

PD Modification Application: PRS 25-0585**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** July 22, 2025**Hillsborough
County Florida**

Development Services Department

05331.0 APPLICATION SUMMARY**Applicant:** Keel Farms Inc.**FLU Category:** RES- 1**Service Area:** Rural**Site Acreage:** 27.17 acres**Community
Plan Area:** None**Overlay:** None**Introduction Summary:**

PD 14-0533 was approved in 2014 to allow a winery, farm related microbrewery, and other winery/microbrewery related uses. The project was permitted a maximum 3,780 square foot building for various uses related to the winery and microbrewery, including retail and event/entertainment uses.

The applicant is requesting a minor modification to allow the expansion of the existing building by 3,000 square feet for the purposes of allowing support operations, including an office, storage, employee space, and kitchen.

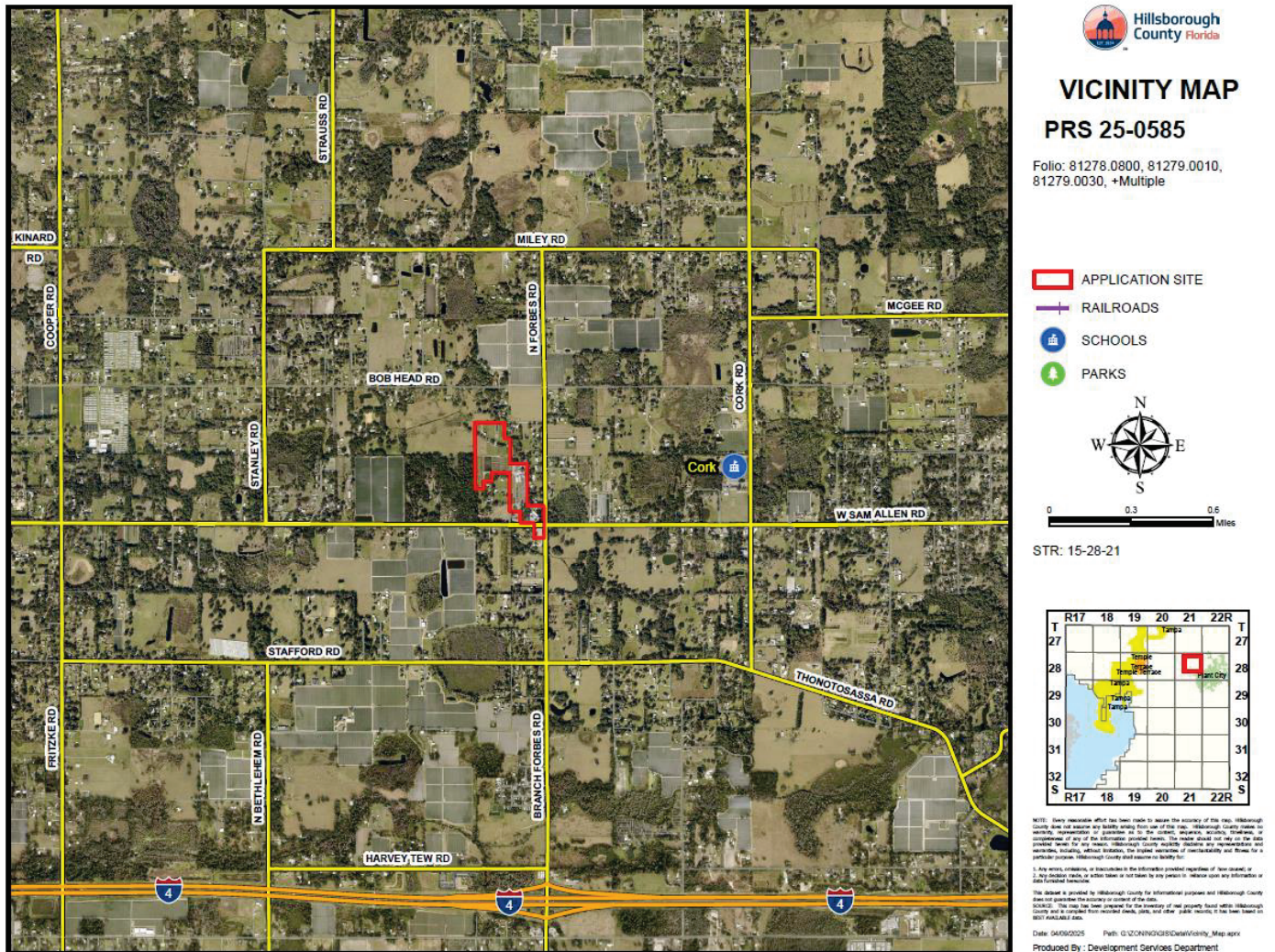
Existing Approval(s):	Proposed Modification(s):
<ul style="list-style-type: none"> - 3,780 square foot building and attached outdoor deck for the following uses: Accessory retail sales associated with winery and microbrewery, tastings and entertainment; wedding receptions; and use by groups such as local clubs, businesses and civic groups for events and meetings; sale of products associated with the winery and microbrewery, such as but not limited to, jams, jellies, syrups and specialty retail items associated with the uses. 	<ul style="list-style-type: none"> - The project shall be permitted to include a maximum 3,000 square foot building addition for support operations, including office, storage, employee space, and kitchen.

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

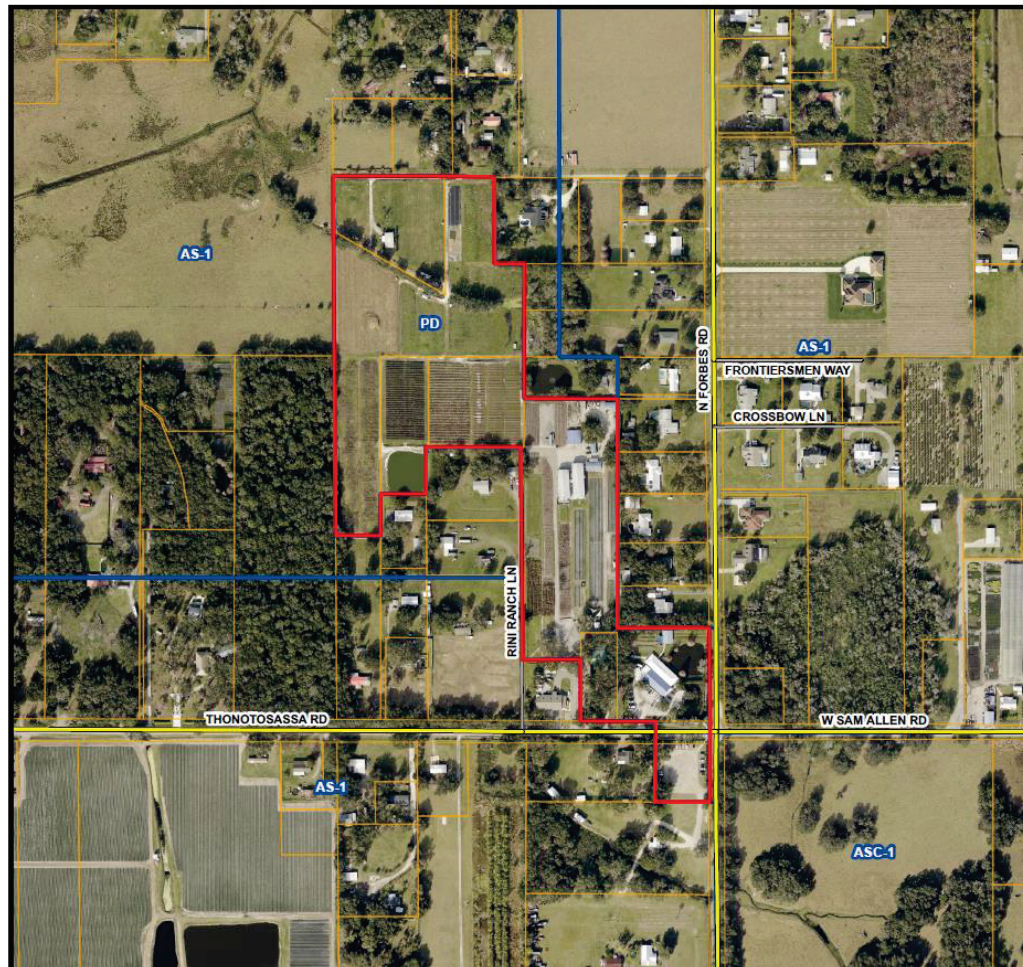


Context of Surrounding Area:

The site is located in a rural area, north of Interstate 4 in eastern Hillsborough County. Surrounding area consists of residential single-family and agricultural uses. The dominant zoning in the area is agricultural, primarily AS-1 and ASC-1.

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	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
South	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional / Government
East	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
	ASC-1	1 unit per acre	Agriculture / Single-Family Conventional	Agriculture
West	AS-1	1 unit per acre	Agriculture / Single-Family Conventional	Single Family

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Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways to Modification Area (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
N Forbes Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Thonotosassa Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Modification Area Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	406	36	34
Proposed	726	65	61
Difference (+/-)	+320	+29	+27

*Trips reported are based on gross 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		Choose an item.	Choose an item.	Choose an item.
South	X	Vehicular & Pedestrian	None	Meets LDC
East		Vehicular	None	Meets LDC
West		None	None	Choose an item.

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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands present
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Airport Height Restriction (330' ASML)</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant looks to modify Planned Development 14-0533 in order to allow a 3,000 square foot expansion to the existing 3,780 square foot structure to accommodate space for support operations, which includes an office, storage space, employee space, and kitchen. This will bring the total allowed square footage to 6,780 square feet. This space will be used for proposed support uses and will not increase the size of microbrewery, retail sales area, or tastings and entertainment area, .

The subject property is adjacent to single-family homes and agricultural uses. The existing structure is located near the intersection of Thonotosassa Road and Forbes Roads. There are no proposed changes to the existing buffer and screening, including the 20' Type B Buffer near the proposed addition to the north.

Staff does not have any compatibility concerns with the request.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 2, 2025.

1. The site shall be developed in accordance with AS-1 design standards, or as shown on the site plan. The project shall be approved for AS-1 zoning district uses, including a winery and farm related microbrewery (as defined below). The sale of alcohol is limited to beer and wine produced by the winery and microbrewery only. No liquor sales shall be permitted.
 - 1.1 The farm related microbrewery is defined as an establishment, located wholly on a farm, for the manufacture of malt liquors, such as beer and ale, using grains produced in other regions and other ingredients produced primarily on the farm or in the State of Florida. Production for the farm related microbrewery shall be limited to 250,000 gallons per year.
 - 1.2 The owner or operator of the microbrewery shall maintain records to verify that the total annual production of the malt liquors shall not exceed 250,000 gallons per year. The records shall be preserved for a minimum of three years. Within 14 days of a request by Hillsborough County, the owner or operator of the microbrewery shall provide a summary production report for review to verify the production for the period of time requested by Hillsborough County. The report shall include a signed affidavit from the owner or operator, or the accountant who prepared the report, attesting to its accuracy. If Hillsborough County determines the report needs further verification, an Independent Certified Audit shall be provided by the owner or operator at his expense in a timely manner. Failure to provide the required report and/or Independent Audit when requested or failure of the owner or operator to adequately demonstrate that the production is less than 250,000 gallons per year shall constitute grounds for the prosecution of a zoning violation on the property on which the microbrewery operates.
2. Alcoholic beverage permits shall be required to be obtained and maintained in accordance with LDC 6.11.11 and applicable State of Florida regulations for the sale of wine and beer, on-site consumption of wine and beer and manufacturing and distribution of wine and beer.
3. Buildings associated with the winery shall meet the setbacks and building heights of the AS-1 zoning district. Buildings associated with the microbrewery shall maintain a minimum setback of 20 feet where adjacent to a single-family use or agricultural use and 50 feet from any right of way. The maximum building height shall be 50 feet. All buildings shall be located within the "Existing and Future Winery/Brewery and Storage Warehouse Buildings" building envelope shown on the site plan.
4. The project shall be permitted a maximum 3,780 square foot building and attached outdoor deck (as depicted on the site plan) for the following uses: accessory retail sales associated with the winery and microbrewery; tastings and entertainment; wedding receptions; and use by groups such as local clubs, businesses and civic groups for events and meetings. The permitted building shall also permit the sales of products associated with the winery and microbrewery, such as, but not limited to, jams, jellies, syrups and specialty retail items associated with the uses. The project shall be permitted an additional 3,000 square foot building addition (as depicted on the site plan) for support operations, including office, storage, employee space, and kitchen. No portion of this addition shall be permitted for occupancy by members of the public.

5. Hours of operation for the retail building and attached outdoor deck (as depicted on the site plan) shall be as follows: 10:00am-11:00pm Fridays and Saturdays and 11:00am-9:00pm Sundays through Thursdays. Entertainment held on the outside deck (as depicted on the site plan) shall be subject to the operational restrictions found within conditions 10 and 11.
6. In the event the winery ceases operating, no retail sales of beer, wine, related products or the uses specified in condition 4 shall be permitted. In the event the farm ceases operating, no farm related microbrewery shall be permitted.
7. The following setback and height restrictions shall apply to the retail sales building:

Minimum Side Setback:	15 feet
Minimum Front Setback:	50 feet
Minimum Rear Setback:	50 feet
Maximum Building Height:	50 feet
8. Weddings and receptions are permitted on the site within the southeast portion of folio 81279.0030 which is east of folio 81279.0050. No other areas of the property shall be utilized for weddings and/or receptions. Weddings shall be limited to no more than four per month. In addition, no weddings or related receptions shall occur on the property past 8:00 pm.
9. Outdoor festivals shall be allowed, provided the following are met:
 - 9.1 No such outdoor festival shall be more than two (2) days long, except the site's yearly "Blueberry Festival" which may be three (3) days long.
 - 9.2 No more than four (4) outdoor festivals shall be held per calendar year.
 - 9.3 Outdoor festivals shall be restricted to daylight hours only.
10. All sound levels from the property zoned PD 14-0533 shall comply with EPC Chapter 1-10, sound and noise levels.
11. Entertainment on the retail building's outside deck (as depicted on the site plan) is permitted on Fridays, Saturdays and Sundays only. The entertainment shall cease at the following times: 10:00pm on Fridays and Saturdays; 8:00pm on Sundays. In order to ensure compliance with the noise standards set forth in condition 10, all amplified music shall be integrated through a sound limiter. No drum sets or bass guitars are permitted.
12. The property identified as 81328.0000 is permitted for AS-1 uses and an off-site parking lot for the Keel & Curley Winery. Use of the lot for off-site parking shall be restricted to Fridays, Saturdays and Sundays only.
 - 12.1 A 10 foot wide buffer shall be provided along the south property line. A 20 foot wide buffer shall be provided along the west property line. Screening within the southern and western buffers shall consist of a 4 foot high split rail fence, 10 foot tall trees planted every 40 feet and hedges.
 - 12.2 The Thonotosassa and Forbes Roads Rural Scenic Corridors shall be 10 feet in width. The 8 foot wide perimeter buffer required adjacent to a roadway and landscaping required per Land Development Code Section 6.06.04.C shall be provided and placed adjacent to the Rural Scenic Corridor easement. Split rail fencing, maximum height of 4 feet, shall be provided along the north and east property lines at a minimum setback of 10 feet.

- 12.3 One access point, from Forbes Road, to the off-site parking lot shall be permitted.
- 12.4 Placement of a crosswalk on folio 81328.0000 within the Thonotosassa Road and/or Forbes Road Rural Scenic Corridors is permitted.
- 12.5 Land Development Sections 6.05.02.D.2.b and 6.05.02.D.2.f. shall not apply to folio 81328.0000.
13. A pedestrian crossing from folio 81328.0000 (off-site parking lot) to folio 81279.0030 (Keel & Curley Winery and retail building) shall be provided. The crossing shall occur near the existing 4-way stop at Thonotosassa and Forbes Road, and not at mid-block. The crossing shall be accommodated with required crosswalk markings, signs and advance warning flashers (if warranted by Public Works) in accordance with FDOT Standards and criteria from TEM. Night time illumination with street lighting along Thonotosassa Road for the pedestrian crossing is required. A sidewalk on folio 81279.0030 from the site's main entrance shall be installed to connect to the pedestrian crossing. The sidewalk shall be placed north of the site's existing split-rail fence to avoid the pedestrians walking next to the existing ditch that runs along the north side of Thonotosassa Road.
14. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:
- 14.1 The applicant shall provide a 20 foot buffer with a Type B screening along the northern, southern and eastern boundary of folio number 81279.0030 shown on the general site plan. A pole barn is permitted to encroach 10 feet into the 20 foot buffer along the northern property adjacent to folio 81279.0007.
- 14.2 The applicant shall provide a 20 foot buffer with Type B screening along the western property line of folio 81279.0030 where adjacent to folios 81333.5902 and 81333.5904 should the crops located to the west of the modular office be removed and the area be used for overflow parking.
15. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
16. 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):
- 16.1 Ground Signs shall be limited to Monument Signs.
- 16.2 Billboards, pennants and banners shall be prohibited.
17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
18. Approval of this zoning petition by Hillsborough County does not constitute or guarantee that the Environmental Protection Commission approval/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.
19. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter

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

20. 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).
21. 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.
22. 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 plan communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
23. 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.
- ~~19.~~24. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees are to be displayed on the submitted preliminary plan.
- ~~20.~~25. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
- ~~21.~~26. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
- ~~22.~~27. Based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 50 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.
- ~~23.~~28. The applicant shall provide a detailed traffic circulation plan, as part of the site plan submittal.
29. All ADA designated parking spaces within the subject site will remain accessible and unobstructed at all times
30. All parking required for the subject site will be contained within the subject site.
31. A parking study will be completed by the developer at the time of site construction in order to determine the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development). Such parking study will be reviewed and approved by Hillsborough County. Concurrent with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.
32. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise

acquire additional right-of-way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.

33. As Thonotosassa Road is a substandard collector roadway, the developer will be required to improve the roadway, between the project access onto Thonotosassa Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
34. As N Forbes Road is a substandard collector roadway, the developer will be required to improve the roadway between the project access onto N Forbes Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- ~~24.~~35. 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.
- ~~25.~~36. As a condition of approval of this matter, Keel & Curley will provide Environmental Protection Commission (EPC) access to their property to conduct noise monitoring and other inspections and a copy of their wedding/entertainment schedule on a monthly basis. In addition, EPC staff will be directed by their Board to conduct quarterly noise monitoring of Keel & Curley's outdoor musical entertainment acts. This would be in addition to EPC's normal practice of responding to any citizen complaints and monitoring as necessary. The purpose of the quarterly monitoring will be to ensure compliance with EPC's Noise Rule Chapter 1-10. EPC staff will also report the results to the Director of Development Services to assist them in assuring conformance with any of the conditions of their approval order. This quarterly monitoring shall continue until such time that the Executive Director of EPC makes a determination that this operation routinely complies with EPC's noise rule, but under no circumstances shall it be less than four calendar quarters.
37. 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.

APPLICATION NUMBER: PRS 25-0585

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Jared Follin

Zoning Administrator Sign Off:

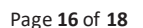
J. Brian Grady

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

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

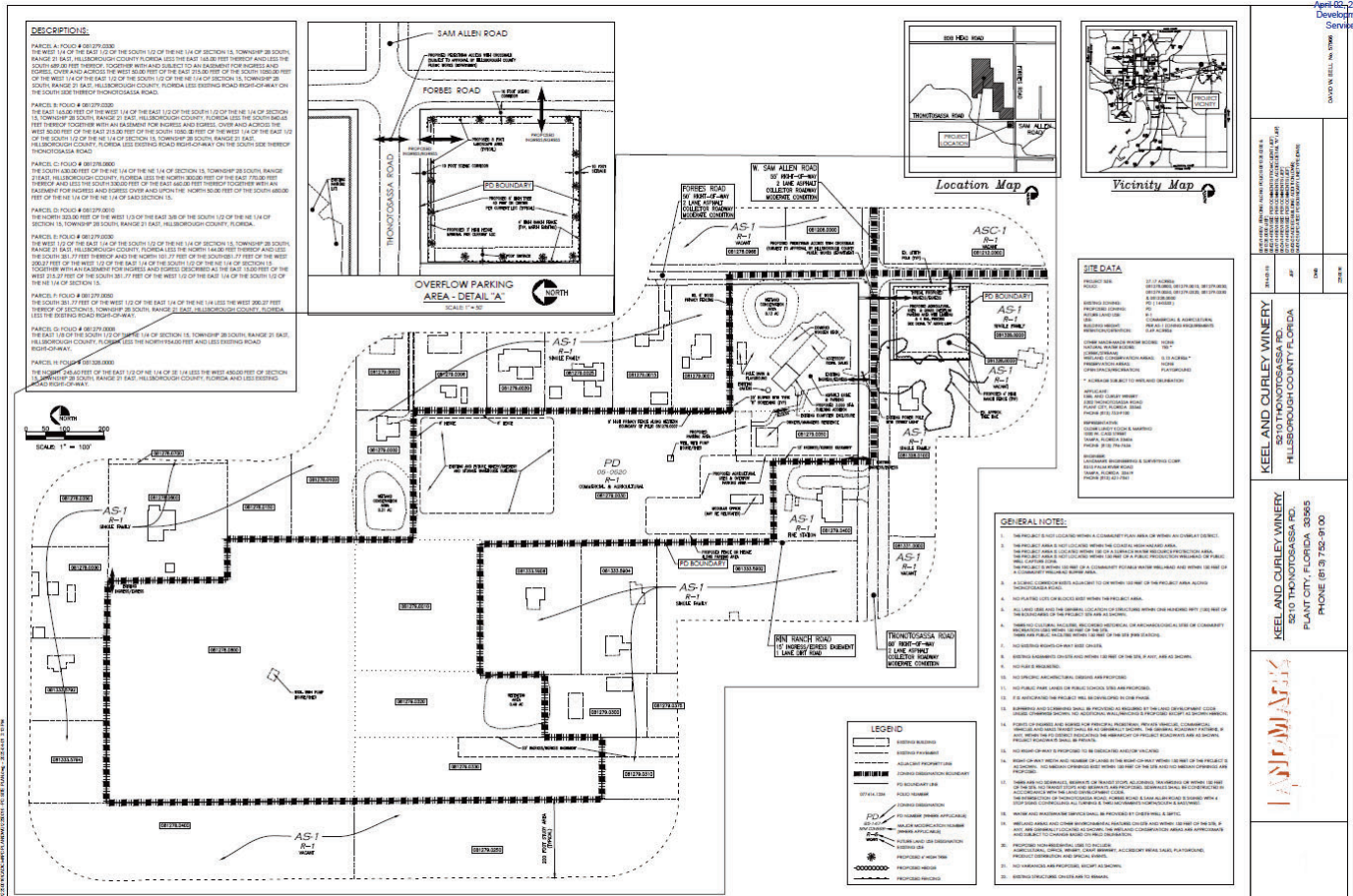
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/0715/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 25-0585

*REVISED

- ☐ 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

1. All ADA designated parking spaces within the subject site will remain accessible and unobstructed at all times.
2. All parking required for the subject site will be contained within the subject site.
3. A parking study will be completed by the developer at the time of site construction in order to determine the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development). Such parking study will be reviewed and approved by Hillsborough County. Concurrent with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.
4. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.
5. As Thonotosassa Road is a substandard collector roadway, the developer will be required to improve the ~~public~~ roadway ~~network~~, between ~~any~~ the project access ~~which may be granted on~~ to Thonotosassa Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
6. As N Forbes Road is a substandard collector roadway, the developer will be required to improve the ~~public~~ roadway ~~network~~, between ~~any~~ the project access ~~which may be granted on~~ to N Forbes Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B.

of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 14-0533, which is currently approved for a manufacturing farm, farm related micro-brewery, winery, special event venue, and 3,780sqft of sit-down restaurant with an attached outdoor deck and accessory retail sales of products associated with the winery. With this modification, the applicant is requesting the approval of a 3,000sqft addition to the existing structure that currently supports the sit-down restaurant with an attached outdoor deck and accessory retail use. This proposed addition would be used to expand the existing kitchen area, employee rest area, and interior storage space. The future land use is Residential -1 (R-1).

Trip Generation Analysis

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, 11th Edition.

Staff notes that the following trip generation analysis does not include additional approved uses within subject Planned Development, such as the special event venue and winery/micro-brewery, which could result in significant additional trip generation. The county's current methodology concerning special event venues, which differs from the county's methodology at the time the existing zoning entitlements were approved, requires information such as the maximum number of vehicles permitted per event and the maximum duration of each event in order to provide a complete trip comparison. Review staff was not provided this information and did not require the provision of this information concurrent with this modification as this application does not propose any changes to special event venue use. As discussed with the applicant prior to the filing of this report and stated in the conditions of approval, the developer will be required to provide a trip generation and site access analysis studying the project in its entirety at the time of site construction to determine whether site access improvements will be required.

Existing PD Modification Area Zoning Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
PD, Sit Down Restaurant (ITE 932) 3,780sqft	406	36	34

Proposed PD Modifications Area Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Sit Down Restaurant (ITE 932) 6,780sqft	726	65	61

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+320	+29	+27

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Forbes Road and Thonotosassa Road. N Forbes Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan N Forbes Road is designated for a future two lane enhancement.

Thonotosassa Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 47ft of the right of way.

PARKING

The 3,000sqft addition being proposed with this application is designed to take the place of area currently designated to serve as on-site parking. If approved, this addition would disrupt the current parking configuration of the subject site and total numbers of available spaces, as stated in the conditions of approval above, the developer will be required to complete a parking study at the time of site construction in order to determine the current parking needs of the project in its entirety. Such parking study will be reviewed and approved by Hillsborough County. Concurrent

with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.

SITE ACCESS

The currently approved Planned Development is approved for one full access connection onto Thonotosassa Road and one full access connection onto N Forbes Road from the parcel under Folio No. 81328.0000 which, as stated in the current condition of approval no. 12, is only permitted to be utilized on Fridays, Saturdays, and Sundays for off-site overflow parking.

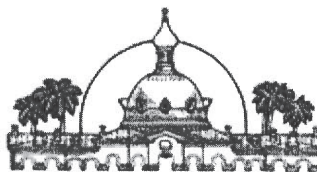
ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Thonotosassa Road and N. Forbes Road is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Thonotosassa Road	McIntosh Road	Branch-Forbes Road	C	B
N. Forbes Road	Thonotosassa Road	Thonotosassa- Sam Allen Road	C	C

Source: [*2020 Hillsborough County Level of Service \(LOS\) Report*](#)

**CURRENTLY
APPROVED**



Hillsborough County
GOVERNMENT
Florida

Development Services

**Board of County
Commissioners**

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller Jr.
Sandra L. Murman
Mark Sharpe

August 20, 2014

Reference: RZ-PD 14-0533 ER

County Administrator
Michael S. Merrill

**County Administrator
Executive Team**

Lucia Garsys
Carl S. Harness
Gregory S. Horwedel
Liana Lopez
Bonnie Wise

County Internal Auditor
Michelle Leonhardt

County Attorney
Chip Fletcher

Development Services
PO Box 1110
Tampa, FL 33601-1110

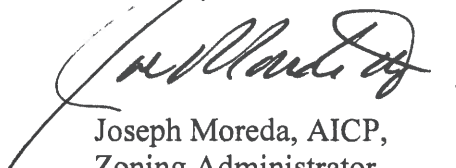
Keel Farms, Inc.
5210 Thonotosassa Rd.
Plant City, FL 33565

Dear Applicant:

At the regularly scheduled public meeting on August 12, 2014, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 & PD (05-0520) to Planned Development (PD) with the attached 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,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachment
cc: Molloy & James

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 14-0533 ER
MEETING DATE: August 12, 2014
DATE TYPED: August 19, 2014

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 3, 2014.

1. The site shall be developed in accordance with AS-1 design standards, or as shown on the site plan. The project shall be approved for AS-1 zoning district uses, including a winery and farm related microbrewery (as defined below). The sale of alcohol is limited to beer and wine produced by the winery and microbrewery only. No liquor sales shall be permitted.
 - 1.1 The farm related microbrewery is defined as an establishment, located wholly on a farm, for the manufacture of malt liquors, such as beer and ale, using grains produced in other regions and other ingredients produced primarily on the farm or in the State of Florida. Production for the farm related microbrewery shall be limited to 250,000 gallons per year.
 - 1.2 The owner or operator of the microbrewery shall maintain records to verify that the total annual production of the malt liquors shall not exceed 250,000 gallons per year. The records shall be preserved for a minimum of three years. Within 14 days of a request by Hillsborough County, the owner or operator of the microbrewery shall provide a summary production report for review to verify the production for the period of time requested by Hillsborough County. The report shall include a signed affidavit from the owner or operator, or the accountant who prepared the report, attesting to its accuracy. If Hillsborough County determines the report needs further verification, an Independent Certified Audit shall be provided by the owner or operator at his expense in a timely manner. Failure to provide the required report and/or Independent Audit when requested or failure of the owner or operator to adequately demonstrate that the production is less than 250,000 gallons per year shall constitute grounds for the prosecution of a zoning violation on the property on which the microbrewery operates.
2. Alcoholic beverage permits shall be required to be obtained and maintained in accordance with LDC 6.11.11 and applicable State of Florida regulations for the sale of wine and beer, on-site consumption of wine and beer and manufacturing and distribution of wine and beer.
3. Buildings associated with the winery shall meet the setbacks and building heights of the AS-1 zoning district. Buildings associated with the microbrewery shall maintain a minimum setback of 20 feet where adjacent to a single-family use or agricultural use and 50 feet from any right of way. The maximum building height shall be 50 feet. All buildings shall be located within the "Existing and Future Winery/Brewery and Storage Warehouse Buildings" building envelope shown on the site plan.
4. The project shall be permitted a maximum 3,780 square foot building and attached outdoor deck (as depicted on the site plan) for the following uses: accessory retail sales associated with the winery and microbrewery; tastings and entertainment; wedding receptions; and, use by groups such as local clubs, businesses and civic groups for events and meetings. The permitted building shall also permit the sales of products associated with the winery and microbrewery, such as, but not limited to, jams, jellies, syrups and specialty retail items associated with the uses.
5. Hours of operation for the retail building and attached outdoor deck (as depicted on the site plan) shall be as follows: 10:00am-11:00pm Fridays and Saturdays and 11:00am-9:00pm Sundays

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 14-0533 ER
MEETING DATE: August 12, 2014
DATE TYPED: August 19, 2014

through Thursdays. Entertainment held on the outside deck (as depicted on the site plan) shall be subject to the operational restrictions found within conditions 10 and 11.

6. In the event the winery ceases operating, no retail sales of beer, wine, related products or the uses specified in condition 4 shall be permitted. In the event the farm ceases operating, no farm related microbrewery shall be permitted.
7. The following setback and height restrictions shall apply to the retail sales building:

Minimum Side Setback:	15 feet
Minimum Front Setback:	50 feet
Minimum Rear Setback:	50 feet
Maximum Building Height:	50 feet
8. Weddings and receptions are permitted on the site within the southeast portion of folio 81279.0030 which is east of folio 81279.0050. No other areas of the property shall be utilized for weddings and/or receptions. Weddings shall be limited to no more than four per month. In addition, no weddings or related receptions shall occur on the property past 8:00 pm.
9. Outdoor festivals shall be allowed, provided the following are met:
 - 9.1 No such outdoor festival shall be more than two (2) days long, except the site's yearly "Blueberry Festival" which may be three (3) days long.
 - 9.2 No more than four (4) outdoor festivals shall be held per calendar year.
 - 9.3 Outdoor festivals shall be restricted to daylight hours only.
10. All sound levels from the property zoned PD 14-0533 shall comply with EPC Chapter 1-10, sound and noise levels.
11. Entertainment on the retail building's outside deck (as depicted on the site plan) is permitted on Fridays, Saturdays and Sundays only. The entertainment shall cease at the following times: 10:00pm on Fridays and Saturdays; 8:00pm on Sundays. In order to ensure compliance with the noise standards set forth in condition 10, all amplified music shall be integrated through a sound limiter. No drum sets or bass guitars are permitted.
12. The property identified as 81328.0000 is permitted for AS-1 uses and an off-site parking lot for the Keel & Curley Winery. Use of the lot for off-site parking shall be restricted to Fridays, Saturdays and Sundays only.
 - 12.1 A 10 foot wide buffer shall be provided along the south property line. A 20 foot wide buffer shall be provided along the west property line. Screening within the southern and western buffers shall consist of a 4 foot high split rail fence, 10 foot tall trees planted every 40 feet and hedges.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 14-0533 ER
MEETING DATE: August 12, 2014
DATE TYPED: August 19, 2014

-
- 12.2 The Thonotosassa and Forbes Roads Rural Scenic Corridors shall be 10 feet in width. The 8 foot wide perimeter buffer required adjacent to a roadway and landscaping required per Land Development Code Section 6.06.04.C shall be provided and placed adjacent to the Rural Scenic Corridor easement. Split rail fencing, maximum height of 4 feet, shall be provided along the north and east property lines at a minimum setback of 10 feet.
 - 12.3 One access point, from Forbes Road, to the off-site parking lot shall be permitted.
 - 12.4 Placement of a crosswalk on folio 81328.0000 within the Thonotosassa Road and/or Forbes Road Rural Scenic Corridors is permitted.
 - 12.5 Land Development Sections 6.05.02.D.2.b and 6.05.02.D.2.f. shall not apply to folio 81328.0000.
 13. A pedestrian crossing from folio 81328.0000 (off-site parking lot) to folio 81279.0030 (Keel & Curley Winery and retail building) shall be provided. The crossing shall occur near the existing 4-way stop at Thonotosassa and Forbes Road, and not at mid-block. The crossing shall be accommodated with required crosswalk markings, signs and advance warning flashers (if warranted by Public Works) in accordance with FDOT Standards and criteria from TEM. Night time illumination with street lighting along Thonotosassa Road for the pedestrian crossing is required. A sidewalk on folio 81279.0030 from the site's main entrance shall be installed to connect to the pedestrian crossing. The sidewalk shall be placed north of the site's existing split-rail fence to avoid the pedestrians walking next to the existing ditch that runs along the north side of Thonotosassa Road.
 14. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:
 - 14.1 The applicant shall provide a 20 foot buffer with a Type B screening along the northern, southern and eastern boundary of folio number 81279.0030 shown on the general site plan. A pole barn is permitted to encroach 10 feet into the 20 foot buffer along the northern property adjacent to folio 81279.0007.
 - 14.2 The applicant shall provide a 20 foot buffer with Type B screening along the western property line of folio 81279.0030 where adjacent to folios 81333.5902 and 81333.5904 should the crops located to the west of the modular office be removed and the area be used for overflow parking.
 15. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
 16. 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):
 - 16.1 Ground Signs shall be limited to Monument Signs.
 - 16.2 Billboards, pennants and banners shall be prohibited.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 14-0533 ER
MEETING DATE: August 12, 2014
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17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
18. Approval of this zoning petition by Hillsborough County does not constitute or guarantee that the Environmental Protection Commission approval/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.
19. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees are to be displayed on the submitted preliminary plan.
20. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
21. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
22. Based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 50 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.
23. The applicant shall provide a detailed traffic circulation plan, as part of the site plan submittal.
24. 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.
25. As a condition of approval of this matter, Keel & Curley will provide Environmental Protection Commission (EPC) access to their property to conduct noise monitoring and other inspections and a copy of their wedding/entertainment schedule on a monthly basis. In addition, EPC staff will be directed by their Board to conduct quarterly noise monitoring of Keel & Curley's outdoor musical entertainment acts. This would be in addition to EPC's normal practice of responding to any citizen complaints and monitoring as necessary. The purpose of the quarterly monitoring will be to ensure compliance with EPC's Noise Rule Chapter 1-10. EPC staff will also report the results to the Director of Development Services to assist them in assuring conformance with any of the conditions of their approval order. This quarterly monitoring shall continue until such time that the Executive Director of EPC makes a determination that this operation routinely complies with EPC's noise rule, but under no circumstances shall it be less than four calendar quarters.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/0715/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 25-0585

*REVISED

- ☐ 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

1. All ADA designated parking spaces within the subject site will remain accessible and unobstructed at all times.
2. All parking required for the subject site will be contained within the subject site.
3. A parking study will be completed by the developer at the time of site construction in order to determine the current parking needs of the project in its entirety (i.e. the parking demand for existing and proposed development). Such parking study will be reviewed and approved by Hillsborough County. Concurrent with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.
4. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.
5. As Thonotosassa Road is a substandard collector roadway, the developer will be required to improve the ~~public~~ roadway ~~network~~, between ~~any~~ the project access ~~which may be granted~~ onto Thonotosassa Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
6. As N Forbes Road is a substandard collector roadway, the developer will be required to improve the ~~public~~ roadway ~~network~~, between ~~any~~ the project access ~~which may be granted~~ onto N Forbes Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B.

of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 14-0533, which is currently approved for a manufacturing farm, farm related micro-brewery, winery, special event venue, and 3,780sqft of sit-down restaurant with an attached outdoor deck and accessory retail sales of products associated with the winery. With this modification, the applicant is requesting the approval of a 3,000sqft addition to the existing structure that currently supports the sit-down restaurant with an attached outdoor deck and accessory retail use. This proposed addition would be used to expand the existing kitchen area, employee rest area, and interior storage space. The future land use is Residential -1 (R-1).

Trip Generation Analysis

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, 11th Edition.

Staff notes that the following trip generation analysis does not include additional approved uses within subject Planned Development, such as the special event venue and winery/micro-brewery, which could result in significant additional trip generation. The county's current methodology concerning special event venues, which differs from the county's methodology at the time the existing zoning entitlements were approved, requires information such as the maximum number of vehicles permitted per event and the maximum duration of each event in order to provide a complete trip comparison. Review staff was not provided this information and did not require the provision of this information concurrent with this modification as this application does not propose any changes to special event venue use. As discussed with the applicant prior to the filing of this report and stated in the conditions of approval, the developer will be required to provide a trip generation and site access analysis studying the project in its entirety at the time of site construction to determine whether site access improvements will be required.

Existing PD Modification Area Zoning Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
PD, Sit Down Restaurant (ITE 932) 3,780sqft	406	36	34

Proposed PD Modifications Area Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Sit Down Restaurant (ITE 932) 6,780sqft	726	65	61

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+320	+29	+27

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Forbes Road and Thonotosassa Road. N Forbes Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan N Forbes Road is designated for a future two lane enhancement.

Thonotosassa Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 47ft of the right of way.

PARKING

The 3,000sqft addition being proposed with this application is designed to take the place of area currently designated to serve as on-site parking. If approved, this addition would disrupt the current parking configuration of the subject site and total numbers of available spaces, as stated in the conditions of approval above, the developer will be required to complete a parking study at the time of site construction in order to determine the current parking needs of the project in its entirety. Such parking study will be reviewed and approved by Hillsborough County. Concurrent

with each increment of development, the developer shall be required to construct any parking identified as need pursuant to the parking study.

SITE ACCESS

The currently approved Planned Development is approved for one full access connection onto Thonotosassa Road and one full access connection onto N Forbes Road from the parcel under Folio No. 81328.0000 which, as stated in the current condition of approval no. 12, is only permitted to be utilized on Fridays, Saturdays, and Sundays for off-site overflow parking.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Thonotosassa Road and N. Forbes Road is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Thonotosassa Road	McIntosh Road	Branch-Forbes Road	C	B
N. Forbes Road	Thonotosassa Road	Thonotosassa- Sam Allen Road	C	C

Source: [*2020 Hillsborough County Level of Service \(LOS\) Report*](#)

COMMISSION

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Harry Cohen VICE-CHAIR
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 10, 2025	COMMENT DATE: May 8, 2025
PETITION NO.: 25-0585	PROPERTY ADDRESS: 3219, 3615 N Forbes Rd, 5208, 5210, 5434 Thonotosassa Rd, Plant City
EPC REVIEWER: Abbie Weeks	FOLIO #: 0812790030, 0812780800, 0812790010, 0812790050, 0812790320, 0812790330, 0813280000
CONTACT INFORMATION: (813) 627-2600 x 1101	STR: 15-28S-21E
EMAIL: weeks@epchc.org	
REQUESTED ZONING: From AS-1 and PD to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are generally located as depicted on the site plan. A wetland flow-way is located in the northern portion of the project area that is not depicted on the site plan.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.	

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- 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 subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

ec: clay@keelandcurleywinery.com
crice@olderlundylaw.com
mnewton@olderlundylaw.com
dsinger@olderlundylaw.com

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AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 05/07/2025

Agency: Natural Resources **Petition #:** 25-0585

☐ 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. 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.
2. 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.
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.

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

PETITION NO.: PRS 25-0585

REVIEWED BY: Randy Rochelle

DATE: 4/21/2025

FOLIO NO.: 81278.0800, 81279.0010, 81279.0030, Multiple More

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 .



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 4/4/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/17/2025

PROPERTY OWNER: Keel Farms Inc., Keel's Nursery and Greenhouses Inc., Clarence Joseph Keel IV, Boynton Holdings LLC **PID:** 25-0585

APPLICANT: Keel Farms, Inc.

LOCATION: 5210 Thonotosassa Road Plant City, FL 33565
3615 North Forbes Road Plant City, FL 33565
5208 Thonotosassa Road Plant City, FL 33565
5434 Thonotosassa Road Plant City, FL 33565
0 Thonotosassa Road Plant City, FL 33565
3219 North Forbes Road Plant City, FL 33565

FOLIO NO.: 81279.0030, 81278.0800, 81279.0010, 81279.0050, 81279.0320, 81279.0330, 81328.0000.

AGENCY REVIEW COMMENTS:

Summary of Applicant's Request

Applicant requests a minor modification to the approved zoning site plan to allow for a centralized operations structure up to 3,000 square feet. The additional building proposed on the site plan will house operations incident to the current zoning approval and would not include any areas to be occupied by members of the public. The building would include storage, office, employee space and a kitchen to support the current, approved operations of the site.

EVSDs Review

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Potable Water Wellfield Protection Area (PWWPA) due one Non-Transient Noncommunity drinking water system located within 500-feet of the folios; however, the wells are located on the applicant's property and serves the installation's operations. As established in Chapter 62-521, F.A.C., any potable water well installed by an

installation used to serve that installation's operation is excluded from the prohibitions set forth in Rule 62-521.400, F.A.C.

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

At this time, EVSD has no objections to the applicant's request.