

DSD-Zoning Sufficiency Review Comments

Application Number:	PD 26-0974
Representative:	Bryan Dion (Johnson Pope Bokor Ruppel & Burns, LLP)
Sufficiency Review Meeting Date:	June 10 th at 11:00 AM on MS Teams
ZHM Hearing Date:	August 24, 2026
Planner:	Chris Grandlienard, AICP
Responses/Revisions Due by 5:00 pm on:	June 25, 2026
<i>Note: If applicable, applications will not proceed to hearing if School Board review fees have not been paid and School Board review comments are not furnished by the staff report filing date.</i>	

Property Owner Information & Owner Authorization Requirements:

Included	N/A	Requirement	Comments
☒	☐	Property Information Sheet to include all necessary folio numbers, correct acreage, correct zoning and correct FLU.	

Submittal Requirements for MM and PD Rezonings

Included	N/A	Requirement	Comments
☒	☐	Project Description/Written Statement	
☐	☒	PD Variation Responses	
☐	☒	Supplemental Information required for proposal	
☐	☒	Other	

Site Plan Requirements – General:

Included	N/A	Requirement	Comments
☐	☐	The name and type of the proposed PD and the names of the developer(s), architect(s), engineer(s), and planner(s) associated with the project.	Please include
☐	☐	Scale with scale bar and scale statement (i.e. 1 inch = 50 feet), date and north arrow. Engineering scale shall be utilized.	Please include
☐	☐	Legal description of the proposed PD.	Please include
☐	☐	The border of the proposed PD shall be graphically delineated with a distinct line labeled "PD Boundary."	Please include
☐	☐	A vicinity map showing the location of the project within Hillsborough County.	Please include

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
☒	☐	Community Planning Area(s) in which the project is located. If the project is located in more than one planning area or is not completely contained within a planning area, the boundaries of the planning area(s) within the project shall be graphically delineated.	
☐	☒	Overlay district(s) in which the project is located. If the project is located in more than one overlay district is not completely contained within an overlay district, the boundaries of the overlay district(s) within the project shall be graphically delineated.	
☐	☐	Special zone(s), including but not limited to the Coastal High Hazard Area, Wellhead Resource Protection Area, Surface Water Resource Protection Area and Potable Water Wellfield Protection Area, in which the project is located. If the project is located on more than one special zone or is not completely contained within specified zones, the boundaries of the special zones lines within project shall be graphically delineated.	Include Airport Height Restriction: 180' AMSL, Wellhead Resource Protection Zone: 1
☐	☐	Designated scenic roadway corridors within the project or adjacent to the project.	Please include
☐	☐	A "Project Data Table" with the following information. The table shall be formatted and annotated in a manner that facilitates cross reference with the plan graphics.	Please include, change name to Project Data Table
☐	☐	Gross acreage in the proposed PD and Comprehensive Plan designation of the property. If there is more than one Plan designation, the acreage in each Plan designation shall be separately identified.	Please include
☐	☐	Acreage of natural water bodies. If the project has more than one Plan designation, the acreage of natural water bodies in each Plan designation shall be separately identified.	Please include
☐	☐	Acreage of environmentally sensitive areas, by type, and man-made water bodies. If the project has more than one Plan designation, the acreage of environmentally sensitive areas, by type, and man-made water bodies in each Plan designation shall be separately identified.	Please include

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
☐	☐	If residential uses are proposed, the type and number of requested dwelling units and gross density. If nonresidential uses are proposed, the amount of requested floor space and gross FAR for each type of use (retail, office, etc.). If more than one use is proposed, the acreage of each use pocket/area/tract shall be identified along with the amount of natural water bodies, environmentally sensitive areas and man-made water bodies in each use pocket/area/tract and gross density/intensity of the pocket. Additionally, if the project has more than one Plan designation, the designation of each use pocket shall be identified.	Please include
☐	☒	If MM application, area of modification to be delineated and identified on the site plan.	
☐	☒	If MM application, is the site plan based upon the most recently approved modification (if any)	
☐	☒	If MM application, are all previously approved plan sheets (if more than one) submitted as part of this MM application	

Site Plan Requirements – Land Use Information Within the Project:

Included	N/A	Requirement	Comments
☒	☐	Current zoning(s) and Comprehensive Plan designation(s) of all property within the project. If a Comprehensive Plan boundary flex is requested, the proposed flex line shall be delineated and the flex shall be reflected in the Project Data Table calculations.	
☒	☐	All plats, parcel lines, rights-of-way, easements and property folio numbers within the project. If a plat, or portion thereof, is proposed to be vacated, a note shall appear on the plan stating such intent. Easement labels shall include information describing the nature of the easement and providing OR Book and Page or Instrument Number(s) of the document(s) containing the easement. Any labels describing previously vacated rights-of-way shall include the relevant ordinance number and hearing date on which the right-of-way vacation was approved.	

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
☐	☒	Location, footprint and proposed use of existing structures, if any, that are to remain under the proposed development. If the structures are to be utilized for nonresidential purposes, the floor space of each structure shall be identified. If the structures are to be utilized for residential purposes, the number of dwelling units in each structure shall be identified. If the structures are to be utilized for a Public, Private or Charter School, Child Care Center, Community Residential Home, Church/Synagogue or other similar use, the maximum number of seats or beds shall be identified.	
☐	☐	Development standards for all proposed uses, including minimum lot size, minimum lot width, required yards (front, side and rear), maximum building height, maximum FAR (nonresidential uses), maximum building coverage and maximum impervious surface.	Please include
☐	☒	The location, boundaries, acreage, proposed use and density/intensity of each discrete portion, pocket and/or phase of the proposed project, if applicable.	
☐	☐	If specific architectural designs for non-residential or multi-family structures are proposed, building elevations or renderings shall be shown on the plan.	Please include
☐	☐	The general location and nature of fences, walls, and buffering to be provided with specific attention to the project periphery. Landscape buffer alternative(s), if proposed, shall be identified and depicted on the plan.	Please include
☐	☒	Location, boundaries, and acreage of proposed common open space/recreation areas.	
☐	☒	Location, boundaries and acreage of areas proposed for public park lands or public school sites.	
☐	☐	Location, boundaries and acreage of water bodies and identification of each body as natural or man-made.	Please include
☐	☒	Building envelopes for non-residential and multi-family structures proposed within two hundred (200) feet of the PD boundary.	
☐	☒	"Typical lot layouts" showing required front, rear and side yards for single- and two- family lots proposed within two hundred (200) feet of the PD boundary. If such lots have varying yard requirements, then a typical layout for each lot type must be shown.	

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
☐	☒	Designated historic landmarks and other historical or archaeological sites and structures, and notation of whether said resources are to remain.	

Site Plan Requirements – Land Use Information Outside the Project:

Included	N/A	Requirement	Comments
☐	☐	Current zoning(s) and Comprehensive Plan designation(s) of all property within 150 feet of the project boundaries.	Please include
☐	☐	All plats, parcel lines, easements and property folio numbers within 150 feet of the project boundaries. Easement labels shall include information describing the nature of the easement and providing OR Book and Page or Instrument Number(s) of the document(s) containing the easement. Any labels describing previously vacated rights-of-way shall include the relevant ordinance number and hearing date on which the right-of-way vacation was approved.	Please include
☐	☐	Current uses of properties, including location and general footprints of existing structures, drive aisles, sidewalks, parking, etc. within 150 feet of project boundaries, except that where such properties are zoned PD and the 150 feet of project boundaries, except that where such properties are zoned PD and the existing land conditions do not reflect the currently approved development pattern, the approved development pattern (as provided for on the applicable Certified General Site Plan) shall be shown on the plan. Additionally, the PD rezoning number, and latest modification number if applicable, shall be identified.	Please include
☐	☒	Designated historic landmarks and other historical or archaeological sites and structures within 150 feet of project boundaries.	

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
Site Plan Requirements – Transportation Information:			

Included	N/A	Requirement	Comments
☐	☐	Existing and proposed points of ingress and egress for principal pedestrian, vehicular, mass transit and waterway facilities, and the general circulation patterns within the PD district for such facilities indicating the hierarchy (i.e. local, collector or arterial roadway), if applicable, of project roadways. General circulation patterns shall demonstrate connectivity between project phases, pockets or areas.	Please include with larger arrows
☐	☒	Existing points of ingress/egress that are to remain, be closed or modified shall be identified and labeled as appropriate. Alternatively, where such connectivity is not provided the applicant shall submit written justification as to why such connectivity cannot be provided within a section titled “Internal Connectivity” within the project narrative.	
☐	☐	A note shall appear on the plan stating if project roads will be public or private and, if the latter, whether they will be gated. If driveways are provided, a note shall appear on the plan stating that the project driveways are to be privately maintained and whether they will be gated.	Please include
☐	☐	Where applicable, the following information shall be provided on the Site Plan for all roadways, alleyways and driveways adjoining, traversing, or within one hundred fifty (150) feet of the project boundaries:	
☐	☐	Points of ingress and egress and/or driveways and curb-cuts.	Please include
☒	☐	Roadway names and type of facility (i.e. public or private ; and roadway, alleyway or driveway)	

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, “No existing water bodies within project.” Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
☐	☐	Rights-of-way, both public and private shall be shown. Additionally, width information shall be provided. Where right-of-way width varies, the locations of the minimum and maximum widths shall be shown and dimensions provided. Where right-of-way has been established via maintenance, such information shall be shown on the plan and, where possible, the Book and Page or Instrument Number of approved Maintained Right-of-Way Maps, as recorded within the Official Records of Hillsborough County, shall be provided.	Please include
☐	☐	Lane and shoulder widths, or where no lane markings are present, label and show pavement widths.	Please include
☐	☐	Type of surface (i.e. concrete, asphalt, gravel, etc.).	Please include
☐	☐	Number of lanes and configuration of roadway segments and intersections.	Please include
☐	☐	Location of all existing sidewalks, bikeways, and transit facilities. Proposed transit facilities required per shall be identified on the plan.	Please include
☐	☐	Location and type of all existing and proposed raised separators, medians, median openings and modifications thereof.	Please include
☐	☐	Location and types of all existing and proposed traffic control devices (i.e. stop signs, traffic signals, striped crosswalks, school zones, Rectangular Rapid Flashing Beacons (RRFBs), etc.).	Please include

Site Plan Requirements – Utilities Information:

Included	N/A	Requirement	Comments
☐	☐	Identification of type of water/wastewater service utilized by project. Location of IWWTP, if applicable.	Please include

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25

Included	N/A	Requirement	Comments
Site Plan Requirements – Environmental Information:			

Included	N/A	Requirement	Comments
☐	☒	A general interpretation, based on aerial photographs and soil surveys, of the location of all water courses, lakes, conservation areas, preservation areas, wooded areas, upland habitat areas, or other such natural physical features within the project boundaries. Additionally, all such areas outside the project within one hundred fifty (150) feet of the project boundaries shall be shown.	

Additional Comments:

The current site plan includes an excessive level of technical detail that is not required at this stage. It is strongly recommended that the plan be revised to a simplified bubble site plan. Please remove the design element table, technical details and any aerial imagery. Additionally, it is recommended to remove the design plans shown on page 2. The site plan should reflect a zoning-level site plan rather than an engineering or construction-level document.

EPC mitigation will be required due to the proposed encroachment into the wetlands.

If parking is included in the plan, please ensure that accessible (ADA-compliant) parking spaces are also provided.

Where certain information does not apply to a project, a notation shall appear on the plan stating the reason. For example, “No existing water bodies within project.” Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Project Description/Written Statement.

Updated on 11/13/25