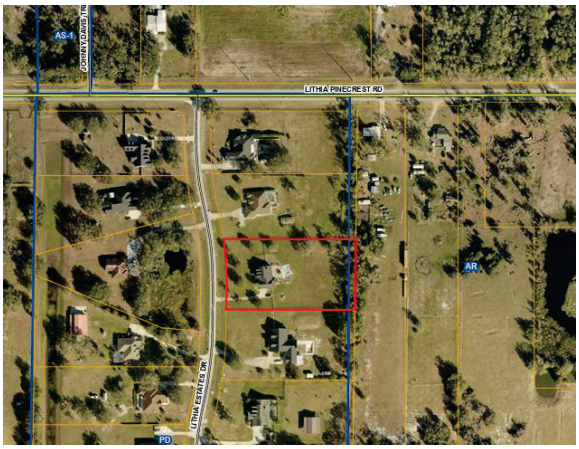
PD Modification Application:	PRS 26-0505
Zoning Hearing Master Date:	N/A
BOCC Land Use Meeting Date:	May 12, 2026

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Carlos Borras
FLU Category:	Residential – 1 (RES-1)
Service Area:	Rural
Site Acreage:	2.02 MOL
Community Plan Area:	SouthShore Areawide Systems
Overlay:	Lithia Southeast County



Introduction Summary:
This PRS request concerns a modification to the existing development conditions associated with Lot 22 within the subdivision governed by a prior planned development (PD 97-0249). The applicant seeks a Minor Modification to revise Condition 12 to exempt accessory structures on Lot 22 from the existing 100-foot setback requirement. The request would instead subject accessory structures to the applicable accessory structure setback standards of the Hillsborough County Land Development Code, including a minimum setback of 10 feet from the eastern property line. No changes to the zoning district, permitted uses, or other development standards are proposed as part of this request.

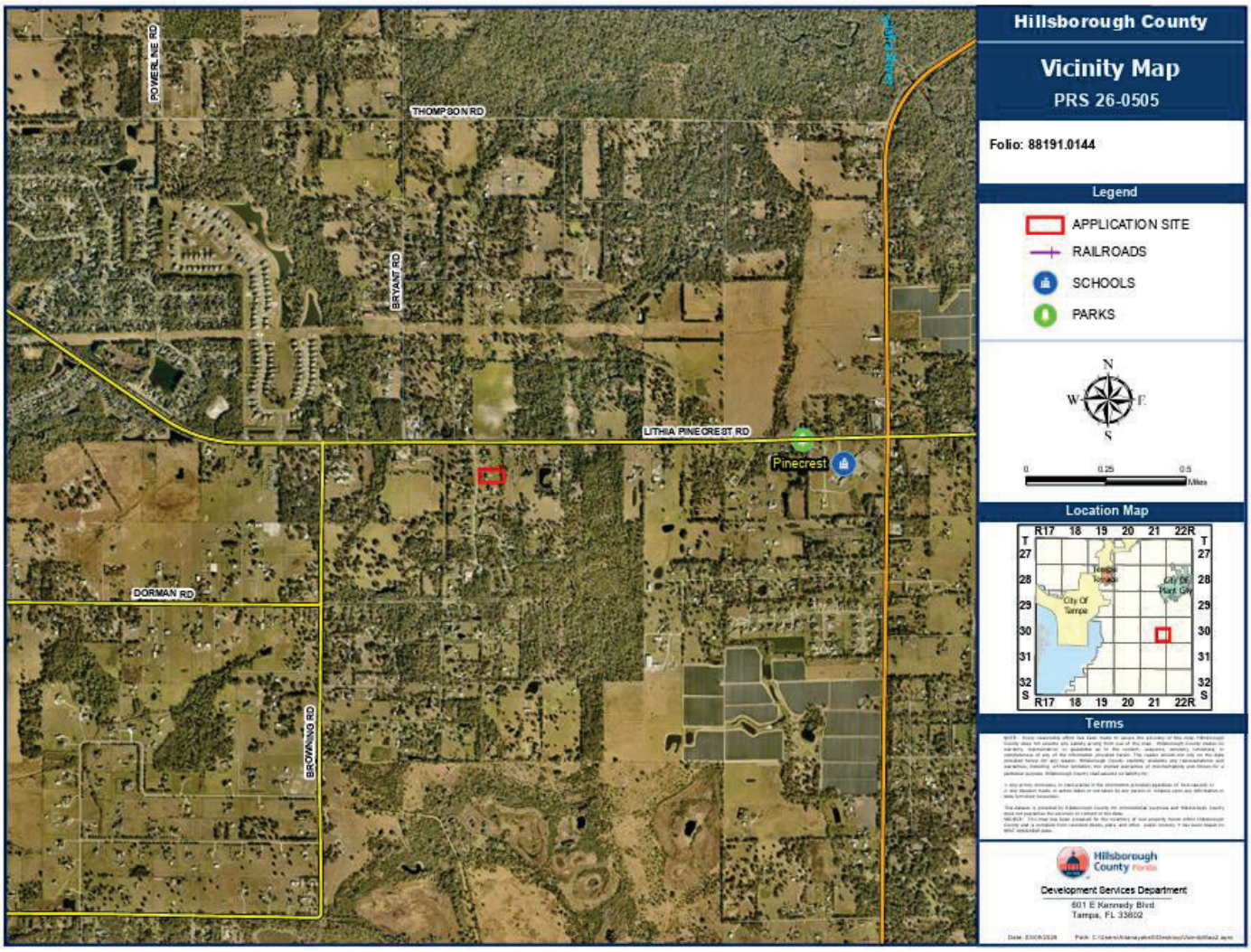
Existing Approval(s):	Proposed Modification(s):
Lot 22 is required to have a 100-foot rear setback for accessory structures.	Remove the 100-foot setback currently applied to accessory structures on Lot 22 and replace it with the accessory structure setback requirements of the Land Development Code, including a minimum setback of 10 feet from the eastern property line.

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

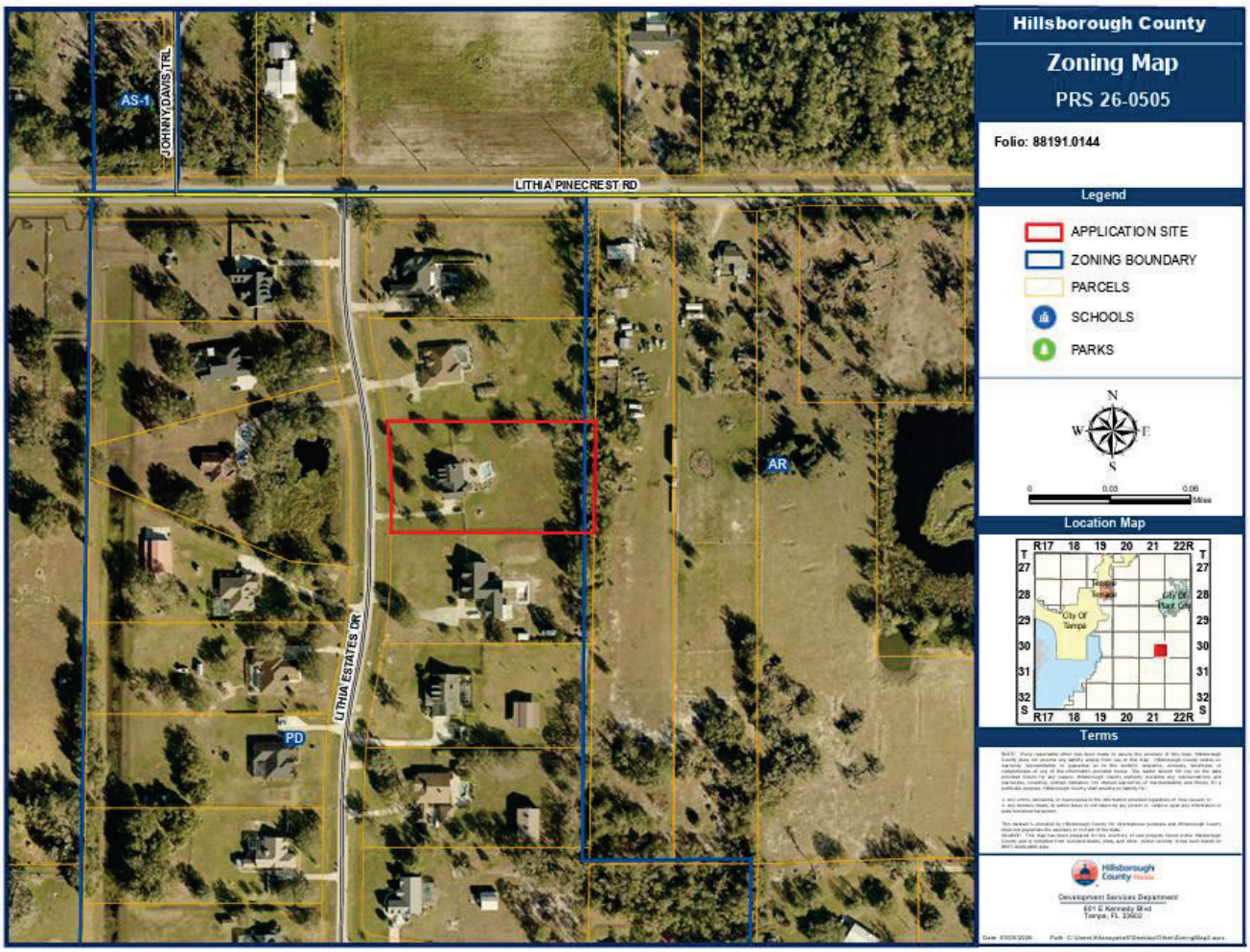


Context of Surrounding Area:

The surrounding area is characterized by single-family and agricultural. Adjacent to the north of the subject parcel is single-family residential zoned PD 97-0249. Adjacent to the south of the parcel is single-family residential zoned PD 97-0249. Adjacent to the east of the subject parcel is single-family residential zoned AR. To the west across Lithia Estates Drive is single-family residential zoned PD 97-0249.

2.0 LAND USE MAP SET AND SUMMARY DATA

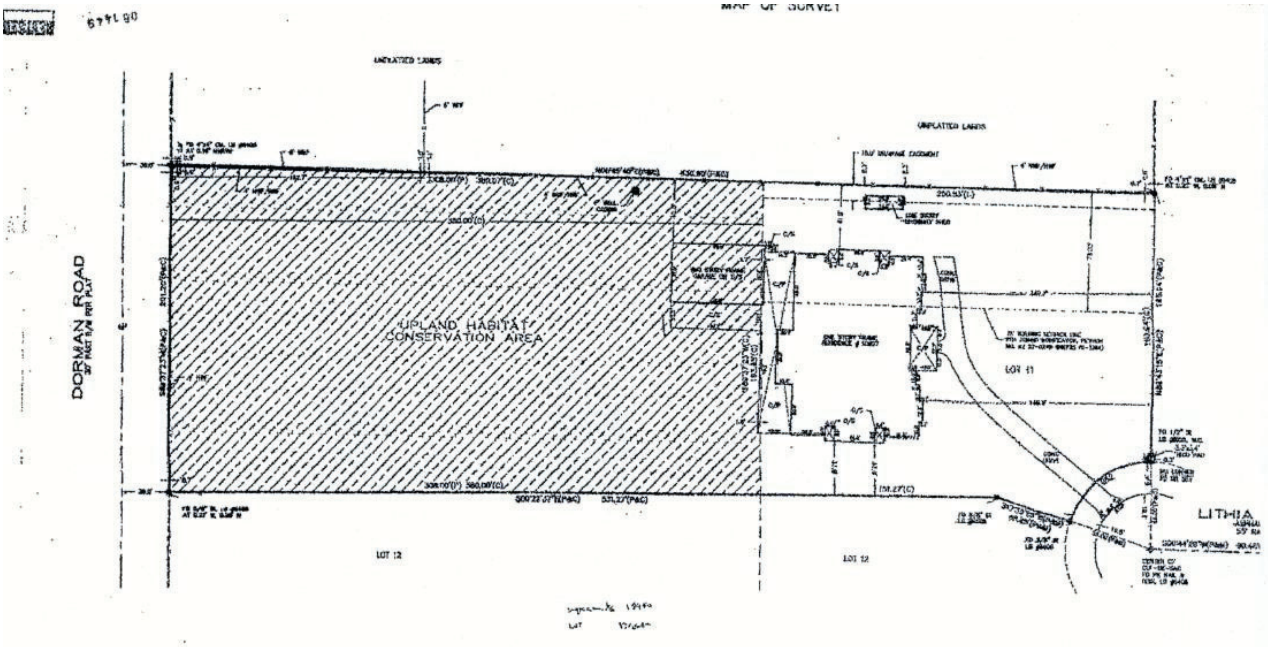
2.2 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 97-0249	1 du/ 2 ga	Single-Family Residential	Single-Family Residential
South	PD 97-0249	1 du/ 2 ga	Single-Family Residential	Single-Family Residential
East	AR	1 du/ 5 ga	Single-Family Residential	Single-Family Residential
West	PD 97-0249	1 du/ 2 ga	Single-Family Residential	Single-family Residential

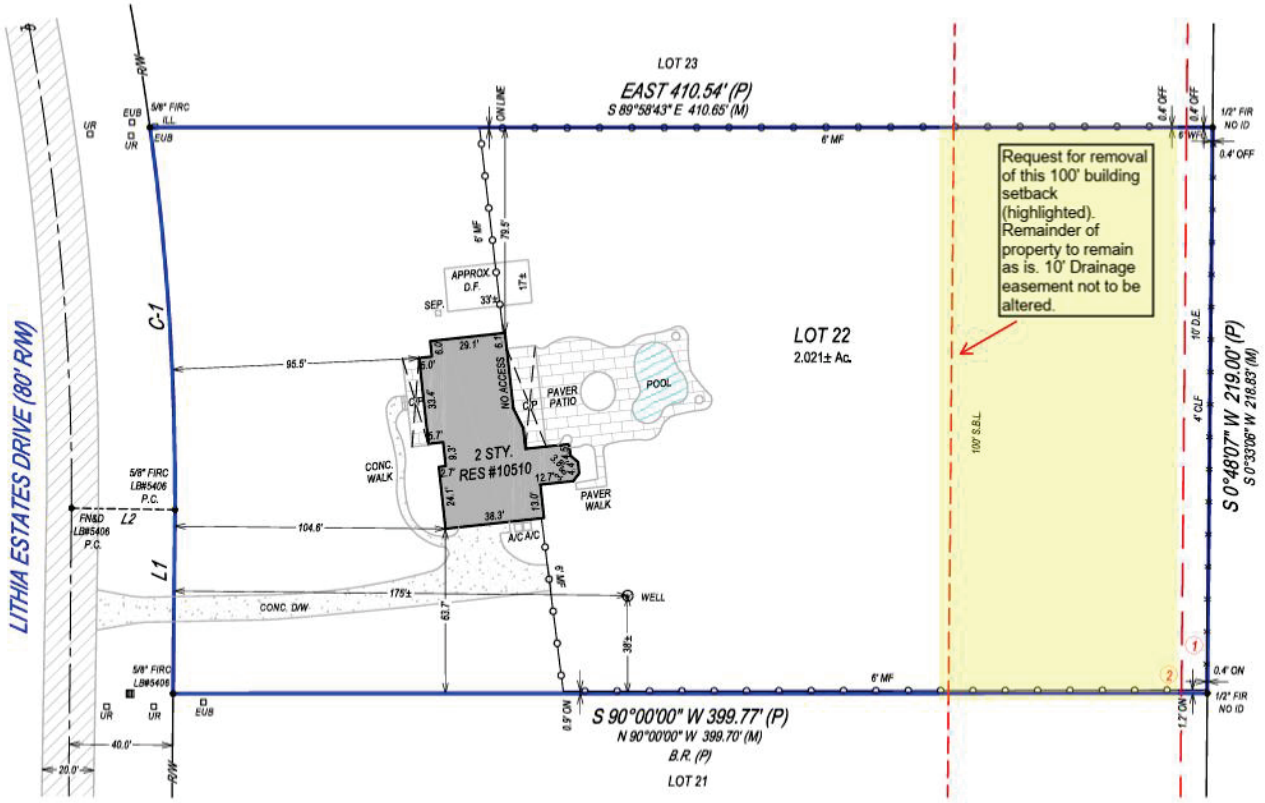
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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 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**
Lithia Estates Dr.	County Local - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	10	1	1
Proposed	10	1	1
Difference (+/-)	0	0	0

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
N/A	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 ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other: Lithia Southeast County Overlay			
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	See Report
Service Area/ Water & Wastewater ☐Urban ☐ City of Tampa ☒Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees **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

This PRS request proposes modifying Condition 12 to exempt accessory structures on Lot 22 from the existing 100-foot setback requirement along the eastern boundary. The modification would instead apply the accessory structure setback standards of the Hillsborough County Land Development Code (LDC), with a minimum setback of 10 feet from the eastern property line. No changes to zoning, permitted uses, or other development parameters are included.

The request is compatible with the surrounding development pattern. The adjacent lot to the east operates under a similar setback allowance for accessory structures and the primary structure setback will remain at 100 feet. Existing vegetation along the rear of the lot provides visual buffering, and any accessory structure will continue to be subject to applicable design and performance standards under the Land Development Code. Additionally, because a 10-foot easement exists along the eastern property boundary, the resulting minimum accessory structure setback within the PD for the subject parcel will remain greater than the minimum required by the LDC. The modification aligns Lot 22 with comparable conditions already present within the subdivision as Lots 10 and 11 within the PD permit accessory structures to have setbacks in accordance with the LDC at specified project boundaries.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on site plan received April 28, 2026.

1. The project shall be permitted a maximum of twenty-four (24) single family dwellings that shall conform with the ASC-1 district uses, height, bulk, and placement regulations, except as otherwise stated herein. Minimum lot width shall be 120 feet.

2. All lots shall have a minimum of .80 acre of buildable uplands exclusive of any EPC or Upland Habitat Conservation area, except for Folio 88191.0122.

3. Minimum lot size shall be two acres.

4. Maximum building coverage shall not exceed 25 percent of any individual lot.

5. The exact location and configuration of the project road may be amended, however, all other requirements of conditions 5 and 10 shall apply. Project roads shall utilize a paved, 20 feet wide, non-curb design (rural swale section having a pavement stop with no elevation change) with a minimum of 80 feet of right-of-way. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials. The road may curve or wind within the 80 foot right-of-way, with the intent being to save as many trees as possible.

6. Conventional streetlights shall not be permitted, however, individual homeowners are permitted to install low projection security lighting.

7. The two frame houses currently located on the property will be removed. The concrete block home may remain as long as it meets the setback standards as stated herein.

8. There will be an Upland Habitat Conservation Area of a minimum 15.8 acres of the site as shown on the site plan. This conservation area will be kept in its natural state. No paved roads or buildings shall be constructed into this conservation area. An acceptable habitat management plan shall be required prior to preliminary plan approval of the proposed subdivision. The accepted Upland Habitat Conservation Area Management Plan shall be referenced and recorded with the property deed for each lot platted into the upland conservation area.

9. All EPC regulations and setback requirements shall be met. The wetland setback areas shall remain in a natural state. This would prohibit filling, sodding, grubbing, clearing, paved roads, etc., within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings, unless otherwise approved by the regulating agencies.

10. One access point shall be permitted onto Lithia Pinecrest Road. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. The lots with frontage along Lithia Pinecrest Road will face the interior of the subdivision; with their front yards and ingress/egress to be on the interior subdivision road. There shall be no subdivision access to Dorman Road. Lots with frontage on Lithia Pinecrest Road shall be a minimum width of 150 feet.

11. There shall be a thirty (30) foot wide Reservation of Right-of-Way area along Lithia Pinecrest Road for future widening. No permanent structures except fences or gates shall be built within said Reservation Area.

12. There shall be a 100 foot wide rear yard setback along the west and east boundary of the project, and a 75 foot wide setback from Lithia Pinecrest Road along the north project boundary. Prior to the issuance of certificates of occupancy, each lot owner shall be required to plant a natural buffer of trees and/or shrubs within the rear 10 feet of these setback areas.

    12.1 Folio 88191.0122 (Lot 11) shall be exempt from the above requirement. Setbacks for Lot 11 shall be in accordance with ASC-1 zoning district standards.

    12.2 Folio 88191.0120 (Lot 10) shall be exempt from the above requirement along the southern property boundary of Lot 10. Setbacks along the southern property boundary shall be in accordance with ASC-1 zoning district standards.

    12.3 Folio 88191.0144 (Lot 22) shall be exempt from the 100-foot setback requirement for accessory structures. Accessory structures on Lot 22 shall instead comply with the accessory structure setback standards of the Land Development Code, with a minimum setback of 10 feet from the eastern property line.

13. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.

14. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the interior subdivision road only.

15. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

16. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.

17. 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, emulations and ordinances of Hillsborough County.

18. Within 90 days of approval of PRS 02-1349 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, a revised General Development Plan for certification which shall reflect all the conditions outlined above.

19. 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 in place at the time of application for subsequent development orders/permits to allow issuance of such development orders.

20. 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.

21. 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.

22. 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.

23. 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.

Zoning Administrator Sign Off:	J. Brian Grady

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

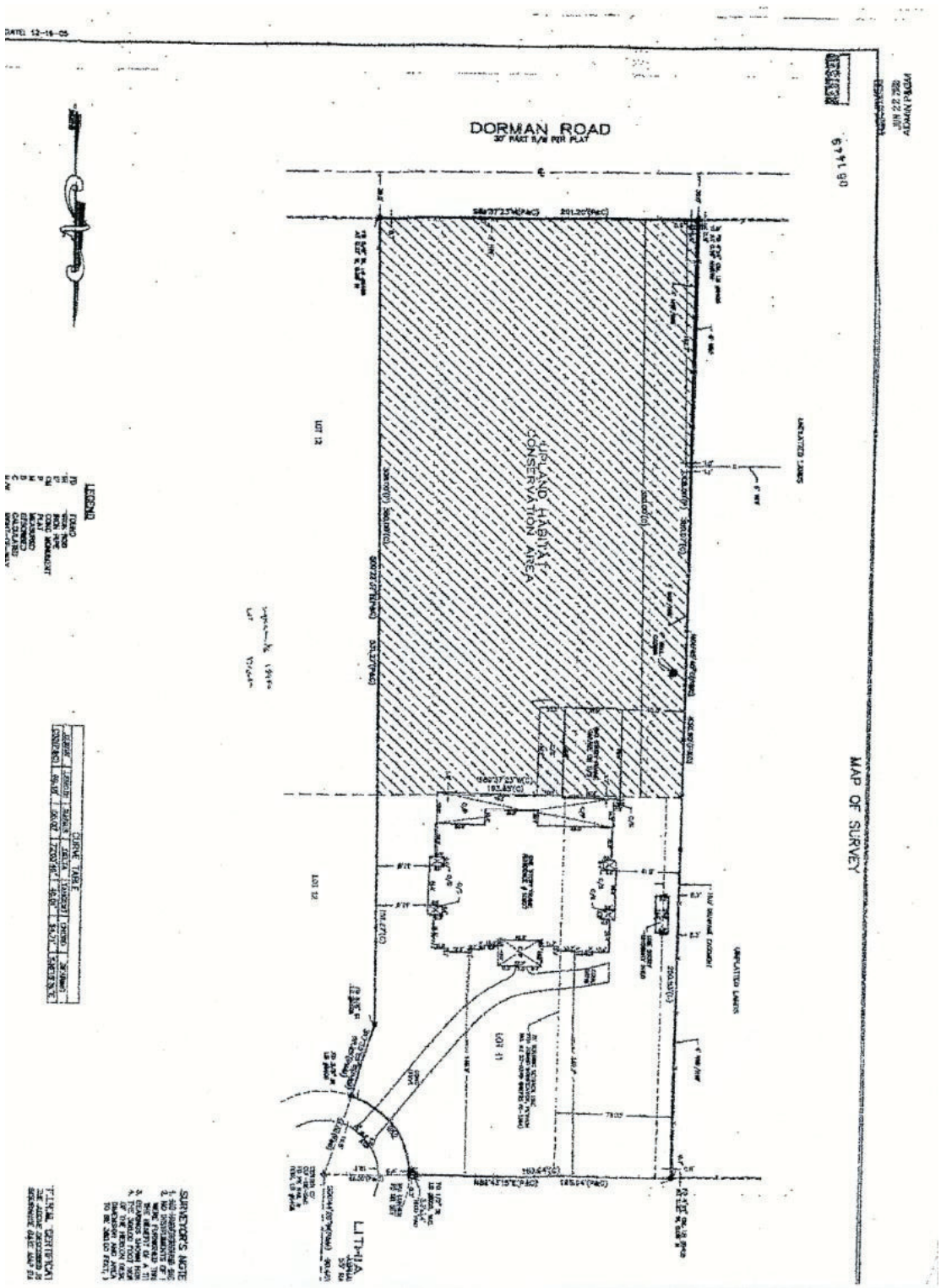
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

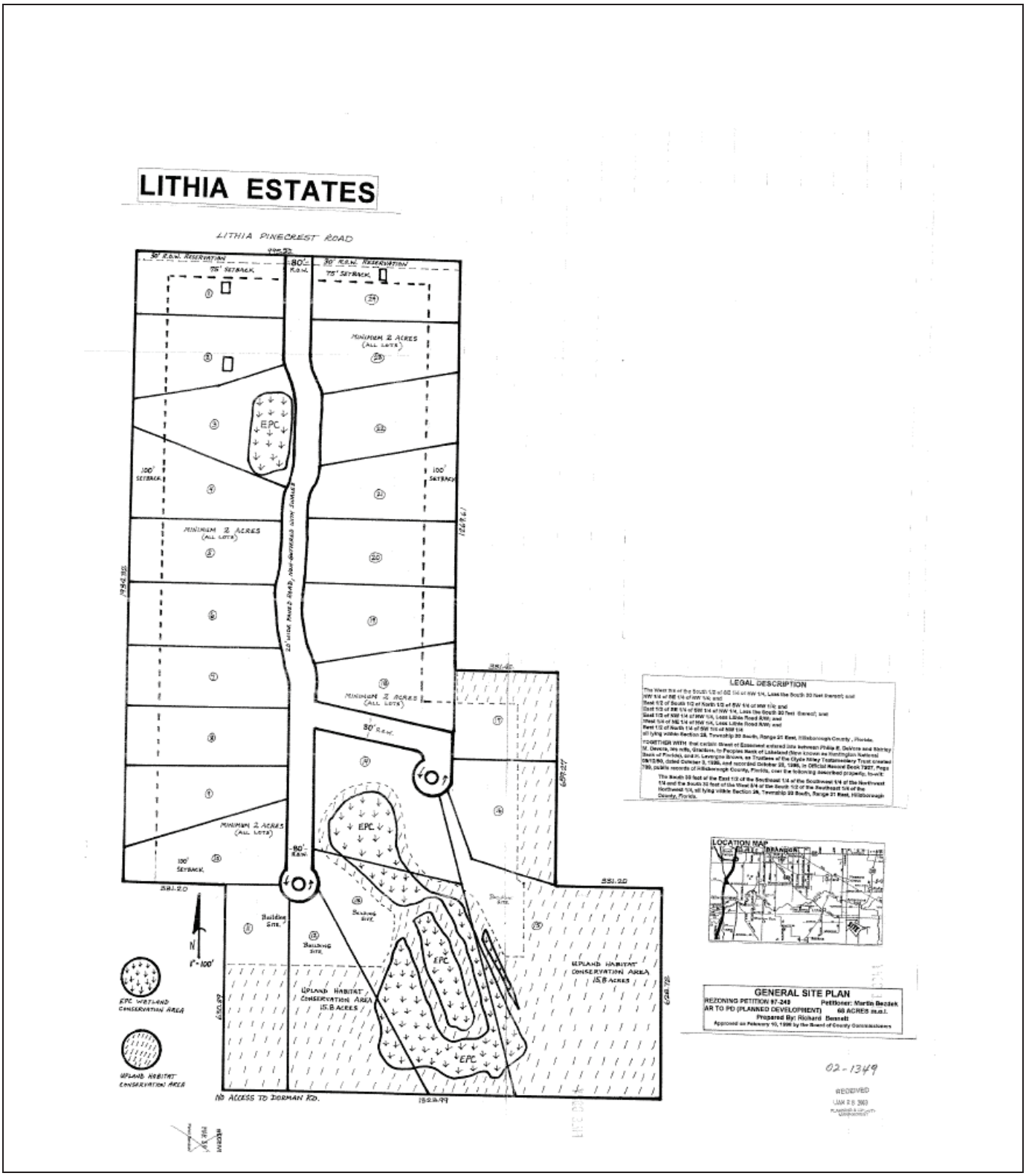
8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plan (Full)



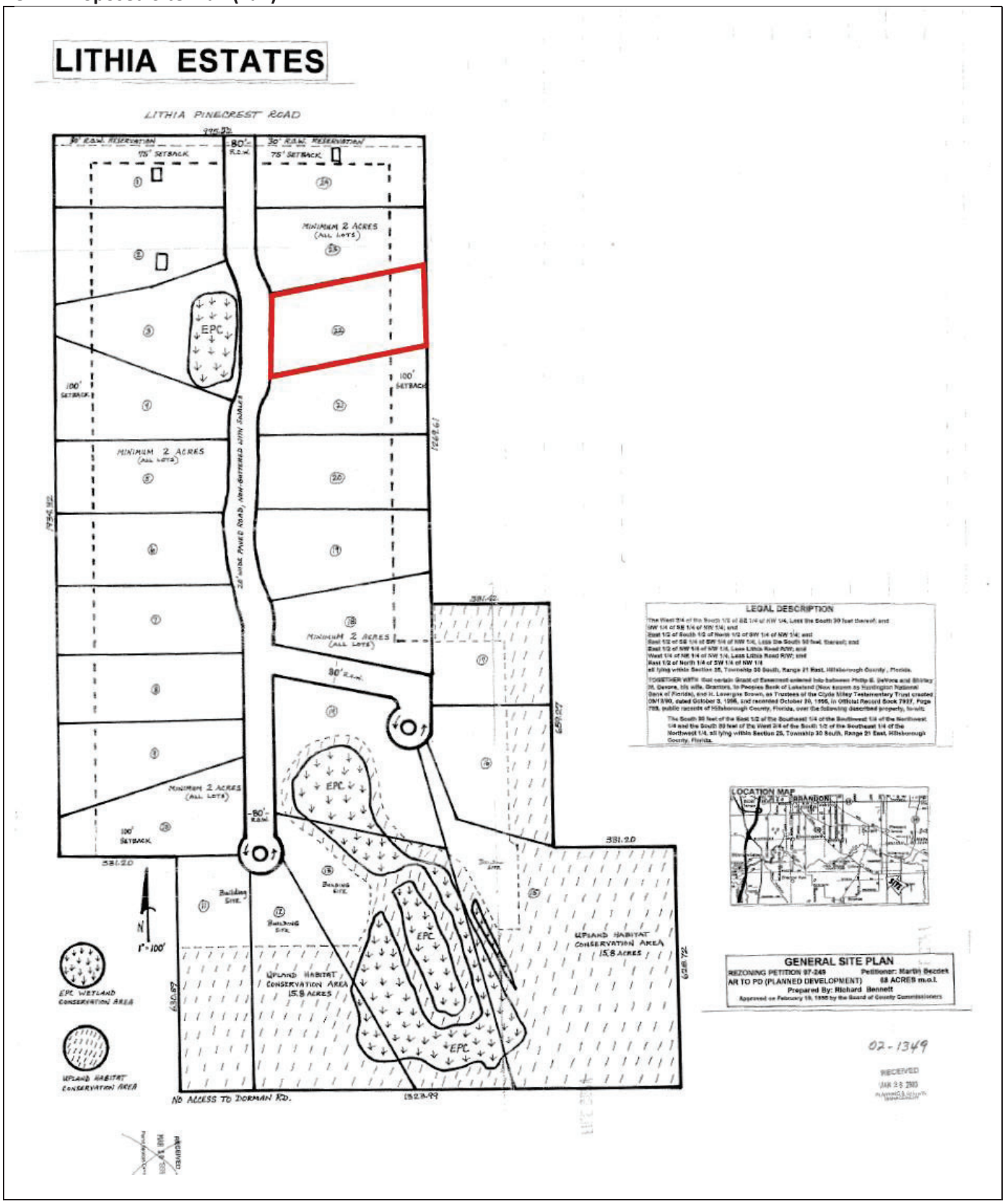
8.0 SITE PLANS (FULL)

8.1.2 Approved Site Plan (Full)



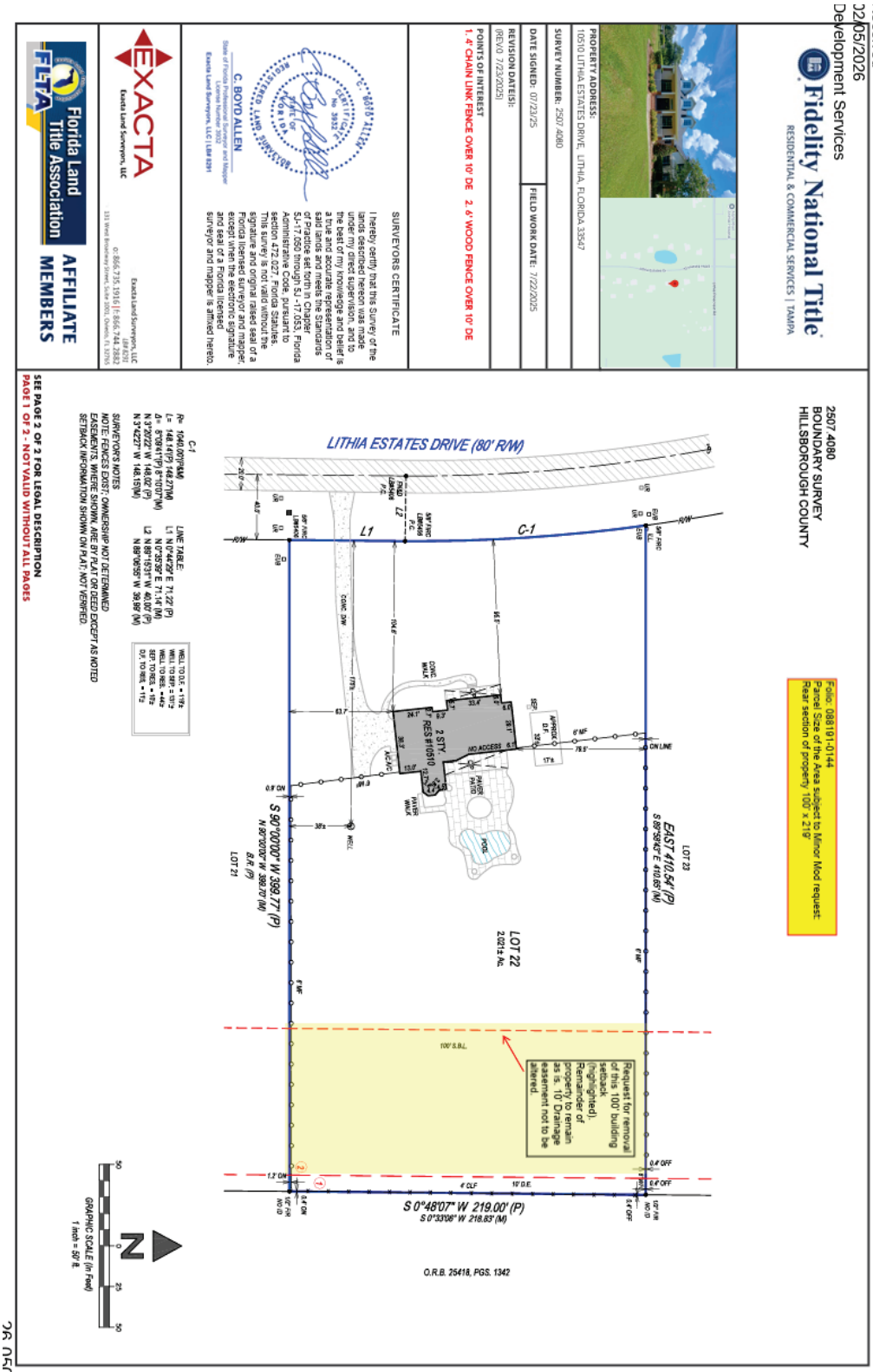
8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department — DATE: 4/16/2026

REVIEWER: Richard Perez, AICP, Executive Planner — AGENCY/DEPT: Transportation

PLANNING AREA: South Rural/Southshore — PETITION NO: PRS 26-0505

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) 97-0249 to remove the restrictive 100ft rear building setback and replace it with the standard requirements found in the Hillsborough County Land Development Code (LDC) for a +/-2-acre single-family lot within a 24-lot residential subdivision. The proposed modification will not change the uses, number of units or maximum square footage. The future land use classification is Residential 1 (RES-1).

Trip Generation Analysis

No new transportation analysis is required as there is no change in land use or intensity. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved PD Modification Area:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single Family Detached Unit (ITE 210)	10	1	1

Proposed PD Modification Area:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single Family Detached Unit (ITE 210)	10	1	1

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	**0**	**0**	**0**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lithia Estates Dr. is a 2-lane, publicly maintained, rural local roadway characterized by +/- 20-feet of pavement with open swales and no sidewalks within a +/- 80-foot wide right-of-way along the subject site's frontage.

SITE ACCESS

The PD takes access to Lithia Pinecrest Rd. via Lithia Estates Dr.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Lithia Estates Dr is not included in the County LOS Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lithia Pinecrest Rd.	1570' W OF BROWNING RD (USB)	County Road 39	D	D

Source: Hillsborough County 2024 Level of Service Report.

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/16/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: South Rural/Southshore

PETITION NO: PRS 26-0505

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		AM	PM
PD: 1 Single Family Detached Unit (ITE 210)	**10**	**1**	**1**

Proposed PD Modification Area:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single Family Detached Unit (ITE 210)	**10**	**1**	**1**

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	**0**	**0**	**0**

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Source: Hillsborough County 2024 Level of Service Report.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal

DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 12, 2026 **PETITION NO.:** 26-0505 **EPC REVIEWER:** Kelly M. Holland **CONTACT INFORMATION:** (813) 627-2600 x 1222 **EMAIL:** hollandk@epchc.org	**COMMENT DATE:** April 2, 2026 **PROPERTY ADDRESS:** 10510 Lithia Estates Drive, Lithia **FOLIO #:** 0881910144 **STR:** 25-30S-21E
REQUESTED ZONING: Modify Condition 12 of the existing development order to include Lot 22 in the rear building setback exemption.	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

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

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

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".
Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: Carlos and Morgan Borras, Property Owners – borrasmorgan@gmail.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer**: Ira Padgett **Date:** 3/25/2026

Agency: Natural Resources **Petition #: 26-0505**

( ) This agency has **no comment**

( ) This agency has **no objections**

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

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

1. 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.

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

AGENCY REVIEW COMMENT SHEET

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

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

APPLICANT: Carlos Borras **PETITION NO:** 26-0505

LOCATION: 10510 Lithia Estates, Lithia

FOLIO NO: 88191.0144 **SEC:** 25 **TWN:** 30 **RNG:** 21

☒ This agency has no comments.

☐ This agency has no objection.

☐ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0505 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/10/2026

FOLIO NO.: 88191.0144

WATER

☐ The property lies within the _____ 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A ___ inch wastewater gravity 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: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .

CURRENTLY APPROVED

BOARD OF COUNTY COMMISSIONERS
Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Kathy C. Harris
Edwin J. Hunzeker

October 24, 2002

Nicholson & Meadows
4316 Ellenville Place
Valrico, FL 33594

RE: PETITION NO. PRS 02-1349 BW

Dear Applicants:

At the regularly scheduled public meeting on October 22, 2002, the Board of County Commissioners approved your request for a minor modification to PD (97-249), with the attached amended final conditions.

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

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

Paula Harvey

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

Attachments

cc: File: PD (97-249)

AMENDED FINAL CONDITIONS OF APPROVAL	PETITION NUMBER:	PRS 02-1349-BW (97-249)
	BOCC MEETING DATE:	October 22, 2002
	DATE TYPED:	October 25, 2002

Approval - Approval, subject to the conditions listed below, is based on site plan received October 10, 2002.

1. The project shall be permitted a maximum of twenty-four (24) single family dwellings that shall conform with the ASC-1 district uses, height, bulk, and placement regulations, except as otherwise stated herein. Minimum lot width shall be 120 feet.

2. All lots shall have a minimum of .80 acre of buildable uplands exclusive of any EPC or Upland Habitat Conservation area, except for Folio 88191.0122.

3. Minimum lot size shall be two acres.

4. Maximum building coverage shall not exceed 25 percent of any individual lot.

5. The exact location and configuration of the project road may be amended, however, all other requirements of conditions 5 and 10 shall apply. Project roads shall utilize a paved, 20 feet wide, non-curb design (rural swale section having a pavement stop with no elevation change) with a minimum of 80 feet of right-of-way. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials. The road may curve or wind within the 80 foot right-of-way, with the intent being to save as many trees as possible.

6. Conventional streetlights shall not be permitted, however, individual homeowners are permitted to install low projection security lighting.

7. The two frame houses currently located on the property will be removed. The concrete block home may remain as long as it meets the setback standards as stated herein.

8. There will be an Upland Habitat Conservation Area of a minimum 15.8 acres of the site as shown on the site plan. This conservation area will be kept in its natural state. No paved roads or buildings shall be constructed into this conservation area. An acceptable habitat management plan shall be required prior to preliminary plan approval of the proposed subdivision. The accepted Upland Habitat Conservation Area Management Plan shall be referenced and recorded with the property deed for each lot platted into the upland conservation area.

9. All EPC regulations and setback requirements shall be met. The wetland setback areas shall remain in a natural state. This would prohibit filling, sodding, grubbing, clearing, paved roads, etc., within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings, unless otherwise approved by the regulating agencies.

10. One access point shall be permitted onto Lithia Pinecrest Road. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. The lots with frontage along Lithia Pinecrest Road will face the interior of the subdivision; with their front yards and ingress/egress to be on the interior subdivision road. There shall be no subdivision access to Dorman Road. Lots with frontage on Lithia Pinecrest Road shall be a minimum width of 150 feet.

11. There shall be a thirty (30) foot wide Reservation of Right-of-Way area along Lithia Pinecrest Road for future widening. No permanent structures except fences or gates shall be built within said Reservation Area.

12. There shall be a 100 foot wide rear yard setback along the west and east boundary of the project, and a 75 foot wide setback from Lithia Pinecrest Road along the north project boundary. Prior to the issuance of certificates of occupancy, each lot owner shall be required to plant a natural buffer of trees and/or shrubs within the rear 10 feet of these setback areas.

    12.1 Folio 88191.0122 (Lot 11) shall be exempt from the above requirement. Setbacks for Lot 11shall be in accordance with ASC-1 zoning district standards.

    12.2 Folio 88191.0120 (Lot 10) shall be exempt from the above requirement along the southern property boundary of Lot 10. Setbacks along the southern property boundary shall be in accordance with ASC-1 zoning district standards.

13. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.

14. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the interior subdivision road only.

15. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

16. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.

17. 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, emulations and ordinances of Hillsborough County.

18. Within 90 days of approval of PRS 02-1349 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, a revised General Development Plan for certification which shall reflect all the conditions outlined above.

19. 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 in place at the time of application for subsequent development orders/permits to allow issuance of such development orders.

HILLSBOROUGH COUNTY

FLORIDA

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS
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Ed Turanchik

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel

March 26, 1998

Mr. Martin Bezdek
P.O. Box 320333
Tampa, FL 33679

RE: PETITION NUMBER 97-0249

Dear Mr. Bezdek:

The conditions of approval for the subject petition mailed to you on February 11, 1998 failed to include the provision regarding sidewalks approved by the Board of County Commissioners. Please find attached a copy of the revised conditions.

We apologize for any inconvenience this oversight may have caused you.

Sincerely,

Paula Harvey

Paula M. Harvey
Manager, Land Use/Zoning
PLANNING AND GROWTH MANAGEMENT

ps

Attachment

cc: Richard C. Bennett

g\z\paula\ ltr1.326

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER:	RZ 97-0249-BW
	BOCC MEETING DATE:	February 10, 1998
	DATE TYPED:	March 26, 1998

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 4, 1997.

1. The project shall be permitted a maximum of twenty four (24) single family dwellings that shall conform with the ASC-1 district uses, height, bulk, and placement regulations, except as otherwise stated herein. Minimum lot width shall be 120 feet.

2. All lots shall have a minimum of .80 acre of buildable uplands exclusive of any EPC or Upland Habitat Conservation Areas.

3. Minimum lot size shall be two acres.

4. Maximum building coverage shall not exceed 25 percent on any individual lot.

5. The exact location and configuration of the project road may be amended, however, all other requirements of condition 5 and 10 shall apply. Project roads shall utilize a paved, 20 feet wide, non-curb design (rural swale section having a pavement stop with no elevation change) with a minimum 80 feet of right of way. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials. The road may curve or wind within the 80 foot right-of-way, with the intent being to save as many trees as possible. Sidewalks shall not be required for the project.

6. Conventional streetlights shall not be permitted, however, individual homeowners are permitted to install low projection security lighting.

7. The two frame houses currently located on the property will be removed. The concrete block home may remain as long as it meets the setback standards as stated herein.

8. There will be an Upland Habitat Conservation Area of a minimum 15.8 acres of the site as shown on the site plan. This conservation area will be kept in its natural state. No paved roads or buildings shall be constructed into this conservation area. An acceptable habitat management plan shall be required prior to preliminary plan approval of the proposed subdivision. The accepted Upland Habitat Conservation Area Management Plan shall be referenced and recorded with the property deed for each lot platted into the upland conservation area.

9. All EPC regulations and setback requirements shall be met. The wetland setback areas shall remain in a natural state. This would prohibit filling, sodding, grubbing, clearing, paved roads, etc., within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings, unless otherwise approved by the regulating agencies.

10. One access point shall be permitted onto Lithia Pinecrest Road. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. The lots with frontage along Lithia Pinecrest Rd. will face the interior of the subdivision; with their front yards and ingress/egress to be on the interior subdivision road. There shall be no subdivision access to Dorman Rd. Lots with frontage on Lithia Pinecrest Rd. shall be a minimum width of 150 feet.

11. There shall be a thirty (30) foot wide Reservation of Right-of-Way area along Lithia Pinecrest Rd. for future widening. No permanent structures except fences or gates shall be built within said Reservation Area.

12. There shall be a 100 foot wide rear yard setback along the west and east boundary of the project, and a 75 foot wide setback from Lithia Pinecrest Rd. along the north project boundary. Prior to the issuance of certificates of occupancy, each lot owner shall be required to plant a natural buffer of trees and/or shrubs within the rear 10 feet of these setback areas.

13. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.

14. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the interior subdivision road only.

15. 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, emulations and ordinances of Hillsborough County.

16. Within 90 days of approval of RZ 97-249 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, a revised General Development Plan for certification which shall reflect all the conditions outlined above.

17. 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 in place at the time of application for subsequent development orders/permits to allow issuance of such development orders.

HILLSBOROUGH COUNTY
FLORIDA

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS
Dottie Berger
Joe Chillura
Chris Hart
Jim Norman
Jan Platt
Thomas Scott
Ed Turanchik

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel

February 11, 1998

Martin Bezdek
P.O. Box 320333
Tampa FL 33679

RE: PETITION NO. RZ 97-0249-BW

Dear Mr. Bezdek:

At the regularly scheduled public meeting on February 10, 1998, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to Development Services, 19th floor of the County Center, 601 E. Kennedy Blvd. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

Paula Harvey

Paula M. Harvey
Manager, Land Use/Zoning Section
PLANNING AND GROWTH
MANAGEMENT DEPARTMENT

rs

xc Richard C. Bennett

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER:	RZ 97-0249-BW
	BOCC MEETING DATE:	February 10, 1998
	DATE TYPED:	February 12, 1998

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 4, 1997.

1. The project shall be permitted a maximum of twenty four (24) single family dwellings that shall conform with the ASC-1 district uses, height, bulk, and placement regulations, except as otherwise stated herein. Minimum lot width shall be 120 feet.

2. All lots shall have a minimum of .80 acre of buildable uplands exclusive of any EPC or Upland Habitat Conservation Areas.

3. Minimum lot size shall be two acres.

4. Maximum building coverage shall not exceed 25 percent on any individual lot.

5. The exact location and configuration of the project road may be amended, however, all other requirements of condition 5 and 10 shall apply. Project roads shall utilize a paved, 20 feet wide, non-curb design (rural swale section having a pavement stop with no elevation change) with a minimum 80 feet of right of way. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials. The road may curve or wind within the 80 foot right-of-way, with the intent being to save as many trees as possible.

6. Conventional streetlights shall not be permitted, however, individual homeowners are permitted to install low projection security lighting.

7. The two frame houses currently located on the property will be removed. The concrete block home may remain as long as it meets the setback standards as stated herein.

8. There will be an Upland Habitat Conservation Area of a minimum 15.8 acres of the site as shown on the site plan. This conservation area will be kept in its natural state. No paved roads or buildings shall be constructed into this conservation area. An acceptable habitat management plan shall be required prior to preliminary plan approval of the proposed subdivision. The accepted Upland Habitat Conservation Area Management Plan shall be referenced and recorded with the property deed for each lot platted into the upland conservation area.

9. All EPC regulations and setback requirements shall be met. The wetland setback areas shall remain in a natural state. This would prohibit filling, sodding, grubbing, clearing, paved roads, etc., within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings, unless otherwise approved by the regulating agencies.

10. One access point shall be permitted onto Lithia Pinecrest Road. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. The lots with frontage along Lithia Pinecrest Rd. will face the interior of the subdivision; with their front yards and ingress/egress to be on the interior subdivision road. There shall be no subdivision access to Dorman Rd. Lots with frontage on Lithia Pinecrest Rd. shall be a minimum width of 150 feet.

11. There shall be a thirty (30) foot wide Reservation of Right-of-Way area along Lithia Pinecrest Rd. for future widening. No permanent structures except fences or gates shall be built within said Reservation Area.

12. There shall be a 100 foot wide rear yard setback along the west and east boundary of the project, and a 75 foot wide setback from Lithia Pinecrest Rd. along the north project boundary. Prior to the issuance of certificates of occupancy, each lot owner shall be required to plant a natural buffer of trees and/or shrubs within the rear 10 feet of these setback areas.

13. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.

14. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the interior subdivision road only.

15. 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, emulations and ordinances of Hillsborough County.

16. Within 90 days of approval of RZ 97-249 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, a revised General Development Plan for certification which shall reflect all the conditions outlined above.

17. 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 in place at the time of application for subsequent development orders/permits to allow issuance of such development orders.

BOARD OF COUNTY COMMISSIONERS
Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Kathy C. Harris
Edwin Hunzeker
Anthony Shoemaker

October 1, 2001

Hilton Nicholson
9827 La Vonda St
Riverview, FL 33569

RE: PETITION NO. PRS 01-1364 BW

Dear Mr. Nicholson:

At the regularly scheduled public meeting on September 25, 2001, the Board of County Commissioners approved your request for a minor modification to PD (97-249), with the attached amended final conditions.

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

Sincerely,

Paula Harvey

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

Attachments

cc: File: PD (97-249)

AMENDED FINAL CONDITIONS OF APPROVAL	PETITION NUMBER:	RZ 97-0249-BW (PRS 01-1364)
	BOCC MEETING DATE:	September 25, 2001
	DATE TYPED:	September 28, 2001

ApprovalApproval, subject to the conditions listed below, is based on site plan received December 4, 1997.

1. The project shall be permitted a maximum of twenty-four (24) single family dwellings that shall conform with the ASC-1 district uses, height, bulk, and placement regulations, except as otherwise stated herein. Minimum lot width shall be 120 feet.

2. All lots shall have a minimum of .80 acre of buildable uplands exclusive of any EPC or Upland Habitat Conservation area, except for Folio 88191.0122.

3. Minimum lot size shall be two acres.

4. Maximum building coverage shall not exceed 25 percent of any individual lot.

5. The exact location and configuration of the project road may be amended, however, all other requirements of conditions 5 and 10 shall apply. Project roads shall utilize a paved, 20 feet wide, non-curb design (rural swale section having a pavement stop with no elevation change) with a minimum of 80 feet of right-of-way. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials. The road may curve or wind within the 80 foot right-of-way, with the intent being to save as many trees as possible.

6. Conventional streetlights shall not be permitted, however, individual homeowners are permitted to install low projection security lighting.

7. The two frame houses currently located on the property will be removed. The concrete block home may remain as long as it meets the setback standards as stated herein.

8. There will be an Upland Habitat Conservation Area of a minimum 15.8 acres of the site as shown on the site plan. This conservation area will be kept in its natural state. No paved roads or buildings shall be constructed into this conservation area. An acceptable habitat management plan shall be required prior to preliminary plan approval of the proposed subdivision. The accepted Upland Habitat Conservation Area Management Plan shall be referenced and recorded with the property deed for each lot platted into the upland conservation area.

9. All EPC regulations and setback requirements shall be met. The wetland setback areas shall remain in a natural state. This would prohibit filling, sodding, grubbing, clearing, paved roads, etc., within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings, unless otherwise approved by the regulating agencies.

10. One access point shall be permitted onto Lithia Pinecrest Road. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. The lots with frontage along Lithia Pinecrest Road will face the interior of the subdivision; with their front yards and ingress/egress to be on the interior subdivision road. There shall be no subdivision access to Dorman Road. Lots with frontage on Lithia Pinecrest Road shall be a minimum width of 150 feet.

11. There shall be a thirty (30) foot wide Reservation of Right-of-Way area along Lithia Pinecrest Road for future widening. No permanent structures except fences or gates shall be built within said Reservation Area.

12. There shall be a 100 foot wide rear yard setback along the west and east boundary of the project, and a 75 foot wide setback from Lithia Pinecrest Road along the north project boundary. Prior to the issuance of certificates of occupancy, each lot owner shall be required to plant a natural buffer of trees and/or shrubs within the rear 10 feet of these setback areas.

    12.1 Folio 88191.0122 shall be allowed a 75 foot setback along the west lot line.

13. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.

14. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the interior subdivision road only.

15. 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, emulations and ordinances of Hillsborough County.

16. Within 90 days of approval of RZ 97-0249 by the Hillsborough County Board of County Commissioners, the deeloper shall submit to the County Planning and Growth Management Department, a revised General Development Plan for certification which shall reflect all the conditions outlined above.

17. 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 in place at the time of application for subsequent development orders/permits to allow issuance of such development orders.