

PD Modification Application: PRS 26-0880**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** July 21, 2026**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Anand Nilay, LLC**FLU Category:** Neighborhood Mixed Use-4 (NMU-4)**Service Area:** Urban**Site Acreage:** 1.68 MOL**Community
Plan Area:** None**Overlay:** None**Introduction Summary:**

This PRS request involves a modification to the development conditions applicable to fourteen lots within the Anand Nilay subdivision, which is regulated by Planned Development PD 07-0533 as most recently modified by PRS 24-0917. The applicant is seeking a Minor Modification to reduce the required rear yard setback to ten feet for the affected lots in order to address site constraints created by the natural curvature of adjacent wetlands. The requested setback adjustment is intended to maintain compliance with development standards while preserving appropriate environmental protections. No changes to the zoning district, permitted uses, or other established development standards are included as part of this request.

Existing Approval(s):

All minimum rear setbacks are 15 feet

Proposed Modification(s):

Revise the rear yard setback for the fourteen affected lots within PD 07-0533 to establish a minimum setback of ten feet, replacing the currently approved rear setback requirement.

Additional Information:**PD Variation(s):**

None Requested as part of this application

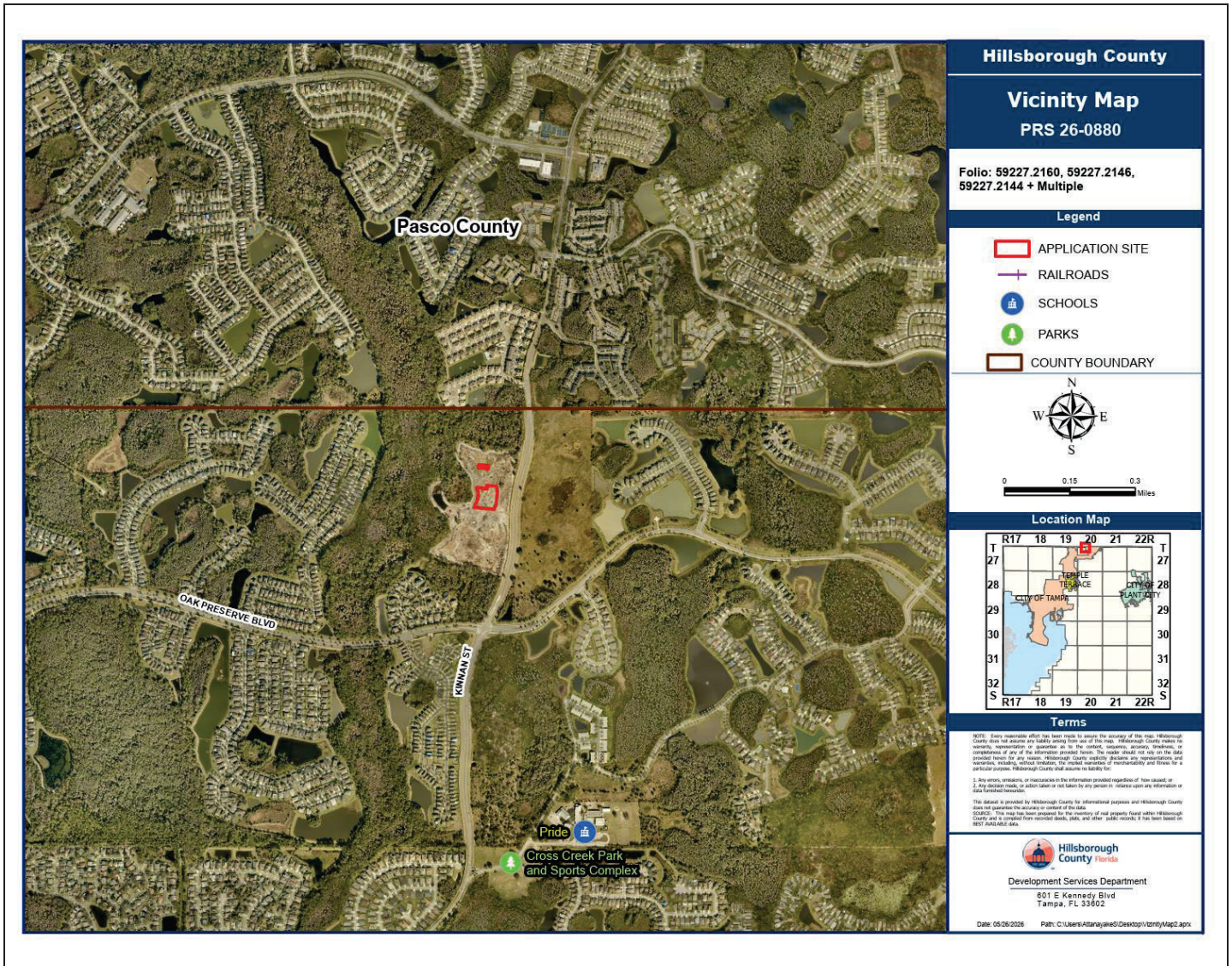
Waiver(s) to the Land Development Code:

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

2.1 Vicinity Map

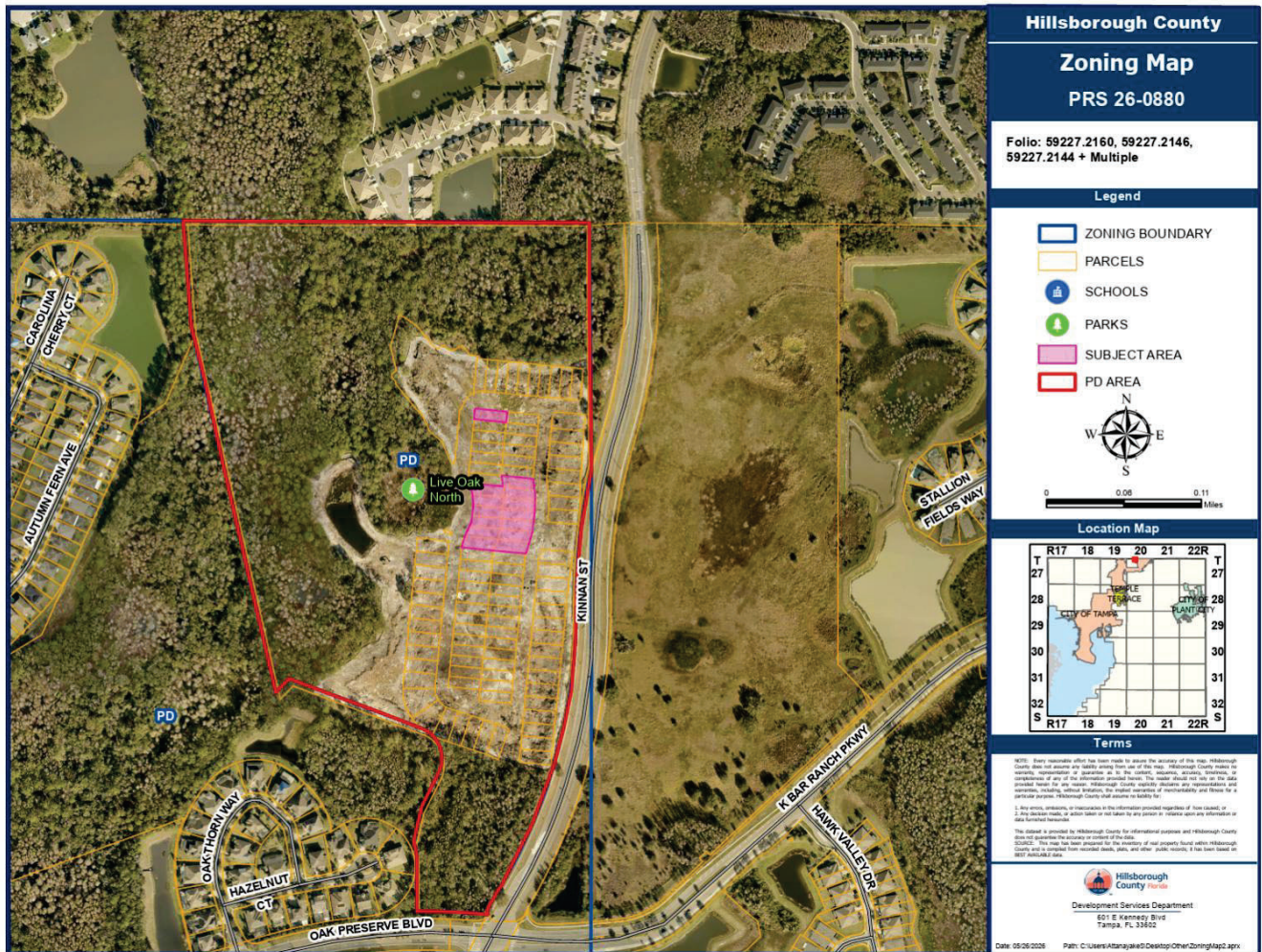


Context of Surrounding Area:

The subject site is located at the northwest corner of the intersection of Kinnan Street and Oak Preserve Boulevard. The surrounding area is a mix of undeveloped land, and single-family residential units. Pasco County, situated directly to the north of the subject site, is developed with single-family residential units. The property across Kinnan St. to the East of the site is within the jurisdiction of the City of Tampa. Additionally, the parcel is separated from most of the surrounding parcels by several wetland areas.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

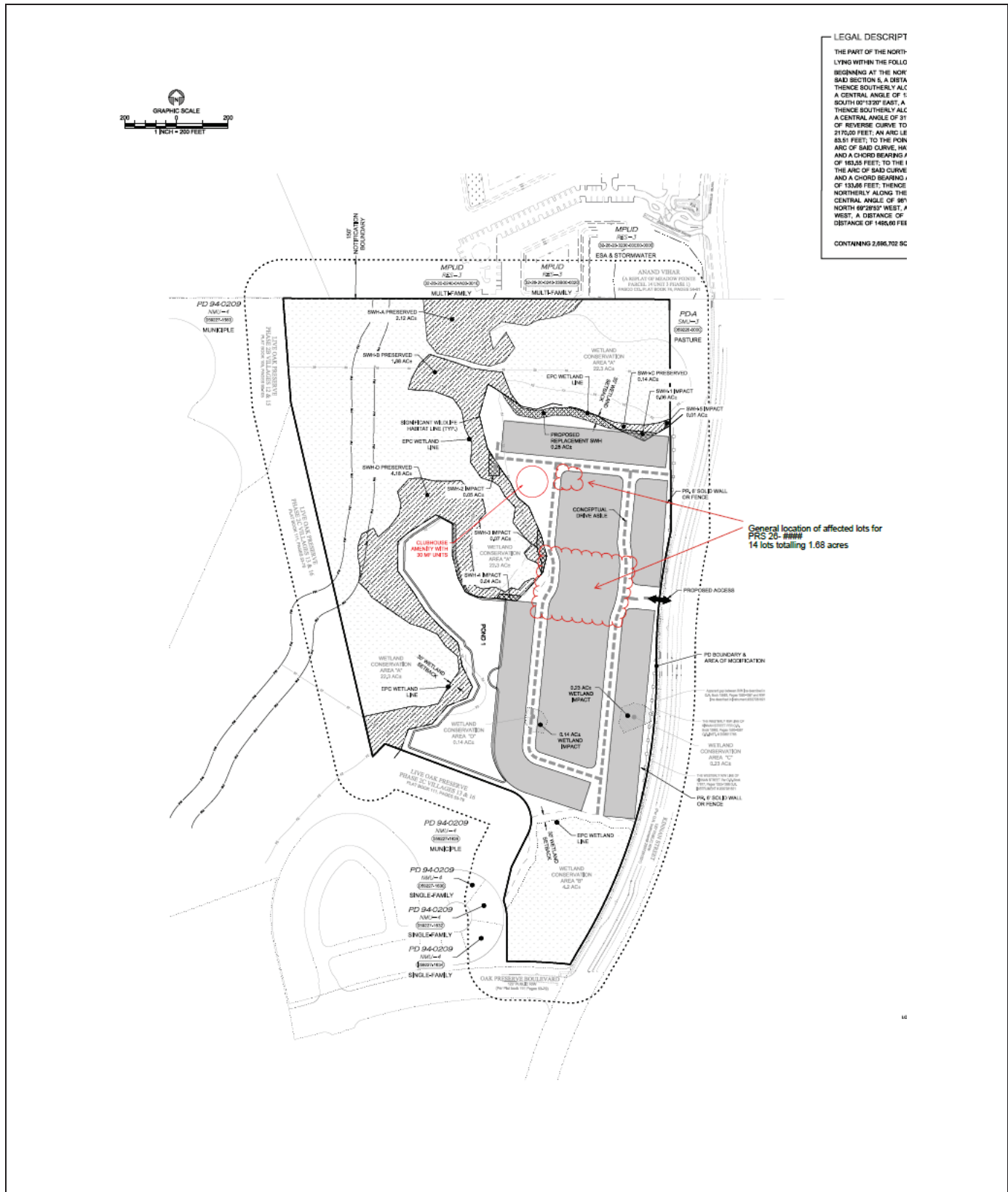


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-0533	1.8 u/a	Single Family Residential Attached, Detached and Multi-Family	Single Family Residential
South	PD 07-0533	1.8 u/a	Single Family Residential Attached, Detached and Multi-Family	Single Family Residential
East	PD 07-0533	1.8 u/a	Single Family Residential Attached, Detached and Multi-Family	Single Family Residential
West	PD 07-0533	1.8 u/a	Single Family Residential Attached, Detached and Multi-Family	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 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			
Road Name	Classification	Current Conditions	Select Future Improvements
Kinnan Street	County Collector - Urban	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Oak Preserve Boulevard	Gated Private Collector Roadway	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Notes:			

Project Trip Generation (Highest Trip Generation – Option 1) ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	797	51	59
Proposed	797	51	59
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	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	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	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☒ 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 Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☒ Yes ☐ No	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No*	*No new transportation conditions are requested. Previous transportation-related conditions shall be carried forward.
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	The new development is an age restricted fifty-five plus.
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
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 applicant is requesting a Minor Modification to the development conditions applicable to fourteen lots within the Anand Nilay subdivision regulated under PD 07-0533, as most recently modified by PRS 24-0917. The modification would reduce the required rear yard setback to ten feet for the affected parcels to accommodate irregular lot depths created by the natural curvature of adjacent wetlands. No changes to zoning, permitted uses, density, or other development parameters are included in this request.

The proposed modification is compatible with the surrounding development pattern. Because the conservation area curves around multiple properties, the reduced setback influences both the lots fronting the access road and the adjacent interior lots shaped by the same curvature. The configuration of these environmental areas results in variations in lot depth that are unique to this portion of the subdivision.

The request responds to these practical site constraints. The curvature of the wetland boundary limits buildable depth on certain parcels, and adjusting the required setback allows these lots to function more consistently with others within the same PD. The modification does not alter the subdivision's layout or overall residential character. Development on the subject parcels will remain subject to all applicable environmental protections and Land Development Code design requirements.

Given these factors, the modification is compatible with surrounding properties and consistent with the development framework established for PD 07-0533.

5.2 Recommendation

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 July 8, 2026.

1. The proposed development Options One, Two, Three, and Four are an age-restricted, fifty-five-plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least (30) years. The deed restriction shall be recorded prior to final plat approval.
2. The site shall be permitted four development options. Option One is approved for 143 single-family detached units; Option Two is approved for 143 townhomes or multi-family units; Option Three is approved for 111 single-family detached units and Option Four is approved for 111 Single Family Detached Units and 30 Multi-Family Units.

The site shall be developed in accordance with the following design standards:

Option One 143 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet*
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Townhomes Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet*
Minimum Lot Size:	600 square feet
Minimum Lot width:	15 feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Single-Family Multi-Family Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet*
Minimum Lot Size:	600 square feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Three 111 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (Corner Lots: front loading garage):	15 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet*
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Four 111 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (Corner Lots: front loading garage):	15 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet*
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Four 30 Single-Family Multi-Family Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet*
Minimum Lot Size:	600 square feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

*Per PRS 26-0917, the following folio numbers shall have a minimum rear yard setback of ten feet (10').

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3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless specified here.
4. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
5. Dumpster location and enclosure must be in compliance with the LDC.
6. 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):
 - 6.1 Ground Signs shall be limited to Monument Signs.
 - 6.2 Billboards, pennants, and banners shall be prohibited.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
9. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
10. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
11. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from pre-development conditions.
12. All stormwater exiting the site shall meet all applicable State water quality standards.
13. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
14. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water, and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - Take immediate measures to ensure no surface water drains into the affected areas.

- Visually inspect the affected area.
 - Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - Use geotextile materials in the backfilling operation, when appropriate.
 - If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
 - If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
15. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
16. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

17. The project may be permitted a maximum of 143 single-family detached units, and or 143 single-family attached units, 143 multifamily dwelling units, or 111 single-family detached units subject to formal delineation of on-site conservation areas, preservation areas, and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
18. The site is located in the Wellhead Protection Area Zone 1. The applicant shall adhere to the Wellhead Protection and Surface Water Resource Protection regulations (Section 3.05.00).
19. The general design, number, and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to

approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.

20. Prior to Final Site Plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, based on the proposed type and number of units being constructed, showing the length of the left and right turn lanes that may be needed to serve development traffic at the project driveway(s) and at impacted intersections. Turn lane(s) is identified at Site Plan Review shall be constructed to FDOT and/or Hillsborough County standards using FDOT 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 improvements at his expense. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
21. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
22. In Option 2 the applicant shall provide a pedestrian cross access point adjacent to the southern cul-de-sac west of Kinnan Street.
23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Four shall construct one (1) vehicular and pedestrian access to Kinnan Street.
24. With the initial increment of development of option Three, the developer shall construct a northbound left turn lane into the project access on Kinnan Street if warranted per LDC section 6.04.04.D.
25. 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.
26. The location of the Upland Conservation Areas must be identified on the submitted Preliminary Plat as part of the site plan review process. The Preliminary Plat shall depict that the site plan design avoids impacts to these areas.
27. 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).

28. 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.
29. The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to a wildlife management plan as approved by the Hillsborough County Development Services Department."
30. If the notes and/or graphics 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.
31. 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.
32. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
33. 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, 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.
34. Within 90 days of rezoning approval of PRS 24-0917 by the Hillsborough County Board County Commissioners, the applicant shall submit to the Hillsborough County Development Services Department a General Development Site Plan for certification reflecting the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
35. An evaluation of the property identified the existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The upland significant wildlife habitat within the boundaries of the proposed application shall require the site construction plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.

36. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
37. 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.
38. 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.

Zoning Administrator Sign Off:

J. Brian Grady

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

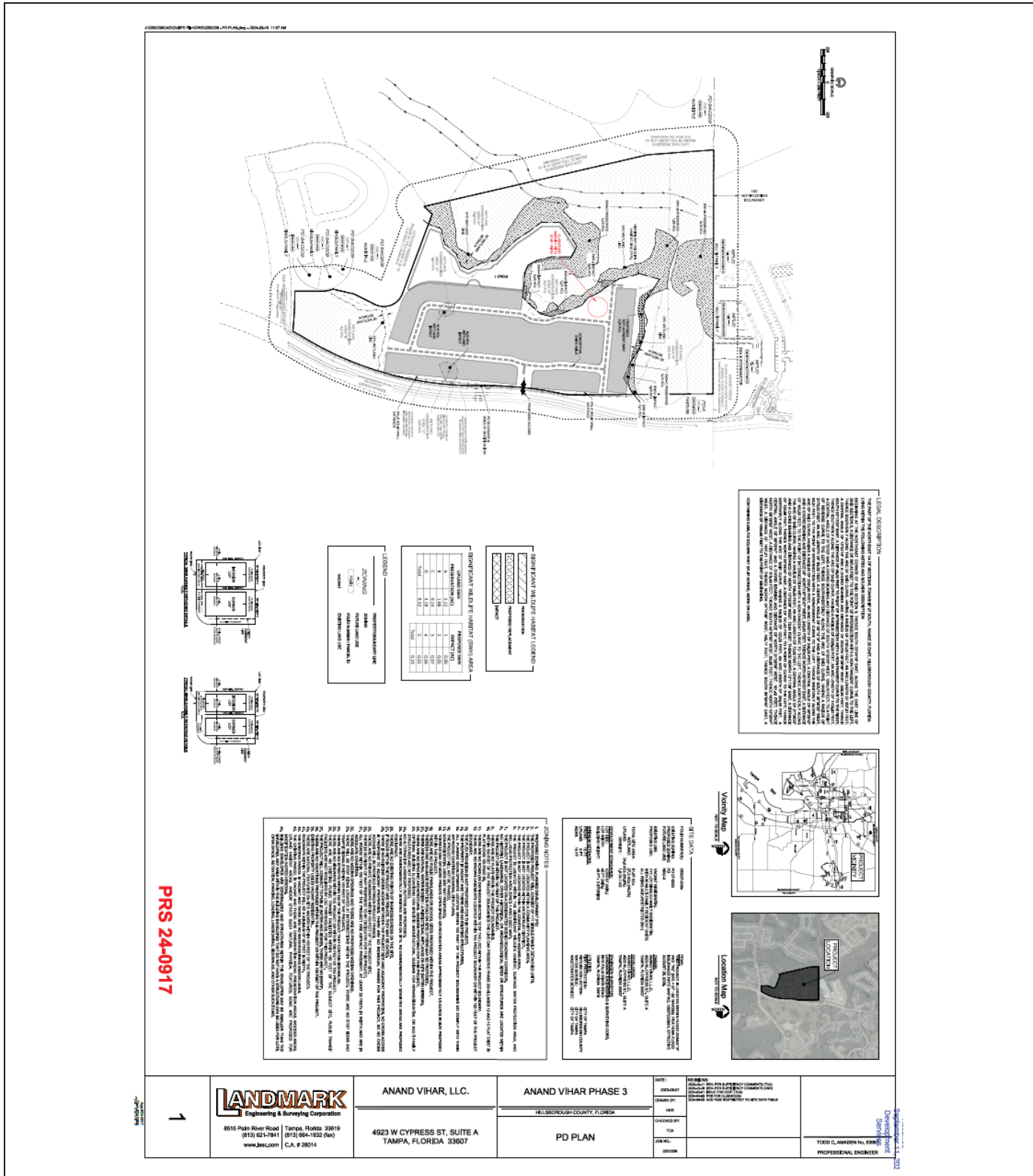
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

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)

8.1.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 06/30/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 26-0880

- ☐ 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 Section Staff request no changes to the exiting PD conditions. All existing transportation-related conditions shall be carried forward.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 07-0533, most recently modified by PRS 24-0917. The approved PD permits four age-restricted residential development options: Option 1 permits 143 single-family detached units, Option 2 permits 143 townhome or multi-family units, Option 3 permits 111 single-family detached units, and Option 4 permits 111 single-family detached units and 30 multi-family units. The requested minor modification is to change the rear-yard setback on certain residential lots within the PD. No changes to access or transportation impacts are being proposed.

The site has received Preliminary Plat/Construction Plan (PI #6765), and Final Plat (PB 150 PG 133) approval utilizing PD Option 3 for 111 single-family detached units. Although an option with lower trip generation has been approved for development, this Transportation Staff Report acknowledges the development option (Option 1) with the highest trip generation.

Trip Generation Analysis

Staff prepared the trips generated under the existing and proposed zoning designations, utilizing the permitted development option that presented a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved and Proposed Zoning (Highest Trip Generation – Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Senior Aduor Housing – Single-Family Detached 143 units (ITE LUC 251)	797	51	59

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The PD has frontage on Kennan St and Oak Preserve Blvd.

Kennan St is a 2-lane, divided, rural collector roadway characterized by +/- 12-foot-wide lanes in good condition, +/- 5-foot-wide paved shoulders, and +/- 6-foot-wide sidewalks within the vicinity of the project. The roadway lies within a +/- 122-foot-wide right of way.

Oak Preserve Blvd is a 4-lane, divided, private collector roadway characterized by +/- 12-foot-wide lanes in average condition, and +/- 8-foot-wide multi-use path on the south side of the roadway. The roadway lies within a +/- 122-foot-wide of right of way. Oak Preserve Blvd is a private gated Community Development District (CDD) roadway which does not provide access to the subject PD.

SITE ACCESS AND CONNECTIVITY

The PD takes access to Kinnan St. There are no proposed changes to the approved PD access nor are there proposed changes to the PD conditions related to access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Oak Preserve Blvd and the segment of Kinnan St fronting the project site are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

The roadway level of service information for Kinnan St south of the project site is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Kinnan Street	Cross Creek Boulevard	Oak Preserve Boulevard	D	C

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 June 5, 2024.

1. The proposed development Options One, Two, Three, and Four are an age-restricted, fifty-five-plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least (30) years. The deed restriction shall be recorded prior to final plat approval.
2. The site shall be permitted four development options. Option One is approved for 143 single-family detached units; Option Two is approved for 143 townhomes or multi-family units; Option Three is approved for 111 single-family detached units and Option Four is approved for 111 Single Family Detached Units and 30 Multi-Family Units.

The site shall be developed in accordance with the following design standards:

Option One 143 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Townhomes Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Minimum Lot width:	15 feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Single-Family Multi-Family Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Three 111 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (Corner Lots: front loading garage):	15 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Four 111 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (Corner Lots: front loading garage):	15 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Four 30 Single-Family Multi-Family Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless specified here.
4. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
5. Dumpster location and enclosure must be in compliance with the LDC.
6. 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):
 - 6.1 Ground Signs shall be limited to Monument Signs.
 - 6.2 Billboards, pennants, and banners shall be prohibited.

-
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 8. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
 9. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
 10. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
 11. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from pre-development conditions.
 12. All stormwater exiting the site shall meet all applicable State water quality standards.
 13. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
 14. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water, and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - Take immediate measures to ensure no surface water drains into the affected areas.
 - Visually inspect the affected area.
 - Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - Use geotextile materials in the backfilling operation, when appropriate.
 - If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
 - If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
 15. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.

16. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

17. The project may be permitted a maximum of 143 single-family detached units, and or 143 single-family attached units, 143 multifamily dwelling units, or 111 single-family detached units subject to formal delineation of on-site conservation areas, preservation areas, and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
18. The site is located in the Wellhead Protection Area Zone 1. The applicant shall adhere to the Wellhead Protection and Surface Water Resource Protection regulations (Section 3.05.00).
19. The general design, number, and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
20. Prior to Final Site Plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, based on the proposed type and number of units being constructed, showing the length of the left and right turn lanes that may be needed to serve development traffic at the project driveway(s) and at impacted intersections. Turn lane(s) is identified at Site Plan Review shall be constructed to FDOT and/or Hillsborough County standards using FDOT 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 improvements at his expense. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

21. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
22. In Option 2 the applicant shall provide a pedestrian cross access point adjacent to the southern cul-de-sac west of Kinnan Street.
23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Four shall construct one (1) vehicular and pedestrian access to Kinan Street.
24. With the initial increment of development of option Three, the developer shall construct a northbound left turn lane into the project access on Kinnan Street if warranted per LDC section 6.04.04.D.
25. 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.
26. The location of the Upland Conservation Areas must be identified on the submitted Preliminary Plat as part of the site plan review process. The Preliminary Plat shall depict that the site plan design avoids impacts to these areas.
27. 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).
28. 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.
29. The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to a wildlife management plan as approved by the Hillsborough County Development Services Department."
30. If the notes and/or graphics 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.

-
31. 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.
 32. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
 33. 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, 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.
 34. Within 90 days of rezoning approval of PRS 24-0917 by the Hillsborough County Board County Commissioners, the applicant shall submit to the Hillsborough County Development Services Department a General Development Site Plan for certification reflecting the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
 35. An evaluation of the property identified the existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The upland significant wildlife habitat within the boundaries of the proposed application shall require the site construction plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
 36. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 37. 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.
 38. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/30/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 26-0880

- ☐ 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 Section Staff request no changes to the exiting PD conditions. All existing transportation-related conditions shall be carried forward.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 07-0533, most recently modified by PRS 24-0917. The approved PD permits four age-restricted residential development options: Option 1 permits 143 single-family detached units, Option 2 permits 143 townhome or multi-family units, Option 3 permits 111 single-family detached units, and Option 4 permits 111 single-family detached units and 30 multi-family units. The requested minor modification is to change the rear-yard setback on certain residential lots within the PD. No changes to access or transportation impacts are being proposed.

The site has received Preliminary Plat/Construction Plan (PI #6765), and Final Plat (PB 150 PG 133) approval utilizing PD Option 3 for 111 single-family detached units. Although an option with lower trip generation has been approved for development, this Transportation Staff Report acknowledges the development option (Option 1) with the highest trip generation.

Trip Generation Analysis

Staff prepared the trips generated under the existing and proposed zoning designations, utilizing the permitted development option that presented a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved and Proposed Zoning (Highest Trip Generation – Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Senior Aduor Housing – Single-Family Detached 143 units (ITE LUC 251)	797	51	59

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The PD has frontage on Kennan St and Oak Preserve Blvd.

Kennan St is a 2-lane, divided, rural collector roadway characterized by +/- 12-foot-wide lanes in good condition, +/- 5-foot-wide paved shoulders, and +/- 6-foot-wide sidewalks within the vicinity of the project. The roadway lies within a +/- 122-foot-wide right of way.

Oak Preserve Blvd is a 4-lane, divided, private collector roadway characterized by +/- 12-foot-wide lanes in average condition, and +/- 8-foot-wide multi-use path on the south side of the roadway. The roadway lies within a +/- 122-foot-wide of right of way. Oak Preserve Blvd is a private gated Community Development District (CDD) roadway which does not provide access to the subject PD.

SITE ACCESS AND CONNECTIVITY

The PD takes access to Kinnan St. There are no proposed changes to the approved PD access nor are there proposed changes to the PD conditions related to access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Oak Preserve Blvd and the segment of Kinnan St fronting the project site are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

The roadway level of service information for Kinnan St south of the project site is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Kinnan Street	Cross Creek Boulevard	Oak Preserve Boulevard	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

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T. Andrew Zodrow, Esq. LEGAL DEPT

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2026	COMMENT DATE: June 18, 2026
PETITION NO.: 26-0880	PROPERTY ADDRESSES: 20242, 20244, 20302, 20304, 20306, 20308 and 20310 Kaveri Street; 10045, 10047, 10049, 10053, 10055 and 10069 Indus Nadi Street, Tampa
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0592272068, 0592272070, 0592272072, 0592272074, 0592272076, 0592272078, 0592272080, 0592272136, 0592272138, 0592272140, 0592272144, 0592272146 and 0592272160
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 05-27S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Major Modification to an existing Planned Development to reduce the wetland setback along certain lots.	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	VALID TO SEPTEMBER 8, 2028
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands generally located in the western portion of the rezoning area
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the	

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EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: William Molloy, Agent – wmolloy@mjlaw.us

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 06/18/2026**

Agency: Natural Resources **Petition #: 26-0880**

☐ 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.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
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.

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

PETITION NO.: PRS 26-0880

REVIEWED BY: John Rochelle

DATE: 5/27/2026

FOLIO NO.: 59227.2080, 59227.2078, 59227.2076, 59227.2074, 59227.2072, plus multiple

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: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-27-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: William Molloy

PETITION NO: 26-0880

LOCATION: 20344 Kinnan St, Tampa, FL 33647

**FOLIO NO: 59227.2080, 59227.2078, 59227.2076,
59227.2074, 59227.2072, 59227.2070, 59227.2068,
59227.2136, 59227.2138, 59227.2140, 59227.2142,
59227.2144, 59227.2146, 59227.2160**

SEC: 05 TWN: 27 RNG: 20

☒ 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: _____.



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. This review does not relieve the applicant from the responsibility to comply with LDC Part 3.05.00.

TO: Zoning Review, Development Services **REQUEST DATE:** 5/19/2026

REVIEWER: Nicole Cooper, Environmental Spec. **REVIEW DATE:** 5/20/2026

PROPERTY OWNER: Anand Nilay, LLC **PID:** 26-0880

APPLICANT: Anand Nilay, LLC

LOCATION: 20344 Kinnan St. Tampa, FL 33647

FOLIO NO.: 59227.2080, 59227.2078, 59227.2076, 59227.2074, 59227.2072,
59227.2070, 59227.2068, 59227.2136, 59227.2138, 59227.2140,
59227.2144, 59227.2146, 59227.2160

AGENCY REVIEW COMMENTS:

Applicant's Request

The applicant seeks a minor modification to Planned Development 07-0533, which provides for two options: 143 single-family detached units or 143 townhome units. The applicant requests that the rear yard setback for certain lots be reduced to ten (10) feet.

Protection Area Review

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, a portion of the certain properties are located within a Surface Water Resource Protection Area (SWRPA) and the areas within the SWRPA are subject to LDC Part 3.05.00 which includes, but not limited to, prohibited and restricted activities. Residential uses in the SWRPA are generally exempt from LDC Part 3.05.00.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the properties are not located within a Wellhead Resource Protection Area (WRPA), 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 properties are 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).



Hillsborough
County Florida

ENVIRONMENTAL SERVICES DIVISION

PO Box 1110
Tampa, FL 33601-1110

Based on the information provided in the application as of this review date and the above Wellhead/Surface Protection review information, EVSD has no objection to the applicants request at this time.