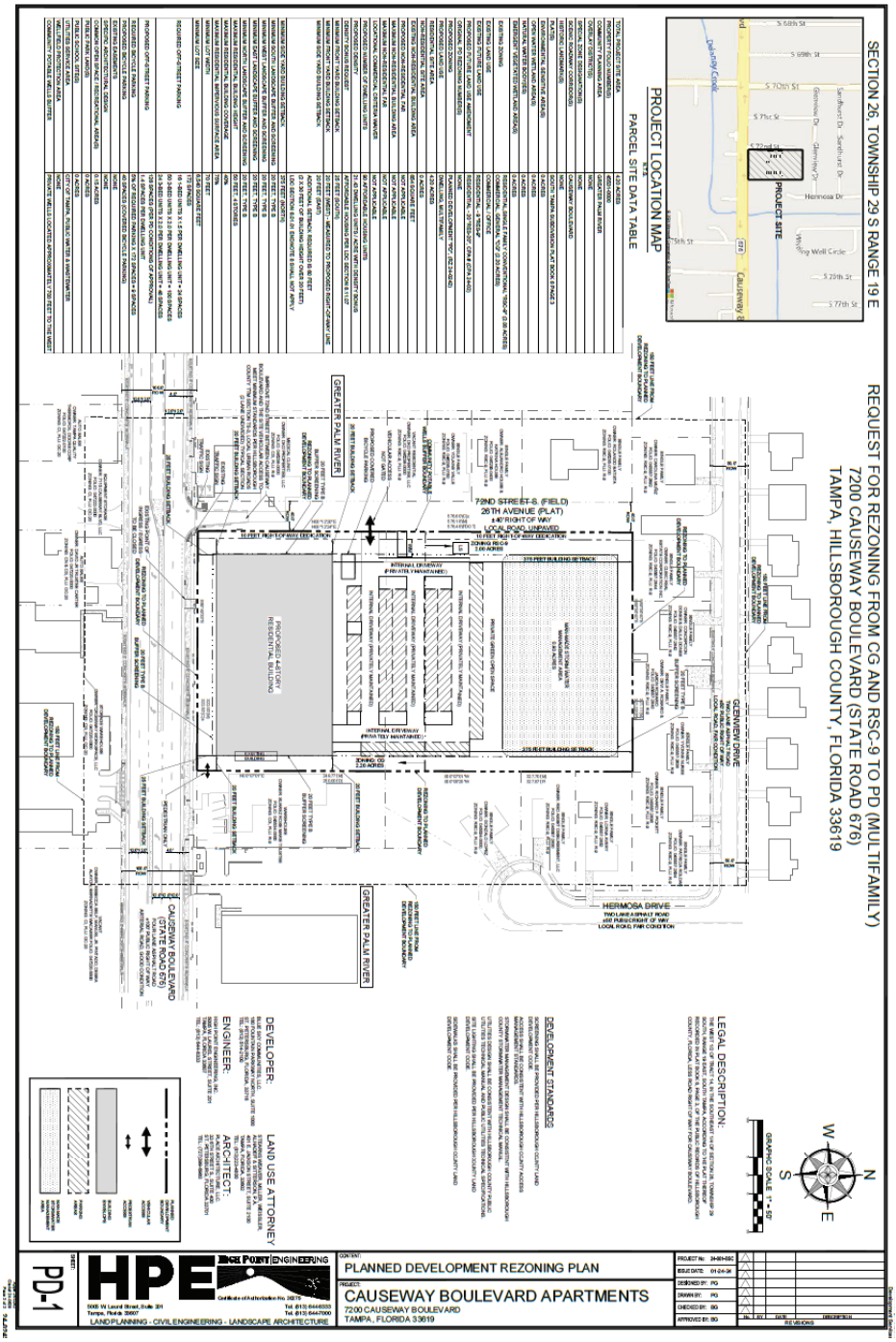
Additionally, the applicant's request indicates that fences, walls, or berms may be included as permitted but not required components of the modified buffer. While the modified standard allows for these elements, staff coordination with the applicant has clarified that the proposed fence will be located behind the building setback. Therefore, the fence is not considered part of the buffer or screening system for purposes of this request.

While the requested variations are not strictly required, as buffering and screening requirements are not applicable along front yard frontages, including those associated with corner lot conditions, the proposed design maintains landscape and tree plantings that provide effective screening where appropriate. The clarified location of the proposed fence ensures that it does not function as part of the buffer or screening system and does not adversely impact the character of the corridor. Therefore, the request is considered compatible with the surrounding area and consistent with the intent of the Land Development Code.

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

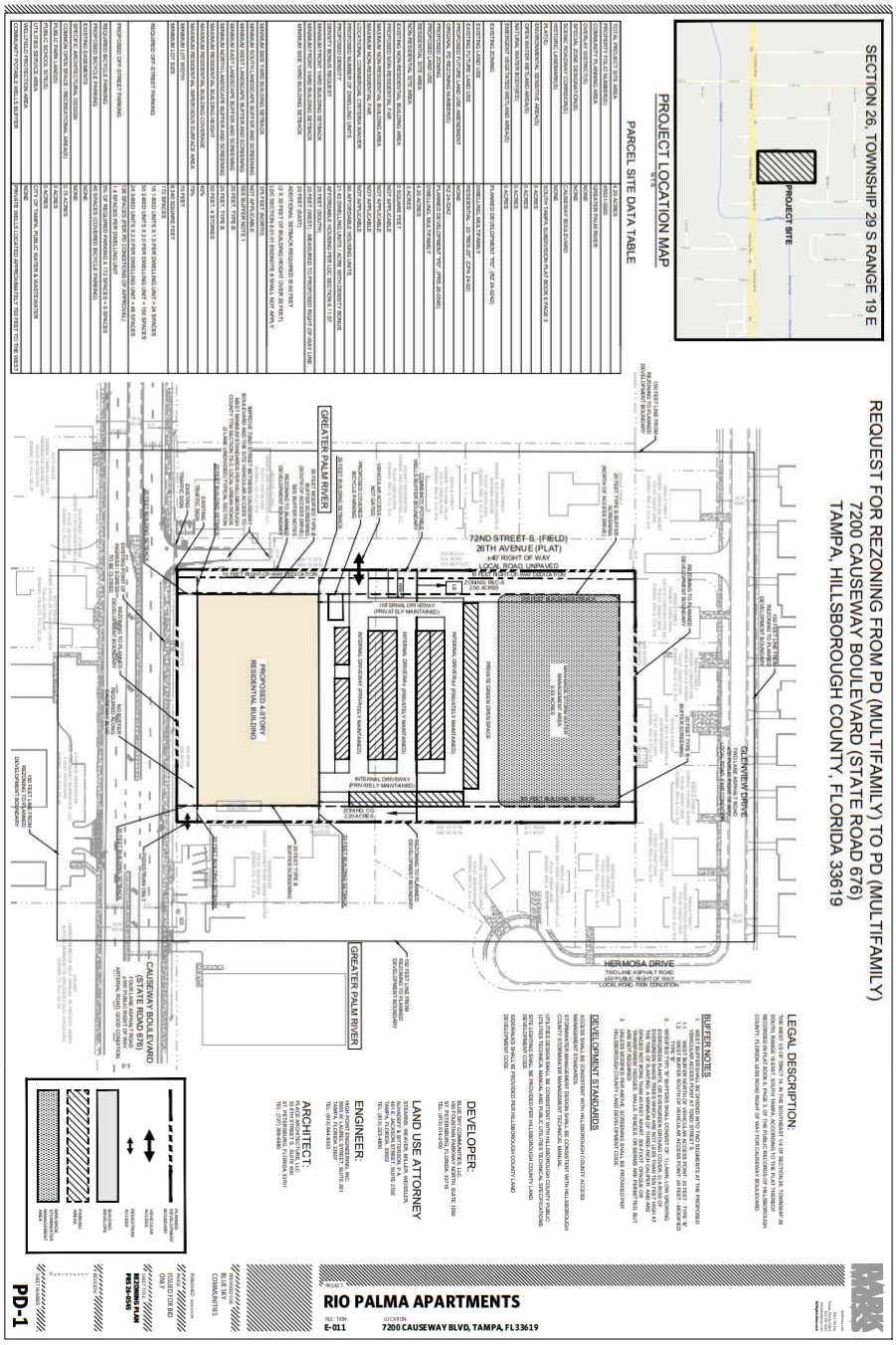
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 04/23/2026
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Greater Palm River	PETITION NO: PRS 26-0545

☐ This agency has no comments.

☒ 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.

CONDITIONS OF APPROVAL

Transportation Review Staff recommends all existing transportation related conditions remain as-is.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification of Planned Development (PD) 24-0242 which is approved for 90 affordable housing units. The request is to modify the existing buffer screening requirements, no changes to transportation related items are proposed.

Trip Generation Analysis

As the proposed modification is to revise the existing buffer requirements, the applicant was not required to submit a trip generation analysis for this request. Staff prepared the trips potentially generated by this project, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved/Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 90 Affordable Housing Units (ITE LUC 223)	475	36	48
No Change to Trip Generation			

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S 72nd St and Causeway Blvd.

S 72nd St is a 2-lane, substandard urban local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks on either side of the roadway, and within a +/- 50-foot-wide right of way.

Causeway Blvd is a 4-lane, divided, substandard urban principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot-wide lanes average condition, +/- 4-foot-wide bike lanes and +/- 5-foot-wide sidewalks on both sides of the roadway. The roadway lies within a +/- 100-foot-wide right of way.

SITE ACCESS AND CONNECTIVITY

The PD is permitted one full access connection to S 72nd St. No changes to this approved access connection are being requested. Additionally, no changes are being requested to the pedestrian cross-access provided at the southeast portion of the PD connecting to folio 45534.0000.

SUBSTANDARD ROADS

According to the Hillsborough County Transportation Technical Manual (TTM) a TS-3 urban local (2-lane, residential variant) typical section has 10-foot-wide lanes with 5-foot-wide sidewalks on both sides within a minimum of 50 feet of right of way.

As S 72nd St is a substandard roadway, the applicant will be required to improve S 72nd St from the project access to Causeway Blvd unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC, or a Design Exception (DE) from Transportation Technical Manual (TTM) standards is approved at the time of site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

S 72nd St is not listed on the Hillsborough County Level of Service Report, therefore level of service information for this roadway cannot be provided.

The roadway level of service information for Causeway Blvd is provided below.

Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr. Directional LOS**
Causeway Blvd	S 70th St	US Hwy 301	D	D

Source: 2024 Hillsborough County Level of Service (LOS) Report

CURRENTLY APPROVED

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 13, 2024.

1. Development of the project shall be limited to 90 multi-family dwelling units permitted under the Affordable Housing Density Bonus Comprehensive Plan Policy 1.3.1. If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 20 units per acre.

2. Building setbacks shall be as follows:

Front:	25 feet (south) and 20 feet (west)
Side:	375 feet (north)
Sides:	20 feet (east)

3. The maximum building heights shall be four stories up to 50 feet. The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.

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North:	20 Feet - Type “B”
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5. Maximum building coverage may not exceed 40%.

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AGENCY COMMENTS

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Causeway Blvd	S 70th St	US Hwy 301	D	D

Source: 2024 Hillsborough County Level of Service (LOS) Report

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 12, 2026 **PETITION NO.:** 26-0545 **EPC REVIEWER:** Shania Rodriguez **CONTACT INFORMATION:** (813) 627-2600 x 1246 **EMAIL:** rodriguezs@epchc.org	**COMMENT DATE:** April 7, 2026 **PROPERTY ADDRESS:** 7200 Causeway Blvd, Tampa, FL 33619 **FOLIO #:** 0455310000 **STR:** 26-29S-19E
REQUESTED ZONING: Minor Modification	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A

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.

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.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

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.

sr/dc

ec: Blue Causeway LLC – MJarrett@blueskycommunities.com
Richard Peterika – rick@darkmoss.com

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	**REQUEST DATE:**	3/9/2026
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	3/23/2026
PROPERTY OWNER:	Blue Causeway, LLC	**PID:**	26-0545
APPLICANT:	Blue Causeway, LLC		
LOCATION:	7200 Causeway Blvd. Tampa, FL 33619		
FOLIO NO.:	45531.0000		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer**: Andria McMaugh **Date:** 04/02/2026

Agency: Natural Resources **Petition #:** 26-0545

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. To avoid a power line conflict, vegetation that exceeds 25 feet in height at maturity shall not be planted closer than 30 feet of the vertical plane of an existing power line, excluding service wires.

2. 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.

3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

4. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 03-16-2026

REVIEWER: **Jan Kirwan, Conservation and Environmental Lands Management**

APPLICANT: Richard Peterika **PETITION NO:** 26-0545

LOCATION: 7200 Causeway Blvd. Tampa

FOLIO NO: 45531.0000 **SEC:** 26 **TWN:** 29 **RNG:** 19

☒ 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.

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0545 **REVIEWED BY:** **Clay Walker, E.I.** **DATE:** 3/10/2026

FOLIO NO.: 45531.0000

WATER

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

☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately __ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

☐ A ___ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.