



PD Modification Application: PRS 26-0308

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: February 10, 2026

1.0 APPLICATION SUMMARY

Applicant: Dune FL Land I Sub LLC
FLU Category: Residential-4 (RES-4) & Residential-6 (RES-6)
Service Area: Urban
Site Acreage: 19.11 MOL
Community Plan Area: Wimauma
Overlay: Wimauma Downtown Subdistrict D



Introduction Summary:

This request is for a minor modification to PD 05-0210, as most recently modified by PRS 24-0385, Folio: 78878.0000, approx. 19.11 acres, Parcel D and a portion of Parcel B of PD 05-0210. The PD currently allows the Crystal Lagoon facility and 840 dwelling units. The modification revises a condition related to transit facilities. It does not change entitlements, permitted uses, density, or layout. The purpose is to allow flexibility in transit requirements based on existing conditions. An existing bus stop within a turn lane serves the area. No other changes are proposed.

| Existing Approval(s): | Proposed Modification(s): |
|---|--|
| Prior to or concurrent with development within Parcel D, Developer must provide transit a transit pad on SR 674, including a bus shelter with amenities, subject to HART and FDOT review. If the bus bay is not approved, an alternate location for the other facilities must be coordinated. | The revised condition makes the construction of the transit facilities for Parcel D conditional on LDC Section 6.03.09 requirements and waivers, while maintaining approval/review by HART and FDOT, and clarifying requirements and location of improvements in the event a Bus Bay is not approved by FDOT within a 1 mile of project. |

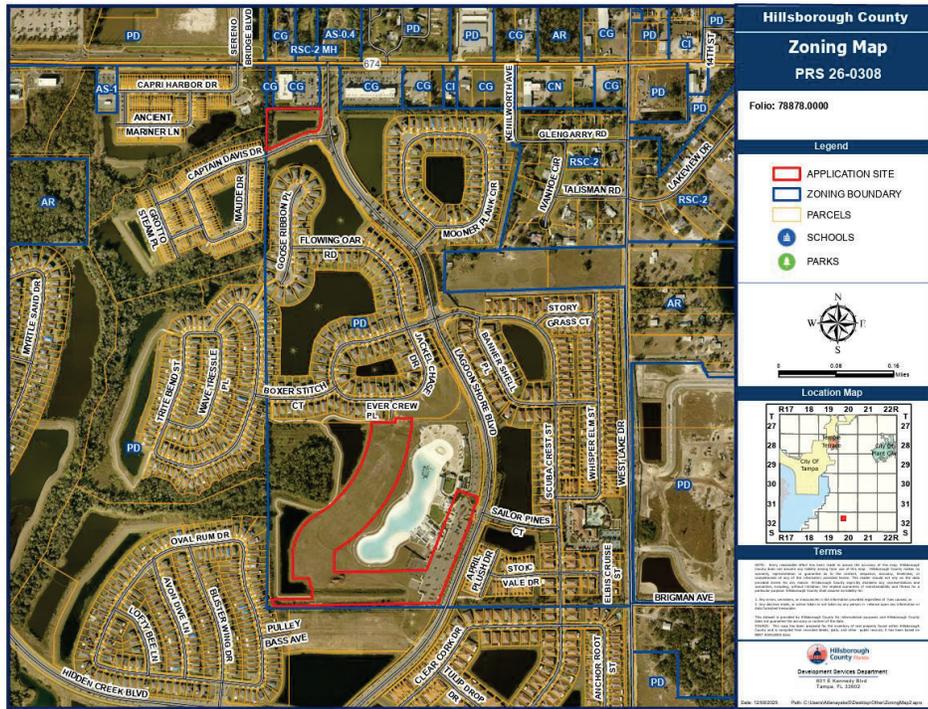
Additional Information:

| | |
|---|--|
| PD Variation(s): | None Requested as part of this application |
| Waiver(s) to the Land Development Code: | None Requested as part of this application |

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

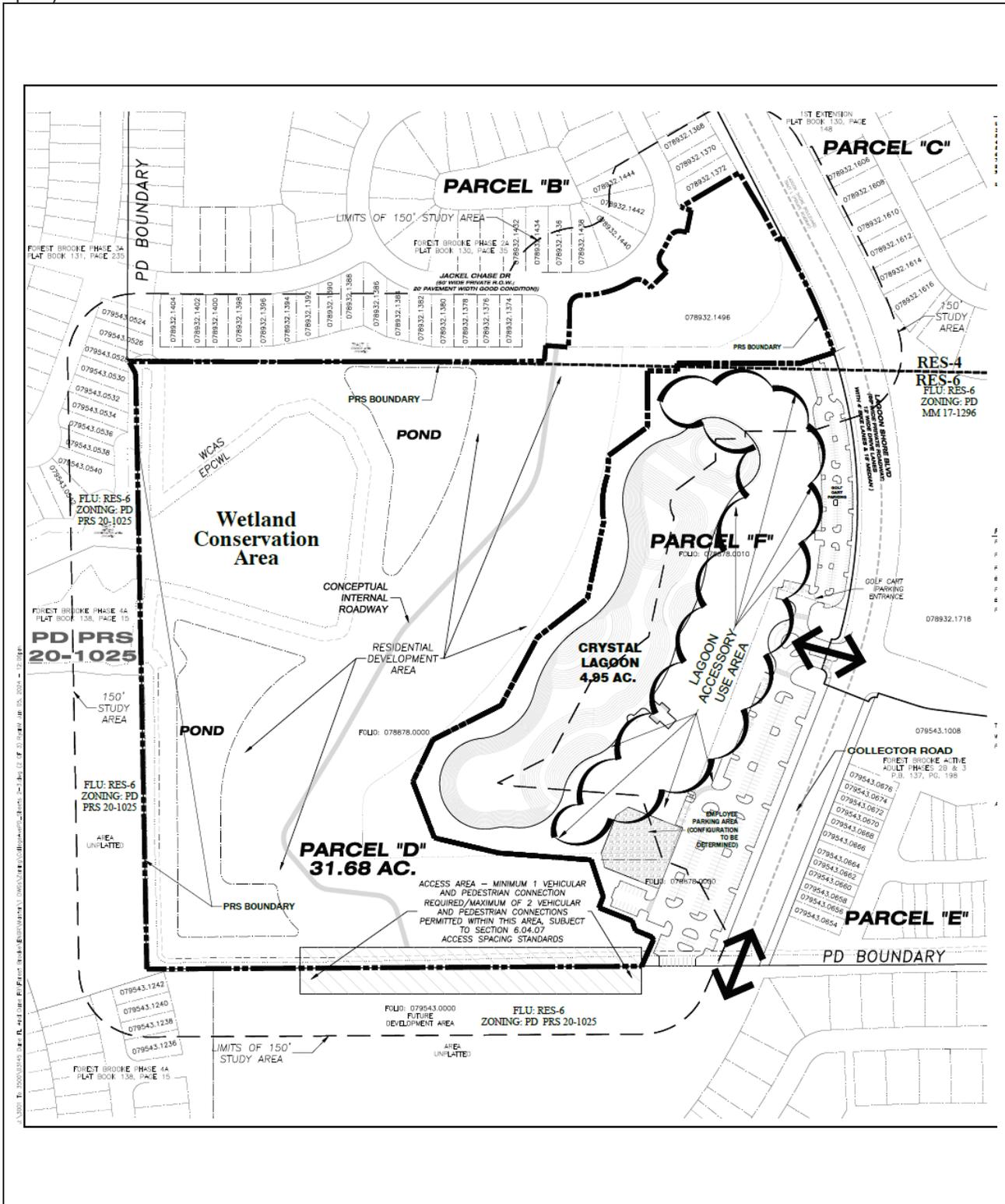


Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|--|--|--|--|
| North | Parcel B (PD 05-0210), Parcel F (PD 05-0210), CG | 840 units (overall), 20,000 sf, 0.27 F.A.R. | Residential, Recreational Use, Commercial General | Residential, Recreational Use, Health Center |
| South | Parcel B (PD 05-0210), Parcel F (PD 05-0210), PD 1110 | 840 units (overall), 20,000 sf, Per PD 1110 | Residential, Recreational Use, Residential | Residential, Recreational Use, Vacant |
| East | Parcel B (PD 05-0210), Parcel F (PD 05-0210), Parcel E (PD 05-0210), | 840 units (overall), 20,000 sf, 12 units | Residential, Recreational Use, Residential | Residential, Recreational Use, Residential |
| West | PD 05-0210, Parcel F (PD 05-0210), PD 1110 | NA, 20,000 sf, Per PD 1110 | Wetland Conservation Area, Recreational Use, Residential | Wetland Conservation Area, Recreational Use, Residential |

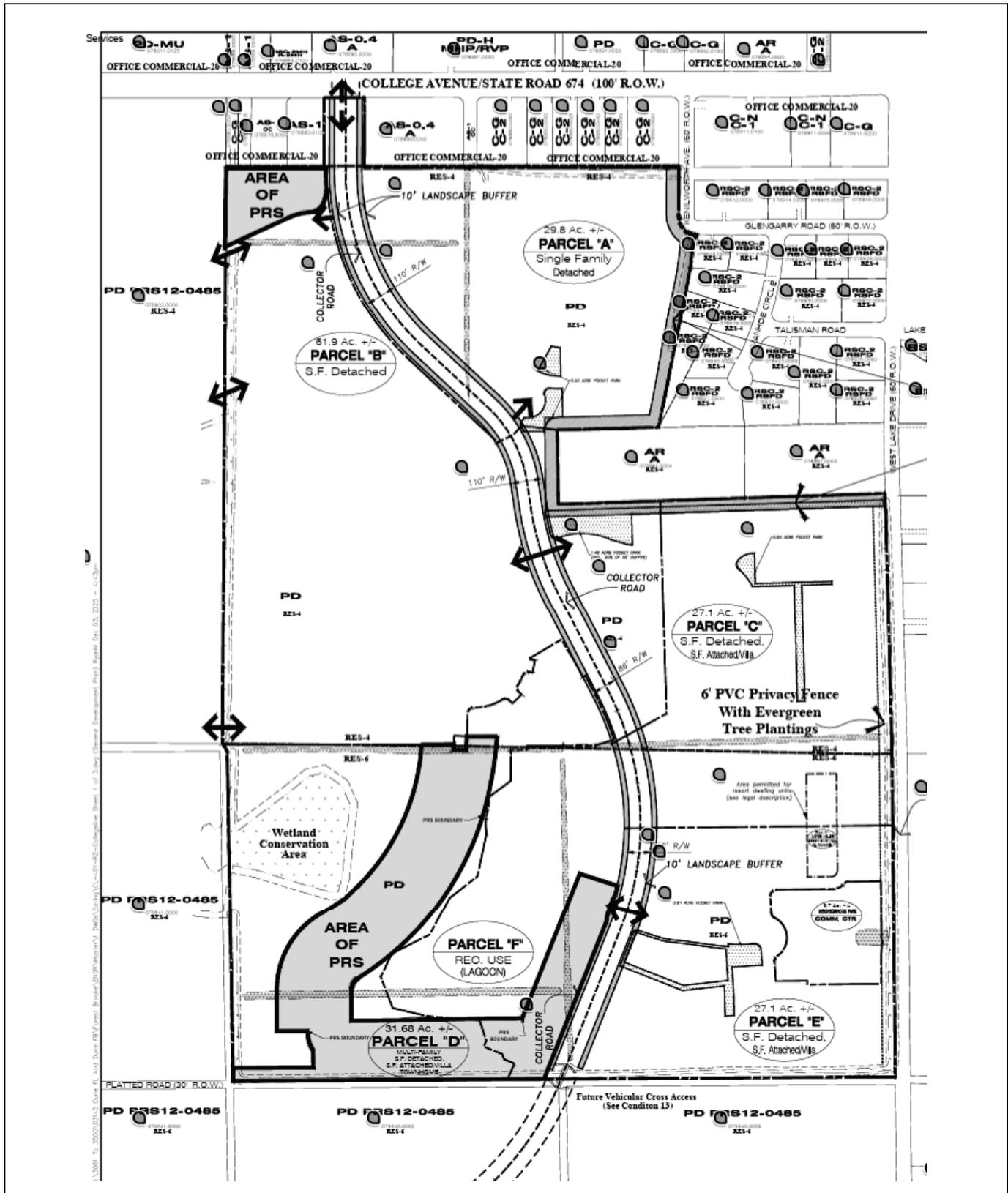
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3.2 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)



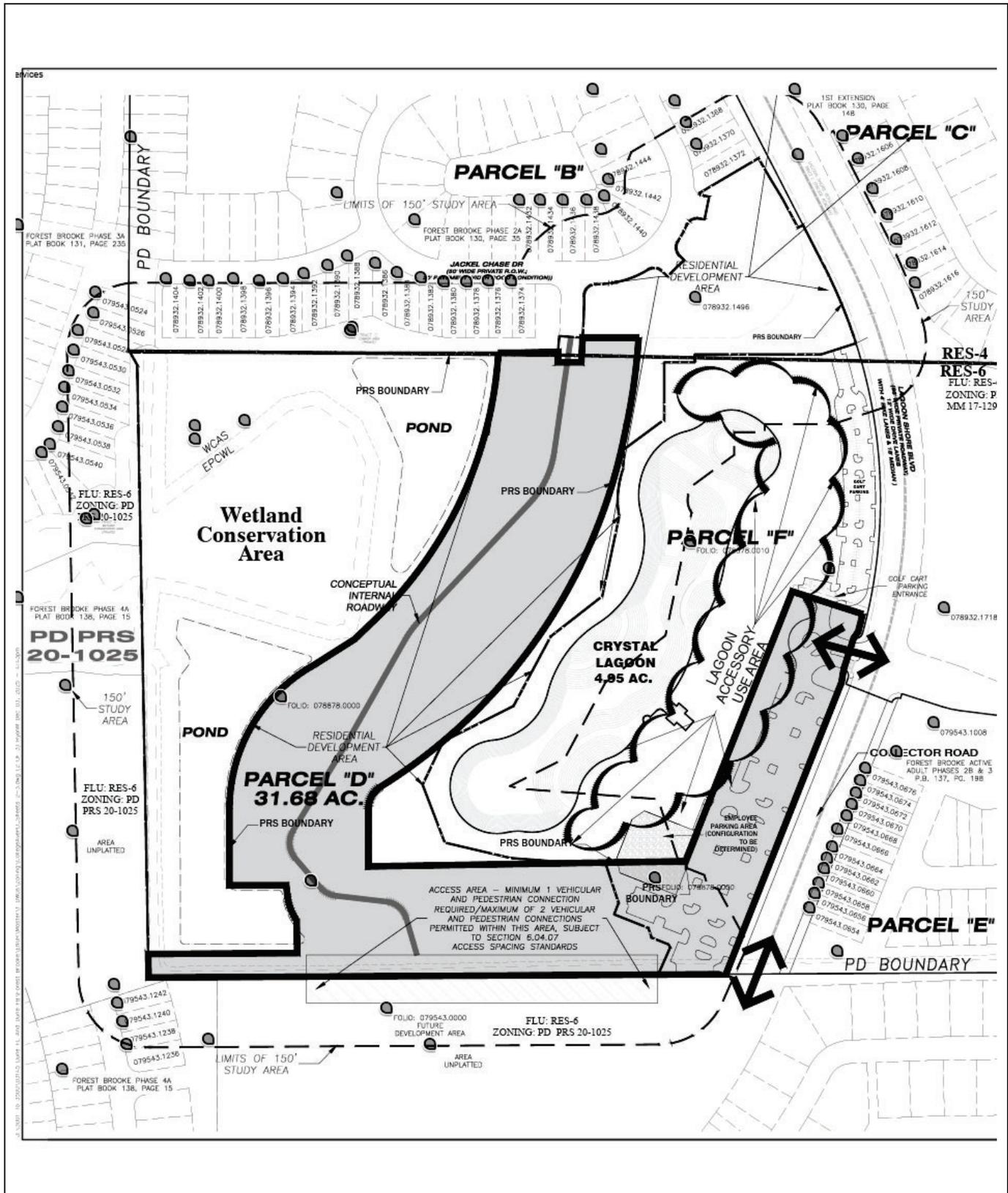
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4.2 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



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

| Adjoining Roadways (check if applicable) | | | |
|---|---------------------------------|---|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| SR 674 | FDOT Principal Arterial - Rural | 2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |
| Lagoon Shore Blvd. | Private Collector Roadway | 2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |
| | Choose an item. | Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |
| | Choose an item. | Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|---|---------------------|----------------------|----------------------|
| | Average Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 7,355 | 545 | 752 |
| Proposed | 7,355 | 545 | 752 |
| Difference (+/-) | No Change | No Change | No Change |

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

| Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request | | | | |
|---|----------------|--------------------------------|--------------|-----------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | X | Pedestrian & Vehicular | None | Meets LDC |
| South | X | Pedestrian & Vehicular | None | Meets LDC |
| East | | None | None | Meets LDC |
| West | | Pedestrian & Vehicular | None | Meets LDC |

Notes:

| Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request | | |
|---|-----------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. |

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | | |
|--|--|---|--|--|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Wetlands Present |
| Environmental Services | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Conservation & Environ. Lands Mgmt. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Natural Resources | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Impact/Mobility Fees N/A | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comment |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request seeks a minor modification to revise a condition related to transit facilities. The change does not alter entitlements, permitted uses, density, or layout. The PD remains approved for the Crystal Lagoon facility and 840 dwelling units.

Surrounding properties include residential and planned development uses, and the proposed change does not introduce new impacts or incompatibility. Staff has not identified any compatibility concerns related to this request.

5.2 Recommendation

Transportation Review staff does not object to revising the subject transit condition to provide greater flexibility in determining the provision of transit facilities consistent with the applicable provisions/procedures in the Land Development Code. Design and location of any required facilities will continue to be coordinated with HART and FDOT.

Based on the above considerations, staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 3, 2025.

1. The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.
 - 1.1 Resort Dwelling Units may be permitted within Parcel E. The maximum number of Resort Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 3.21.03 and 3.21.04.B through H.
 - 1.2 The Recreational Use, General Indoor/Outdoor (Crystal Lagoon and ancillary uses) is also subject to the following conditions:
 - a. The hours of operation for residents and their guests shall be from 10:00 am – 11:00 pm.
 - b. For members of the general public who use the Crystal Lagoon and ancillary uses (“Visitors”), the hours of operation shall be from 10:00 am – 8:00 pm.
 - c. A security guard shall be present during operating hours at the Crystal Lagoon entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gages.
 - d. All Visitors shall receive a water-proof hand stamp upon entry at the Crystal Lagoon entrance gate.
 - e. The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6-foot-high fence.
 - f. Patron access to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
 - g. Visitor daily reservations shall be limited based on the number of available parking spaces at the time of reservation. This limitation shall be monitored by Crystal Lagoon staff and the security guard at the entrance gate(s) on Lagoon Shore Boulevard. Available parking spaces shall be verified by the security guard before Visitors are permitted access to the Crystal Lagoon. Visitors at the Crystal Lagoon shall be required to display a Visitor tag and/or reservation on the

dashboard of the vehicle for tracking purposes. A Visitor/patron log that includes the full names of all Visitors shall be maintained by Crystal Lagoon staff and the security guard in real time to ensure that this limitation is enforced. The Visitor/patron log shall include the license plate, color, make and model of the vehicles and shall be available to Hillsborough County upon request. In addition, parking lot attendant(s) are required during peak hours of operation. The number of parking spaces which shall be constructed to serve residents and Visitors is 286 vehicle spaces, consisting of 246 vehicle resident/Visitor guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of 70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.

- h. The Lagoon Operator shall cause any vehicle displaying a Visitor tag and/or reservation on the dashboard of the vehicle remaining in the parking lot after 8:30 pm to be towed.
- i. Solar lights in the parking lot and along Lagoon Shore Boulevard shall incorporate functionality to minimize off site lighting impacts. Additionally, outdoor lighting on site shall be subject to LDC Part 6.10.00.
- j. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.
- k. It is acknowledged that the applicant for PRS 22-0939 has proposed operational conditions of zoning that may post practical enforcement limitations for the County. Accordingly, the Crystal Lagoon operating entity (the "Operating Entity") shall have primary enforcement responsibility for ensure compliance with all of the conditions contained herein. The Operating Entity shall be responsible for addressing and resolving, as appropriate, any and all complaints associated with the violation of these conditions. The Operating Entity shall post and maintain signs in conspicuous locations at the entrance to and within the gated lagoon area that list the hours of operation for both residents and their guests and Visitors, as well as the towing requirement and also list a phone number for the Operating Entity. Notwithstanding the foregoing, the County retains the right and authority to enforce this condition and any other conditions, as otherwise provided by law.

2. Single-family conventional development shall be developed in accordance with the following:

| | |
|--------------------------|-------------------|
| Minimum lot size: | 4,000 square feet |
| Minimum lot width: | 40 feet |
| Front/rear yard setback: | 20 feet (1) |
| Rear yard setback: | 15 feet |
| Side yard setback: | 5 feet |
| Maximum building height: | 35 feet |

(1) One front yard functioning as a side yard shall be permitted at 10 feet.

3. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet in size with a lot width of less than 50 feet. Said lots shall be located a minimum of 150 feet from project boundaries. Prior to Preliminary Plat approval for a Development Parcel, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square foot lots.

4. Single-family attached/villa uses shall be developed with the following:

| | |
|------------------------------|----------------------------|
| Minimum lot size: | 3,500 square feet per unit |
| Minimum lot width: | 35 feet |
| Front yard setback: | 15 feet (1) |
| Rear yard setback: | 15 feet |
| Minimum building separation: | 10 feet |
| Maximum building height: | 35 feet |
| Maximum lot coverage: | 65 % |

(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

5. Multi-family uses shall be developed in accordance with the following:

| | |
|------------------------------|-------------------------------|
| Front yard setback: | 20 feet |
| Rear yard setback: | 15 feet |
| Side yard setback*: | 10 feet |
| Minimum building separation: | 20 feet |
| Maximum building height: | 45 feet and three (3) stories |

*Setbacks from Parcel F are considered side yard setbacks.

Section 6.01.01 Footnote 8 shall not apply with respect to setbacks for structures in Parcel "D", except where adjacent to existing single-family uses or vacant land with the option to be developed with single-family uses.

6. Townhome uses shall be developed in accordance with the following:

| | |
|------------------------------|-------------|
| Minimum lot width: | 16 feet |
| Front yard setback: | 20 feet (1) |
| Rear yard setback: | 15 feet |
| Minimum building separation: | 20 feet |
| Maximum building height: | 35 feet (2) |

(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

(2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.

7. Access to the properties shown as folio 78880.0100 (to the west of the north/south collector which is currently folio 78878.6000) and folio 78880.0200 (to the east side of the north/south collector) may be available, subject to the agreement of both property owners.

- 7.1 For residential lots abutting the north/south collector road, screening shall consist of a six foot fence or landscaping consistent with Section 6.06.06.C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 30 feet abut the north/south collector road. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.2 A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive as shown on the site plan. To the east of said fence, the developer shall install landscaping to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.3 A 50-foot wide buffer shall be provided along the northern boundary adjacent to AR zoned property as well as along the eastern project boundary adjacent to residential zoning/Kenilworth Drive as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the external side of the fence to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a Type B screen shall be provided along the remainder of the northern project boundary.
8. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan/Plat approval for Parcels B or D, the developer shall determine the type and location of housing for said parcels.
9. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of upland as shown on the plan.
10. A minimum of 3 acres of uplands shall be afforded for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. Four pocket parks shall be located as shown on the site plan. Where pocket parks are contiguous with the required 50-foot landscape buffer a maximum of 50 percent of said buffer may count towards meeting the minimum pocket park acreage. Prior to Preliminary Plan approval, the location and size of any additional pocket parks shall be shown on the site plan.
11. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direct connections from the pedestrian paths/sidewalks to the neighborhood parks, retention areas as shown on the site plan, community center, pocket parks, and among each Parcel within the project. The pedestrian path/sidewalk system shall be indicated on the plan prior to Preliminary Plan approval.
12. The location of trees that qualify as Grand Oaks must be identified on the submitted Preliminary Plan/Plat as part of the Site Development process. Site design features to avoid the removal of and/or adverse impacts to these trees are to be displayed on the submitted Preliminary Plan.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

14. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FOOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the following turn lanes at his expense:
 - 14.1 Dual Northbound lefts, Northbound right on internal collector roadway at SR 674,
 - 14.2 Eastbound right turn lane and Westbound left turn lane on SR 674 at project entrance,
 - 14.3 If warranted, a Northbound left on West Lake Road at internal collector roadway project drive on Westlake Boulevard,
 - 14.4 If warranted, Eastbound exclusive left turn lane, through lane, and right, turn lane on internal collector roadway at West Lake Boulevard, unless the study shows that the through-right can accommodate project traffic, then the exclusive right shall not be required.
15. All cross-access shall be paved to the project boundary and designed to County standards. All bicycle-pedestrian cross access shall be a hard pervious surface such as mulch, gravel, or pervious concrete; it is preferable that a wooden boardwalk serve as the connection. The bicycle-pedestrian connection cannot be grass, dirt, or sand.
16. Prior to Construction Plan approval, the Developer shall dedicate a total of forty-eight (48) feet of right-of-way on West Lake Road. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway. Right-of-way shall be measured from the centerline of the existing ROW. This would likely result in the conveyance and dedication of an additional eighteen (18) feet of ROW.
17. As an alternative to the Master Roadway Plan depicted on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system. In order to exercise this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide north/south connectivity from SR 674 to the southern property boundary and providing connection with the collector roadway on the property that is subject to PRS 12-0485 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of May 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.
18. When warranted and approved by FDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 674 by the Developer, or by the County with funds paid by the Developer. Until such signal is warranted, the Developer may, at their election, include signal design and all or a portion of the signal installation in the scope of other improvements to SR 674 which may be required. If such option is elected, the Developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal has not

met warrants and/or has not been approved by FDOT at the time the Developer has received certificates of occupancy for seventy five percent (75%) of the units authorized by this zoning, the Developer shall pay such funds as would be required to install such signal prior to receiving further certificates of occupancy. Prior to site plan certification, a notation shall be added to the site plan that when warranted, such signal will be installed by the Developer, or by the County with funds paid by the Developer. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or the FDOT.

19. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
20. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 20.1 Ground Signs shall be limited to Monument Signs.
 - 20.2 Billboards, pennants and banners shall be prohibited.
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, in accordance with LDC Section 6.03.09, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack, unless otherwise waived in accordance with Sec.6.03.09.D. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. If required, but in the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities, but in no event shall the facilities exceed those requirements listed in 6.03.09.D.2 or be located more than 2 miles from the proposed project.
23. 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.
24. 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.

25. 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).
26. 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.
27. 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 regulation in effect at the time of preliminary site plan/plat approval.
28. 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.
29. 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:



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.

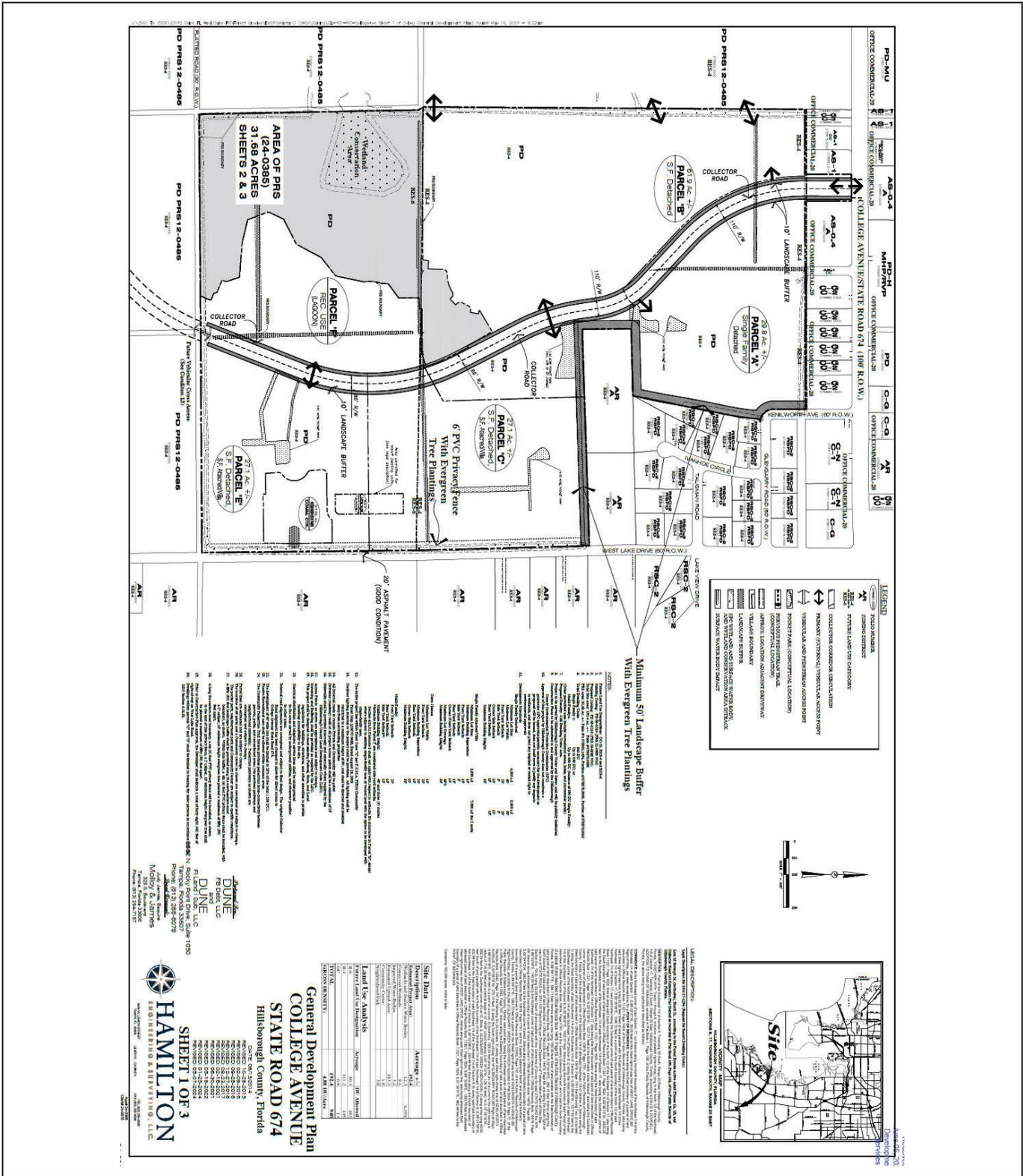
7.0 ADDITIONAL INFORMATION

The applicant Dune FL Land I Sub, LLC (Folio 078878-0000) was cited on October 28, 2025, for violating Hillsborough County Code of Ordinances Section 8-116(d), which states: "All fences, whether required or not, shall be maintained in sound structural condition, and free from defect which may cause injury." Portions of fencing near the parking lot of the Wimauma Health Center had been down for approximately one year. A Notice of Violation was approved October 30 and issued October 31, requiring removal or repair within 10 days. The property is zoned PD and was vacant at the time of inspection. The case originated from a call center complaint and was closed as "In Compliance" following a follow-up inspection on November 13, 2025. No fees were assessed.

The applicant Dune FL Land I Sub, LLC (Folio 078878-0000) was cited on January 8, 2026, for violating Hillsborough County Land Development Code Section 6.06.03.B, which states: "If, any time within one year after all associated land alteration and construction activities are completed, a tree for which credit was given is dead or irreparably damaged ... it shall be removed and replaced by the current property owner". The property failed to replant a dead tree identified in the approved landscape plan. A Notice of Violation issued January 12th mandates correction within 15 business days. Located within PD 05-0210 (PRS 26-0308), the site remains approved for 840 units; the pending PD modification pertains only to transit facilities and does not affect landscaping obligations.

8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plan (Full)



AREA OF PRS 26-0308
 31.68 ACRES
 SHEETS 2 & 3

PARCEL A
 12.4 ACRES
 57' WIDE

PARCEL B
 12.4 ACRES
 57' WIDE

PARCEL C
 12.4 ACRES
 57' WIDE

PARCEL D
 12.4 ACRES
 57' WIDE

PARCEL E
 12.4 ACRES
 57' WIDE

PARCEL F
 12.4 ACRES
 57' WIDE

PARCEL V
 12.4 ACRES
 57' WIDE

6" PVC PIPES/STAKE
 WITH EVERGREEN
 TREE PLANTINGS

20' LANDSCAPE BUFFER

20' ASPHALT PAVEMENT
 (GOOD CONDITION)

LAKE VIEW DRIVE

WEST LAKE DRIVE (100' R.O.W.)

LEGEND

LEGEND

LEGEND

LEGEND

LEGEND

LEGEND

LEGEND

LEGEND

LEGEND

Minimum 50' Landscape Buffer
 With Evergreen Tree Plantings

Scale

Scale

Scale

Scale

Scale

Scale

Scale

Scale

Scale

North Arrow

Site Location

Site Data

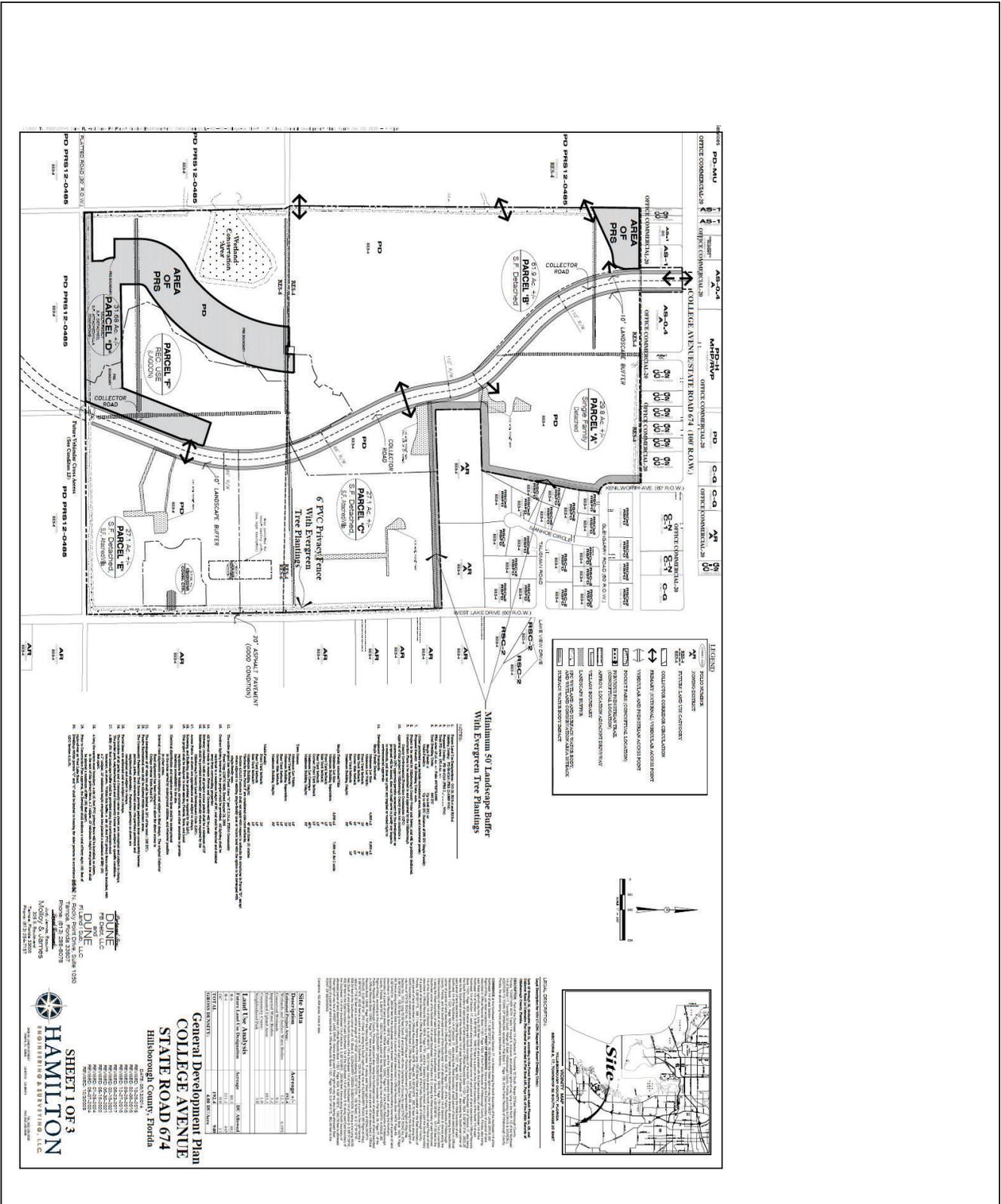
General Development Plan

College Avenue

State Road 674

Hamilton Engineering & Surveying, LLC

8.0 SITE PLANS (FULL)
 8.2.1 Proposed Site Plan (Full)



General Development Plan
COLLEGE AVENUE
STATE ROAD 674
 Hillsborough County, Florida

SHEET 1 OF 3
HAMILTON
 ENGINEERING & ARCHITECTURE, L.L.C.

DATE: 04.15.2024
 PROJECT NO: 26-0308
 SHEET NO: 1 OF 3
 DRAWN BY: J. HAMILTON
 CHECKED BY: J. HAMILTON
 APPROVED BY: J. HAMILTON
 PROJECT LOCATION: 674 STATE ROAD 674, COLLEGE AVENUE, HILLSBOROUGH COUNTY, FLORIDA

| Item | Description | Quantity | Unit |
|------|----------------------|----------|----------|
| 1 | Asphalt Paving | 10,000 | Sq. Yds. |
| 2 | Gravel | 50,000 | Cu. Yds. |
| 3 | Concrete | 10,000 | Sq. Yds. |
| 4 | Rebar | 10,000 | Lbs. |
| 5 | Formwork | 10,000 | Sq. Yds. |
| 6 | Excavation | 10,000 | Cu. Yds. |
| 7 | Backfill | 10,000 | Cu. Yds. |
| 8 | Landscaping | 10,000 | Sq. Yds. |
| 9 | Site Preparation | 10,000 | Sq. Yds. |
| 10 | Site Grading | 10,000 | Sq. Yds. |
| 11 | Site Erosion Control | 10,000 | Sq. Yds. |
| 12 | Site Fencing | 10,000 | Lf. |
| 13 | Site Signage | 10,000 | Sq. Yds. |
| 14 | Site Lighting | 10,000 | Sq. Yds. |
| 15 | Site Security | 10,000 | Sq. Yds. |
| 16 | Site Maintenance | 10,000 | Sq. Yds. |
| 17 | Site Restoration | 10,000 | Sq. Yds. |
| 18 | Site Decommissioning | 10,000 | Sq. Yds. |
| 19 | Site Remediation | 10,000 | Sq. Yds. |
| 20 | Site Investigation | 10,000 | Sq. Yds. |
| 21 | Site Assessment | 10,000 | Sq. Yds. |
| 22 | Site Planning | 10,000 | Sq. Yds. |
| 23 | Site Design | 10,000 | Sq. Yds. |
| 24 | Site Construction | 10,000 | Sq. Yds. |
| 25 | Site Operation | 10,000 | Sq. Yds. |
| 26 | Site Closure | 10,000 | Sq. Yds. |
| 27 | Site Reclamation | 10,000 | Sq. Yds. |
| 28 | Site Rehabilitation | 10,000 | Sq. Yds. |
| 29 | Site Restoration | 10,000 | Sq. Yds. |
| 30 | Site Decommissioning | 10,000 | Sq. Yds. |

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 01/25/2026

Revised: 02/02/2026

Revised: 02/02/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/WM

PETITION NO: PRS 26-0308

- 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.

REVISED CONDITIONS OF APPROVAL

22. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, in accordance with LDC Sec. 6.03.09, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack, unless otherwise waived in accordance with Sec. 6.03.09.D. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. If required, but in the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities, but in no event shall the facilities exceed those requirements listed in Sec. 6.03.09.2. or be located more than 2 miles from the proposed project.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to existing Planned Development (PD) 05-0210, as most recently modified via PRS 24-0385. The PD consists of multiple folios, totaling +/- 192.4 ac. The PD currently has entitlements as follows:

The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.

The applicant is proposing to modify existing condition 22 to replace the condition language with alternative text which reads "The project is subject to compliance with Sec. 6.03.09 of the Land Development Code relating to Transit Facilities." Staff's analysis is provided hereinbelow.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff waived the required transportation analysis as the proposed change does not impact project entitlements, trip generation impacts, or project access locations. Staff has prepared the below comparison of trips generated by the proposed project, under the existing and proposed zoning scenarios. Data presented below is based on the 12th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| PD, 58 senior adult housing units - attached (ITE LUC 252) | 195 | 11 | 15 |
| PD, 131 senior adult housing units - detached (ITE LUC 251) | 743 | 48 | 55 |
| PD, 651 single-family detached dwelling units (ITE LUC 210) | 5,827 | 467 | 614 |
| PD, 4.95 ac. water slide park with 285 parking spaces (ITE LUC 482) | 590 | 19 | 68 |
| Subtotal: | 7,355 | 545 | 752 |

Proposed Zoning:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| PD, 58 senior adult housing units - attached (ITE LUC 252) | 195 | 11 | 15 |
| PD, 131 senior adult housing units - detached (ITE LUC 251) | 743 | 48 | 55 |
| PD, 651 single-family detached dwelling units (ITE LUC 210) | 5,827 | 467 | 614 |
| PD, 4.95 ac. water slide park with 285 parking spaces (ITE LUC 482) | 590 | 19 | 68 |
| Subtotal: | 7,355 | 545 | 752 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------|------------------------|-----------------------|------------------|
| | | AM | PM |
| Difference | No Change | No Change | No Change |

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 674 is a 2-lane, principal arterial roadway, that is owned, maintained and under the permitted authority of the Florida Department of Transportation (FDOT). The roadway characterized by +/-12 feet travel lanes, with pavement in above average condition. There are 5-foot-wide bicycle facilities (on paved shoulders) along both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along both sides of SR 674 in the vicinity of the proposed project.

Lagoon Shore Blvd. is a 2 to 4 -lane, privately maintained collector roadway characterized by +/- 11-foot-wide travel lanes. There are +/- 5- to 6-foot-wide sidewalks along both sides of the roadway. There is a +/- 5-foot-wide golf cart path lanes (within the roadway) along portions of the roadway.

SITE ACCESS AND CONNECTIVITY

No change in site access or connectivity is proposed.

TRANSIT FACILITIES

History

HART staff submitted comments on July 21, 2021 to a previous zoning modification indicating a desire for transit facilities be provided immediately west of the proposed project entry. Transportation Review Section staff coordinated with HART staff and explained that, given the limited right-of-way available, existing turn lane in that location, and the fact that the outparcels on either side of the project entry are not within the subject PD, there is likely no ability to construct the bus bay and transit amenities required pursuant to Section 6.03.09 at the location proposed. HART staff indicated there were open to the facility being provided in an alternate location. Transportation Review Section staff also explained that SR 674 is an FDOT owned roadway under their permitting authority and, as such, any bus bay and amenities would be subject to their review and approval. Given the applicant’s failure to consult with FDOT staff at that time and limited project frontage, the existing condition was placed on the project, which requires construction of a bus bay within a reasonable walking distance of the subject property (1 mile) while providing an option for the developer to provide the all required facilities except the bus bay in the event FDOT declines to permit construction of a bus bay.

Current Request

The applicant has not included any HART correspondence regarding current coordination attempts or summarizing their position regarding this change into the record. Staff contacted HART staff, who indicated that they have not been in contact with the applicant regarding this proposal. HART staff did indicate that there is a potential change to the Transit Development Plan and existing service which could potentially remove service along this section of the corridor; however, such changes have yet to be approved by the HART board. Given this, staff can support an amendment to the condition, but in a way different from the applicant’s request.

Staff’s proposed language allows for the potential that no facilities will be required (due to a potential upcoming change in existing and planned service), and allows for the possibility of a waiver if agreed to by both HART and the Administrator in accordance with LDC Sec. 6.03.09.D. (in the event the developer moves forward before such change is made or if the HART board declines to make such change); however, in the event service remains, staff believes it is important that the existing language regarding flexibility in the location remain so there is no confusion about where such improvements shall be provided in the event there is not sufficient right-of-way for the required transit stop appurtenances, and/or if HART or FDOT declines to have the stop remain in its present location (e.g. given the turn lane being located within a signalization intersection and/or due to turn lane length).

Staff recommends approval subject to the revised condition as proposed above.

LEVEL OF SERVICE (LOS) INFORMATION

| Roadway | From | To | LOS Standard | Peak Hour Directional LOS |
|---------|--------|--------|--------------|---------------------------|
| SR 674 | US 301 | CR 579 | D | F |

Source: Hillsborough County 2024 Level of Service Report



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 31, 2024.

1. The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.
 - 1.1 Resort Dwelling Units may be permitted within Parcel E. The maximum number of Resort Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 3.21.03 and 3.21.04.B through H.
 - 1.2 The Recreational Use, General Indoor/Outdoor (Crystal Lagoon and ancillary uses) is also subject to the following conditions:
 - a. The hours of operation for residents and their guests shall be from 10:00 am – 11:00 pm.
 - b. For members of the general public who use the Crystal Lagoon and ancillary uses (“Visitors”), the hours of operation shall be from 10:00 am – 8:00 pm.
 - c. A security guard shall be present during operating hours at the Crystal Lagoon entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gates.
 - d. All Visitors shall receive a water-proof hand stamp upon entry at the Crystal Lagoon entrance gate.
 - e. The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6-foot-high fence.
 - f. Patron access to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
 - g. Visitor daily reservations shall be limited based on the number of available parking spaces at the time of reservation. This limitation shall be monitored by Crystal Lagoon staff and the security guard at the entrance gate(s) on Lagoon Shore Boulevard. Available parking spaces shall be verified by the security guard before Visitors are permitted access to the Crystal Lagoon. Visitors at the Crystal Lagoon shall be required to display a Visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes. A Visitor/patron

log that includes the full names of all Visitors shall be maintained by Crystal Lagoon staff and the security guard in real time to ensure that this limitation is enforced. The Visitor/patron log shall include the license plate, color, make and model of the vehicles and shall be available to Hillsborough County upon request. In addition, parking lot attendant(s) are required during peak hours of operation. The number of parking spaces which shall be constructed to serve residents and Visitors is 286 vehicle spaces, consisting of 246 vehicle resident/Visitor guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of 70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.

- h. The Lagoon Operator shall cause any vehicle displaying a Visitor tag and/or reservation on the dashboard of the vehicle remaining in the parking lot after 8:30 pm to be towed.
- i. Solar lights in the parking lot and along Lagoon Shore Boulevard shall incorporate functionality to minimize off site lighting impacts. Additionally, outdoor lighting on site shall be subject to LDC Part 6.10.00.
- j. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.
- k. It is acknowledged that the applicant for PRS 22-0939 has proposed operational conditions of zoning that may post practical enforcement limitations for the County. Accordingly, the Crystal Lagoon operating entity (the "Operating Entity") shall have primary enforcement responsibility for ensure compliance with all of the conditions contained herein. The Operating Entity shall be responsible for addressing and resolving, as appropriate, any and all complaints associated with the violation of these conditions. The Operating Entity shall post and maintain signs in conspicuous locations at the entrance to and within the gated lagoon area that list the hours of operation for both residents and their guests and Visitors, as well as the towing requirement and also list a phone number for the Operating Entity. Notwithstanding the foregoing, the County retains the right and authority to enforce this condition and any other conditions, as otherwise provided by law.

2. Single-family conventional development shall be developed in accordance with the following:

| | |
|--------------------------|-------------------|
| Minimum lot size: | 4,000 square feet |
| Minimum lot width: | 40 feet |
| Front/rear yard setback: | 20 feet (1) |
| Rear yard setback: | 15 feet |
| Side yard setback: | 5 feet |
| Maximum building height: | 35 feet |

(1) One front yard functioning as a side yard shall be permitted at 10 feet.

3. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet in size with a lot width of less than 50 feet. Said lots shall be located a minimum of 150 feet from project boundaries. Prior to Preliminary Plat approval for a Development Parcel, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square foot lots.

4. Single-family attached/villa uses shall be developed with the following:

| | |
|------------------------------|----------------------------|
| Minimum lot size: | 3,500 square feet per unit |
| Minimum lot width: | 35 feet |
| Front yard setback: | 15 feet (1) |
| Rear yard setback: | 15 feet |
| Minimum building separation: | 10 feet |
| Maximum building height: | 35 feet |
| Maximum lot coverage: | 65 % |

(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

5. Multi-family uses shall be developed in accordance with the following:

| | |
|------------------------------|-------------------------------|
| Front yard setback: | 20 feet |
| Rear yard setback: | 15 feet |
| Side yard setback*: | 10 feet |
| Minimum building separation: | 20 feet |
| Maximum building height: | 45 feet and three (3) stories |

*Setbacks from Parcel F are considered side yard setbacks.

Section 6.01.01 Footnote 8 shall not apply with respect to setbacks for structures in Parcel "D", except where adjacent to existing single-family uses or vacant land with the option to be developed with single-family uses.

6. Townhome uses shall be developed in accordance with the following:

| | |
|------------------------------|-------------|
| Minimum lot width: | 16 feet |
| Front yard setback: | 20 feet (1) |
| Rear yard setback: | 15 feet |
| Minimum building separation: | 20 feet |
| Maximum building height: | 35 feet (2) |

(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

(2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.

7. Access to the properties shown as folio 78880.0100 (to the west of the north/south collector which is currently folio 78878.6000) and folio 78880.0200 (to the east side of the north/south collector) may be available, subject to the agreement of both property owners.

- 7.1 For residential lots abutting the north/south collector road, screening shall consist of a six foot fence or landscaping consistent with Section 6.06.06.C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 30 feet abut the north/south collector road. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.2 A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive as shown on the site plan. To the east of said fence, the developer shall install landscaping to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.3 A 50-foot wide buffer shall be provided along the northern boundary adjacent to AR zoned property as well as along the eastern project boundary adjacent to residential zoning/Kenilworth Drive as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the external side of the fence to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a Type B screen shall be provided along the remainder of the northern project boundary.
8. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan/Plat approval for Parcels B or D, the developer shall determine the type and location of housing for said parcels.
9. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of upland as shown on the plan.
10. A minimum of 3 acres of uplands shall be afforded for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. Four pocket parks shall be located as shown on the site plan. Where pocket parks are contiguous with the required 50-foot landscape buffer a maximum of 50 percent of said buffer may count towards meeting the minimum pocket park acreage. Prior to Preliminary Plan approval, the location and size of any additional pocket parks shall be shown on the site plan.
11. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direct connections from the pedestrian paths/sidewalks to the neighborhood parks, retention areas as shown on the site plan, community center, pocket parks, and among each Parcel within the project. The pedestrian path/sidewalk system shall be indicated on the plan prior to Preliminary Plan approval.
12. The location of trees that qualify as Grand Oaks must be identified on the submitted Preliminary Plan/Plat as part of the Site Development process. Site design features to avoid the removal of and/or adverse impacts to these trees are to be displayed on the submitted Preliminary Plan.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

-
14. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FOOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the following turn lanes at his expense:
 - 14.1 Dual Northbound lefts, Northbound right on internal collector roadway at SR 674,
 - 14.2 Eastbound right turn lane and Westbound left turn lane on SR 674 at project entrance,
 - 14.3 If warranted, a Northbound left on West Lake Road at internal collector roadway project drive on Westlake Boulevard,
 - 14.4 If warranted, Eastbound exclusive left turn lane, through lane, and right, turn lane on internal collector roadway at West Lake Boulevard, unless the study shows that the through-right can accommodate project traffic, then the exclusive right shall not be required.
 15. All cross-access shall be paved to the project boundary and designed to County standards. All bicycle-pedestrian cross access shall be a hard pervious surface such as mulch, gravel, or pervious concrete; it is preferable that a wooden boardwalk serve as the connection. The bicycle-pedestrian connection cannot be grass, dirt, or sand.
 16. Prior to Construction Plan approval, the Developer shall dedicate a total of forty-eight (48) feet of right-of-way on West Lake Road. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway. Right-of-way shall be measured from the centerline of the existing ROW. This would likely result in the conveyance and dedication of an additional eighteen (18) feet of ROW.
 17. As an alternative to the Master Roadway Plan depicted on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system. In order to exercise this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide north/south connectivity from SR 674 to the southern property boundary and providing connection with the collector roadway on the property that is subject to PRS 12-0485 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of May 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.
 18. When warranted and approved by FDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 674 by the Developer, or by the County with funds paid by the Developer. Until such signal is warranted, the Developer may, at their election, include signal design and all or a portion of the signal installation in the scope of other improvements to SR 674 which may be required. If such option is elected, the Developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal has not met warrants and/or has not been approved by FDOT at the time

the Developer has received certificates of occupancy for seventy five percent (75%) of the units authorized by this zoning, the Developer shall pay such funds as would be required to install such signal prior to receiving further certificates of occupancy. Prior to site plan certification, a notation shall be added to the site plan that when warranted, such signal will be installed by the Developer, or by the County with funds paid by the Developer. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or the FDOT.

19. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
20. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 20.1 Ground Signs shall be limited to Monument Signs.
 - 20.2 Billboards, pennants and banners shall be prohibited.
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities.
23. 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.
24. 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.
25. 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).

26. 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.
27. 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 regulation in effect at the time of preliminary site plan/plat approval.
28. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 01/25/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/WM

PETITION NO: PRS 26-0308

- 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.

REVISED CONDITIONS OF APPROVAL

22. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack [if required pursuant to LDC Sec. 6.03.09 \(unless otherwise waived in accordance with Sec.6.03.09.D.\)](#). The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that [transit facilities are ultimately required and are not otherwise waived in accordance with Sec. 6.03.09.D., and](#) the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to existing Planned Development (PD) 05-0210, as most recently modified via PRS 24-0385. The PD consists of multiple folios, totaling +/- 192.4 ac. The PD currently has entitlements as follows:

The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.

The applicant is proposing to modify existing condition 22 to replace the condition language with alternative text which reads “The project is subject to compliance with Sec. 6.03.09 of the Land Development Code relating to Transit Facilities.” Staff’s analysis is provided hereinbelow.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff waived the required transportation analysis as the proposed change does not impact project entitlements, trip generation impacts, or project access locations. Staff has prepared the below comparison of trips generated by the proposed project, under the existing and proposed zoning scenarios. Data presented below is based on the 12th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| PD , 58 senior adult housing units - attached (ITE LUC 252) | 195 | 11 | 15 |
| PD , 131 senior adult housing units - detached (ITE LUC 251) | 743 | 48 | 55 |
| PD, 651 single-family detached dwelling units (ITE LUC 210) | 5,827 | 467 | 614 |
| PD, 4.95 ac. water slide park with 285 parking spaces (ITE LUC 482) | 590 | 19 | 68 |
| Subtotal: | 7,355 | 545 | 752 |

Proposed Zoning:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| PD , 58 senior adult housing units - attached (ITE LUC 252) | 195 | 11 | 15 |
| PD , 131 senior adult housing units - detached (ITE LUC 251) | 743 | 48 | 55 |
| PD, 651 single-family detached dwelling units (ITE LUC 210) | 5,827 | 467 | 614 |
| PD, 4.95 ac. water slide park with 285 parking spaces (ITE LUC 482) | 590 | 19 | 68 |
| Subtotal: | 7,355 | 545 | 752 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------|------------------------|-----------------------|------------------|
| | | AM | PM |
| Difference | No Change | No Change | No Change |

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 674 is a 2-lane, principal arterial roadway, that is owned, maintained and under the permitted authority of the Florida Department of Transportation (FDOT). The roadway characterized by +/-12 feet travel lanes, with pavement in above average condition. There are 5-foot-wide bicycle facilities (on paved shoulders) along both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along both sides of SR 674 in the vicinity of the proposed project.

Lagoon Shore Blvd. is a 2 to 4 -lane, privately maintained collector roadway characterized by +/- 11-foot-wide travel lanes. There are +/- 5- to 6-foot-wide sidewalks along both sides of the roadway. There is a +/- 5-foot-wide golf cart path lanes (within the roadway) along portions of the roadway.

SITE ACCESS AND CONNECTIVITY

No change in site access or connectivity is proposed.

TRANSIT FACILITIES

History

HART staff submitted comments on July 21, 2021 to a previous zoning modification indicating a desire for transit facilities be provided immediately west of the proposed project entry. Transportation Review Section staff coordinated with HART staff and explained that, given the limited right-of-way available, existing turn lane in that location, and the fact that the outparcels on either side of the project entry are not within the subject PD, there is likely no ability to construct the bus bay and transit amenities required pursuant to Section 6.03.09 at the location proposed. HART staff indicated there were open to the facility being provided in an alternate location. Transportation Review Section staff also explained that SR 674 is an FDOT owned roadway under their permitting authority and, as such, any bus bay and amenities would be subject to their review and approval. Given the applicant’s failure to consult with FDOT staff at that time and limited project frontage, the existing condition was placed on the project, which requires construction of a bus bay within a reasonable walking distance of the subject property (1 mile) while providing an option for the developer to provide the all required facilities except the bus bay in the event FDOT declines to permit construction of a bus bay.

Current Request

The applicant has not included any HART correspondence regarding current coordination attempts or summarizing their position regarding this change into the record. Staff contacted HART staff, who indicated that they have not been in contact with the applicant regarding this proposal. HART staff did indicate that there is a potential change to the Transit Development Plan and existing service which could potentially remove service along this section of the corridor; however, such changes have yet to be approved by the HART board. Given this, staff can support an amendment to the condition, but in a way different from the applicant’s request.

Staff’s proposed language allows for the potential that no facilities will be required (due to a potential upcoming change in existing and planned service), and allows for the possibility of a waiver if agreed to by both HART and the Administrator in accordance with LDC Sec. 6.03.09.D. (in the event the developer moves forward before such change is made or if the HART board declines to make such change); however, in the event service remains, staff believes it is important that the existing language regarding flexibility in the location remain so there is no confusion about where such improvements shall be provided in the event there is not sufficient right-of-way for the required transit stop appurtenances, and/or if HART or FDOT declines to have the stop remain in its present location (e.g. given the turn lane being located within a signalization intersection and/or due to turn lane length).

Staff recommends approval subject to the revised condition as proposed above.

LEVEL OF SERVICE (LOS) INFORMATION

| Roadway | From | To | LOS Standard | Peak Hour Directional LOS |
|---------|--------|--------|--------------|---------------------------|
| SR 674 | US 301 | CR 579 | D | F |

Source: Hillsborough County 2024 Level of Service Report

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AGENCY COMMENT SHEET

| REZONING | |
|---|--|
| HEARING DATE: 2/10/2026 | COMMENT DATE: 1/8/2026 |
| PETITION NO.: 26-0308 | PROPERTY ADDRESS: Brigman Avenue,16881 Lagoon Shore Blvd, 1245 West Lake Dr, Wimauma, FL 33598 |
| EPC REVIEWER: Melissa Yañez | FOLIO #: 78878.0000 |
| CONTACT INFORMATION: (813) 627-2600 x 1360 | STR: 32-20S-08E |
| EMAIL: yanezm@epchc.org | |
| REQUESTED ZONING: Minor Modification to PD | |
| FINDINGS | |
| WETLANDS PRESENT | YES |
| SITE INSPECTION DATE | NA |
| WETLAND LINE VALIDITY | SWFWMD ERP valid until 2/8/2029 |
| WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES) | Located to the Northwest of subject parcel |
| <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The | |

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

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.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: kami.corbett@hwhlaw.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh Date: 01/08/2026**

Agency: Natural Resources Petition #: 26-0308

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**



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:** 12/8/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/19/2025
PROPERTY OWNER: Dune Fl Land I Sub LLC **PID:** 26-0308
APPLICANT: Dune Fl Land I Sub LLC
LOCATION: Brigman Ave., Wimauma, FL 33598
FOLIO NO.: 78878.0000

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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0308 REVIEWED BY: Clay Walker, E.I. DATE: 12/12/2025

FOLIO NO.: 78878.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located east of the subject property within the east Right-of-Way of Lagoon Shore Boulevard. 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater forcemain exists (approximately ____ feet from the project site), (adjacent to the site) and is located east of the subject property within the west Right-of-Way of Lagoon Shore Boulevard. 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: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.