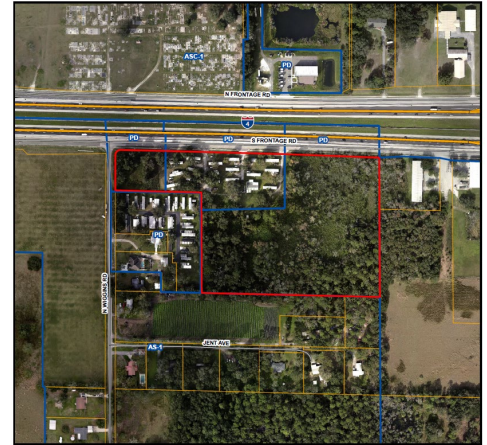


Rezoning Application: PD 22-1702
Zoning Hearing Master Date: May 15, 2023
BOCC Land Use Meeting Date: July 18, 2023

1.0 APPLICATION SUMMARY

Applicant: Jeffrey Anderson
FLU Category: Residential - 4
Service Area: Rural
Site Acreage: Approximately 15.9 acres
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 10.67-acre unified development consisting of two folios. The request is for a rezoning from Planned Development (PD 93-0116 and PD 93-0115) to Planned Development (PD) to allow for up to 80,000-square-feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses.

Zoning:	Existing		Proposed
District(s)	PD 93-0116	PD 93-0115	PD
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional/Mobile Home)	Commercial Neighborhood & Commercial General uses with restrictions
Acreage	Folio 90430.5000: +/-3.41 ac.	Folio 90430.5500: +/-12.49 ac.	Approximately 15.9 ac.
Density/Intensity	Max. 25 mobile homes	Maximum 54 mobile homes / SF / MF units	Maximum 80,000 sf (total)

Development Standards:	Existing		Proposed
District(s)	PD 93-0116	PD 93-0115	PD Dimensional Standards
Setbacks/Buffering and Screening	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	Adjacent to folio 90597.1256 (west): 20 ft. buffer / Type "B Screening Min. Bldg. Setbacks (front) Frontage Rd.: 30 ft. / Wiggins Rd.: 30 ft.
Height	1-story MH	35 ft. for SF / MF	25 ft. Max. Ht.

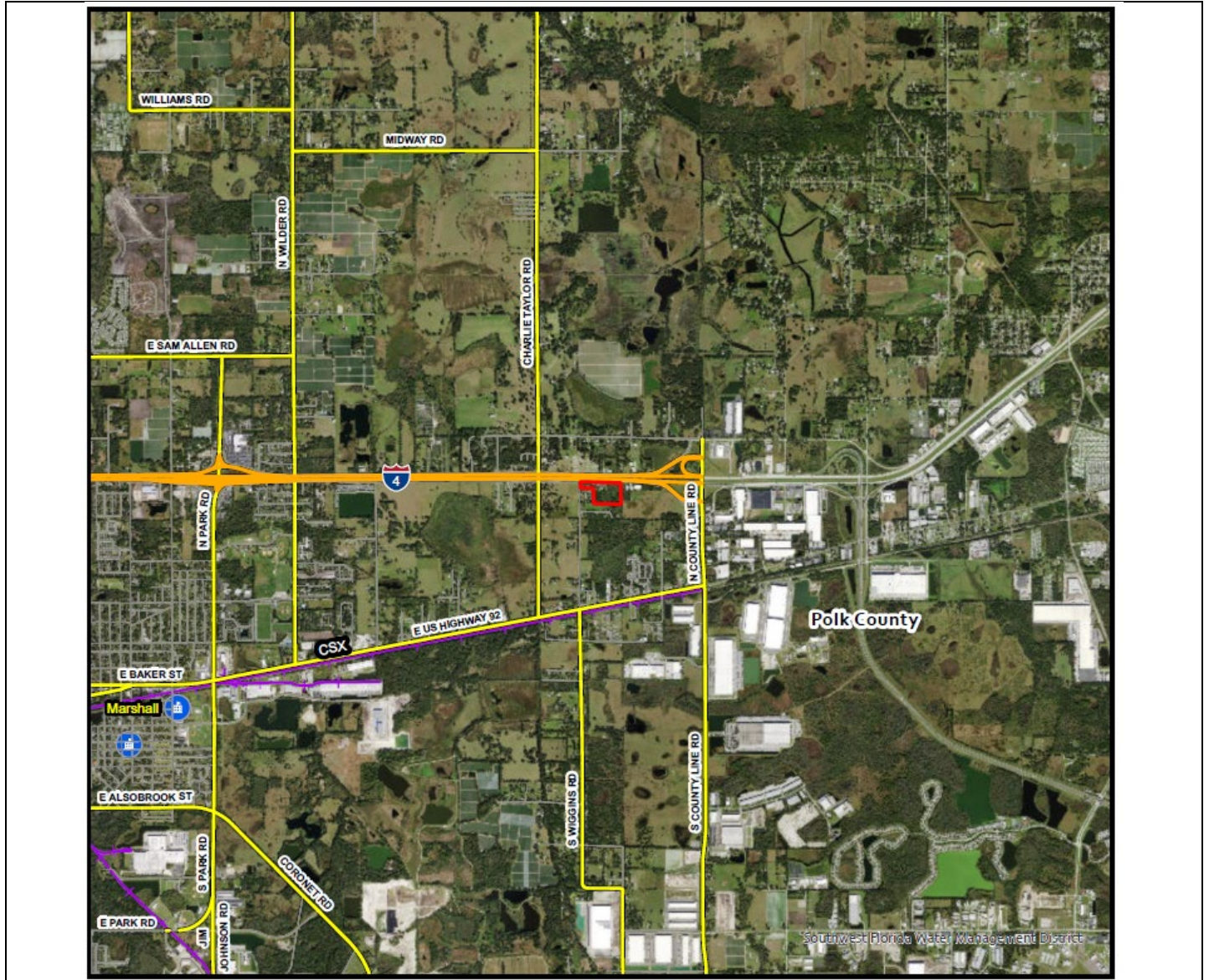
Additional Information:

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: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



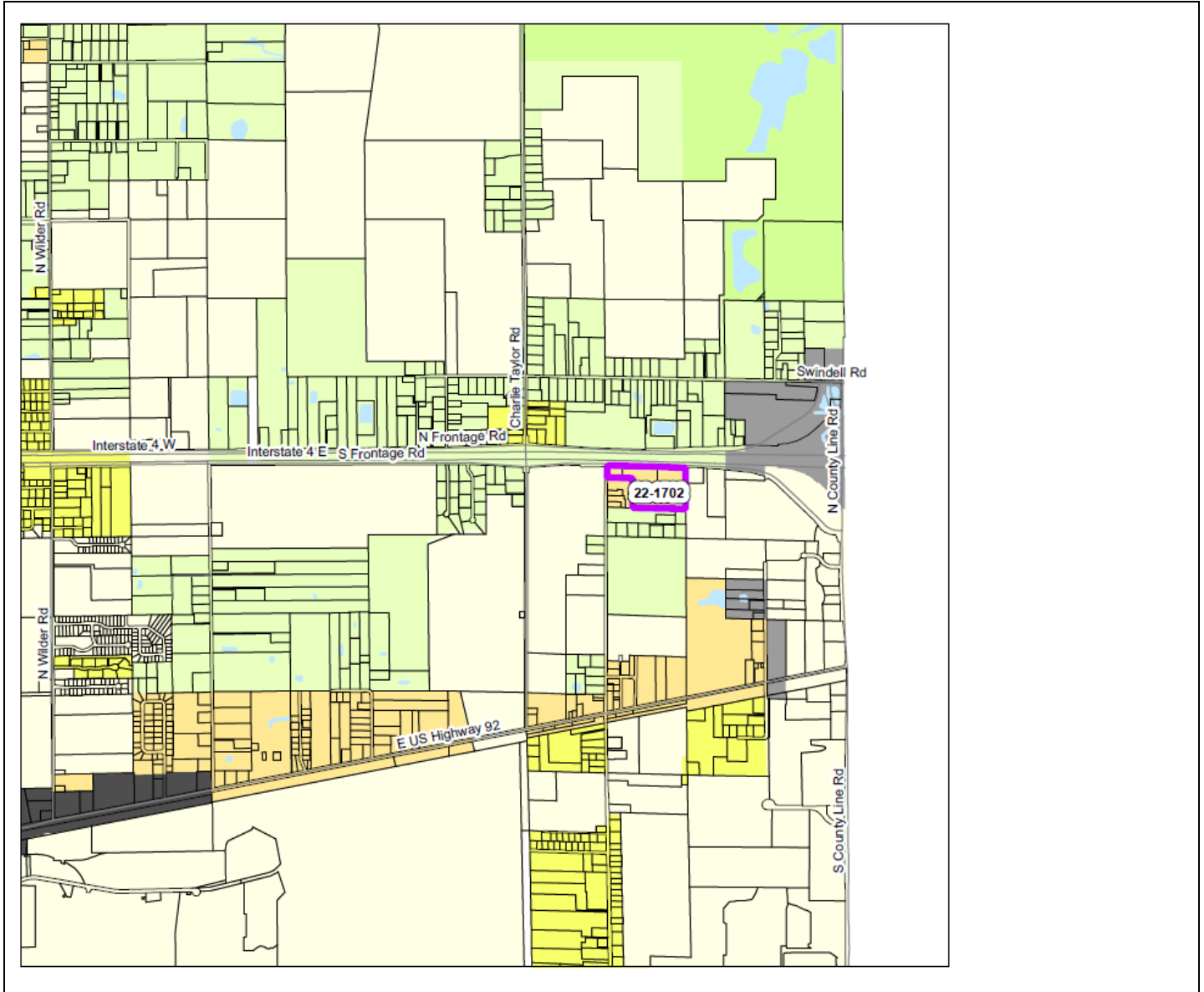
Context of Surrounding Area:

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area.

The Plant City jurisdiction is located to the east and west of the site. Surrounding uses include single-family residential and mobile homes to the south and public institutional uses including a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Florida Department of Transportation owned land is located to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

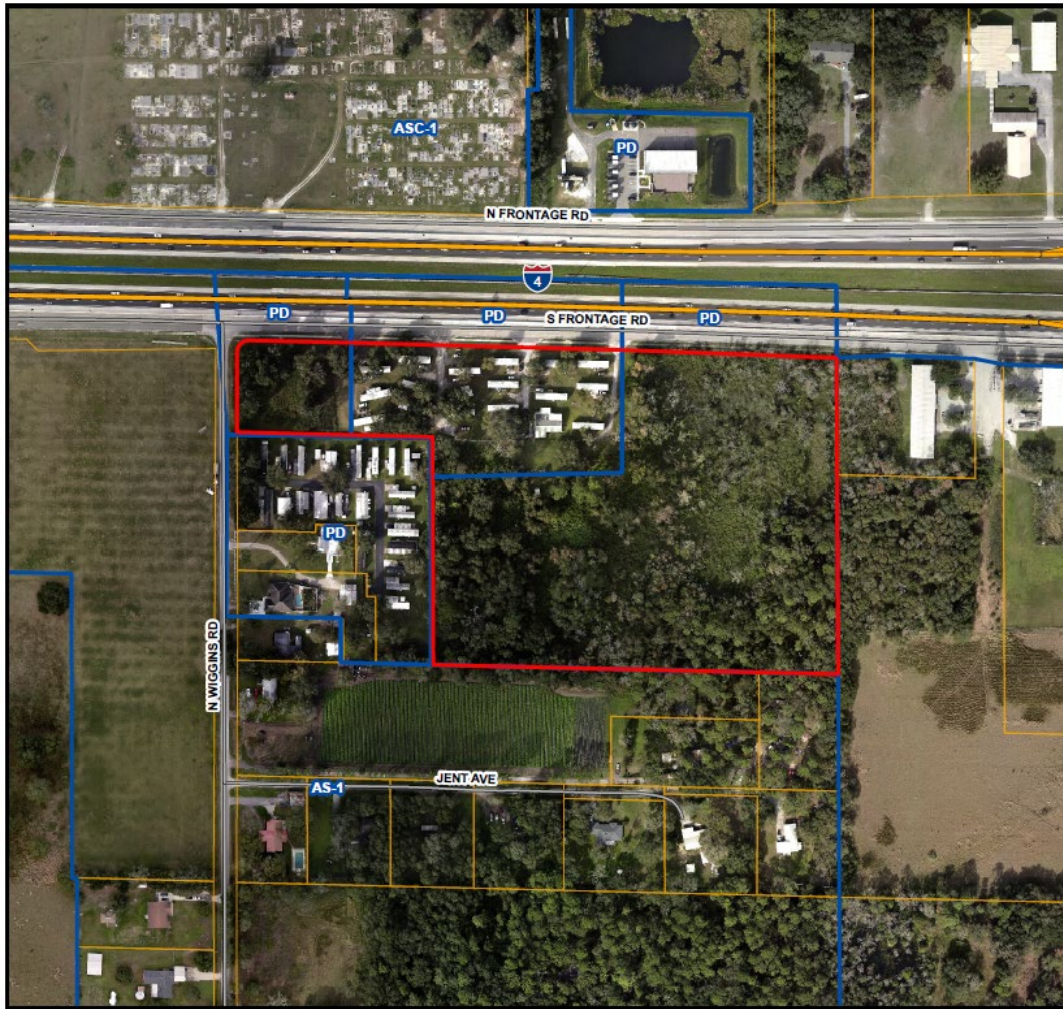
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -4
Maximum Density/F.A.R.:	4 dwelling per acre / 0.25 Maximum FAR
Typical Uses:	Typical uses in the Residential-4 future land use category include but not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

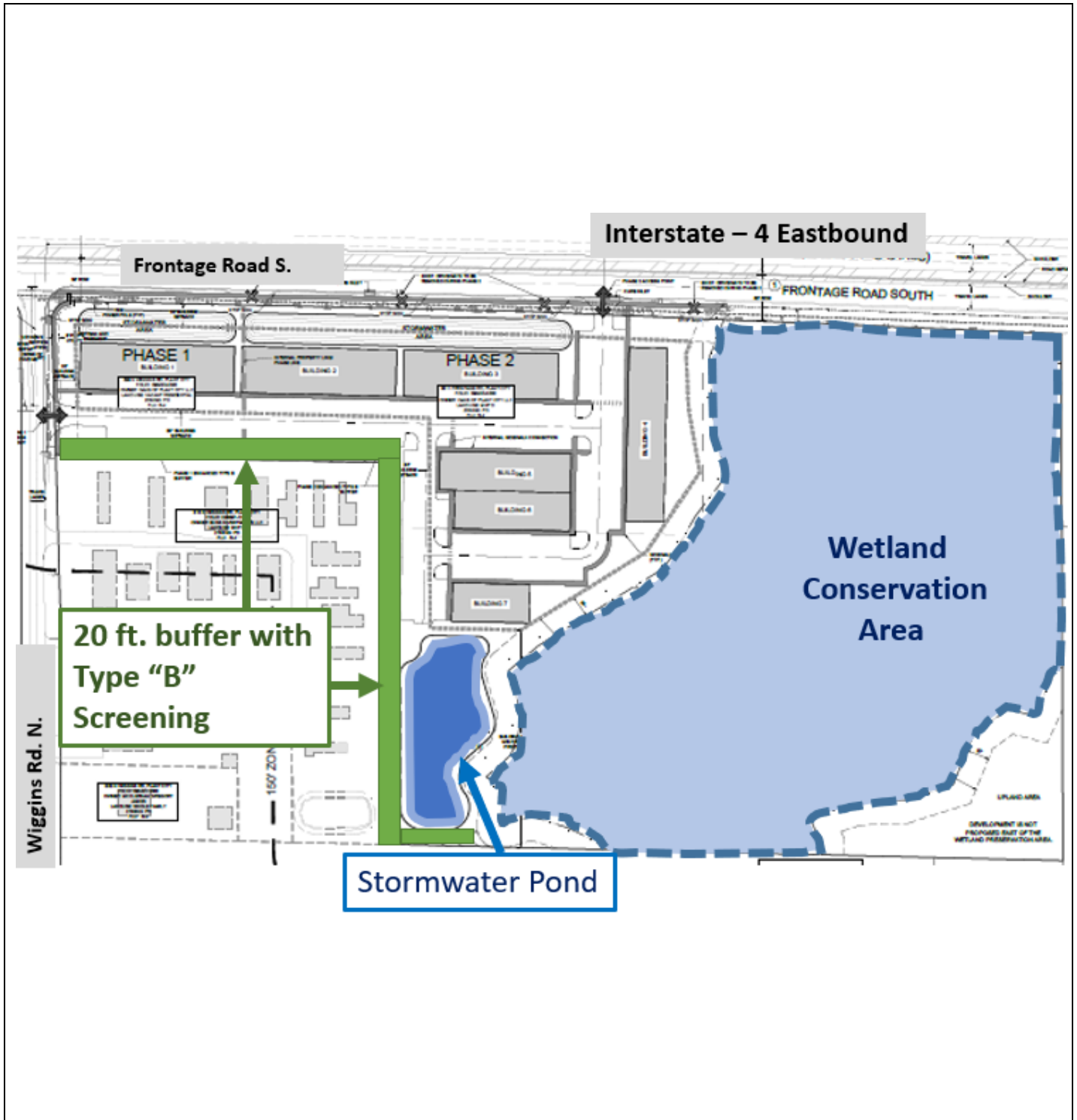
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	S. Frontage Rd. and Interstate 4	Right-of-Way	Local road and interstate	Local road and interstate
South	AS-1 and PD	AS-1: 1 du/acre	Single-family (SF) and Agricultural Uses and MH	Single-family (SF) and Agricultural Uses / MH
East	Plant City Jurisdiction	Plant City Jurisdiction	Plant City Jurisdiction	Dept. of Transportation
West	AS-1 (across N. Wiggins Rd.)	AS-1: 1 du/acre	Single-family (SF) and Agricultural Uses	Single-family (SF) and Agricultural Uses

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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
I-4 FRONTAGE RD S	FDOT -Frontage	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
WIGGINS RD	County Local - 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	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 <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

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	See EPC "Agency Comment Sheet"
Natural Resources	<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	
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 type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" 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	See Transportation Report.
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	See Water Resource Services Comment Sheet Water & Wastewater. 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.

<p>Hillsborough County School Board</p> <p>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</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)</p> <p>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 * 12 = \$23,904 Fire: \$34 * 12 = \$408</p> <p>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 * 68 = \$135,456 Fire: \$34 * 68 = \$4,352</p> <p>Total phase 1 and phase 2: \$164,120</p> <p>Rural Mobility, Northeast Fire - CG or CN/I allowed, project is to be Warehouse(approx. 25% office, 75% storage) - 12,000 sq ft phase 1, and 68,000 sq ft phase 2</p>				
<p>Comprehensive Plan:</p>	<p>Comments Received</p>	<p>Findings</p>	<p>Conditions Requested</p>	<p>Additional Information/Comments</p>
<p>Planning Commission</p> <p><input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Planning Commission Report</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Continuance to May 15, 2023 ZHM

The April 17, 2023, Zoning Hearing Master meeting was continued to May 15, 2023, to allow the applicant additional time to submit documentation regarding compliance with Development Review Procedures Manual (DRPM) Section 6.2.1.C.13 which requires compliance with Florida Statute, Chapter 723. On May 4, 2023, the applicant submitted an affidavit along with associated documents confirming that the property located at 3811 Frontage Road (associated with Folio 090430-5000) is not a F.S. Chapter 723 mobile home park and is therefore exempt from the relocation requirements. All of the homes are deemed "real property" by the Hillsborough County property appraiser. Mr. Anderson for Oaks of Plant City LLC owns and pays taxes on them.

5.2 Compatibility

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area. The subject property is located bounded on the east and west by areas located within the jurisdiction of the City of Plant City. Recent discussions the applicant has conducted with the city of Plant City indicate that annexation is not currently possible. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses within the jurisdiction of Unincorporated Hillsborough County.

The applicant seeks to develop an approximately 15.9-acre unified development consisting of two folios. The request is for a rezoning from PD 93-0115 and PD 93-0116 to Planned Development (PD) to allow for up to 80,000 square feet of commercial uses, referred to as "flex space" in the applicant's narrative. Possible uses proposed by the applicant include accessory retail, art supply store, photography store, catering, contractor's office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256 (mobile home development located southwest). These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair. The applicant's intent is to restrict uses that would cause higher impacts to the surrounding residential area by concentrating them in the northern buildings located along Frontage Road.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 20 ft. buffer with Type "B" screening adjacent to the mobile home property located to the southwest of the subject property as shown on the site plan. The applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The applicant proposes this alternative landscaping along the far south and east boundaries where there is extensive wetlands with existing riparian vegetation creating a natural buffer and natural distance separation from the proposed developed which will be located towards the northwestern area of the subject site.

In addition to the required enhanced buffer and the natural vegetation, the applicant re-aligned the buildings and proposes to have a minimum building setback of 60 feet where the proposed commercial development abuts the mobile home development (folio no. 90597.1256) to further mitigate impacts. The applicant also proposes a maximum building height of 25 feet to keep the development in character with the nearby development. Another measure the applicant proposed to create further compatibility with the most southern residential is for the building setback to be 240 feet from the furthest southern boundary with the proposed stormwater in this location creating a natural-like feature

separating the commercial located to the north of the subject property further away from the residential to the far south.

The applicant's site plan shows approximately 8.15 acres of wetlands located to the east. The Environmental Protection Commission (EPC) has indicated that there is a valid ERP permit and that a wetland occupies a large portion of the eastern part of the project. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency comments dated January 5, 2023. The comments indicate that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts and that the EPC wetland be labeled as Wetland Conservation Area on the site plan.

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Design Exception

1. Wiggins Road is a substandard local road, and the applicant's Engineer of Record submitted a Design Exception request for Wiggins Road to determine the specific improvements. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage. If this zoning is approved, the County Engineer will approve the Design Exception request.

5.2 Recommendation


Based on the above considerations, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 24, 2023.

1. The project shall be limited to a maximum of 80,000 square feet of commercial use, as shown on the March 24, 2023 site plan.
 - a. The following uses may be located in any of the proposed structures shown on the March 24, 2023, site plan.
 - i. accessory retail, art supply store, blueprint, camera/photography store, catering, contractor's office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses.
 - b. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256.
 - i. These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair, and lumber/other building materials.
2. The development shall comply with the March 24, 2023, site plan and the following development standards.
 - a. Minimum Front Yard Setback (Frontage Road and Wiggins Road): 30 feet
 - b. South (abutting folio 90597.1256): 60 feet
 - c. South (abutting folio 90431.0000): 240 feet
 - d. West (abutting folio 90597.1256): 60 feet
 - e. Maximum Height: 25 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exception.
 - a. Existing vegetation may be retained in lieu of construction of the 6-foot high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the south and eastern portions of the subject site located adjacent to the Wetland Conservation Area.
4. The mobile homes located in folio no. 90430.5000 shall be allowed to be an interim use until commencement of construction for phase 2 of the proposed development.
5. If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
6. The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.

7. A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
8. Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.
9. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
10. 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.
11. 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.
12. 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).
13. 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.
14. 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, unless otherwise stated herein.
15. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. 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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri May 5 2023 09:34:38</p>
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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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: East Rural

DATE: 4/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1702

- 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 ZONING APPROVAL

- If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
- The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.
- A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
- Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to rezone two parcels totaling +/-15.9 acres, from PD ZC 93-0116 to Planned Development, to allow for a total of 80,000 square feet of limited Commercial General and Commercial Neighborhood uses, referred to as "Flex Space" in two phases. The properties are currently approved for residential uses. The site is located at the southeast corner of the I-4 Frontage Rd and Wiggins Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis indicating the project would generate fewer than 50 peak hour trips and, as such, a detailed site access analysis was not required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 93-0116: 25-Unit, Mobile Home Park (ITE 240)	251	22	15
PD 93-0115: 54-Unit, Single Family (ITE 210)	572	43	56
Total Trip	823	65	71

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 80,000 sf Contractor's Office (ITE 180)	788	133	154

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-35	+68	+83

The proposed rezoning will result in a decrease in potential daily trip generation by -35 trips, and an increase in potential AM peak hour trips and PM peak hour trips by +68 trips and +83 trips, respectively.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts I-4 S. Frontage Rd and N. Wiggins Rd.

I-4 S. Frontage Rd is a 2-lane, undivided, FDOT roadway characterized by +/- 12-foot wide travel lanes with curb and gutter on the south side and shoulder with barrier wall on the north side. The roadway lies within a +/- 54-foot wide right-of-way. There are +/-5-foot bicycle lanes/paved shoulders present and a +/-5-foot sidewalk along the project frontage.

Wiggins Rd. is a publicly maintained 2-lane, substandard local rural roadway characterized by +/- 9.5-foot wide travel lanes in fair condition. The roadway lies within a +/- 40-foot wide right-of-way. There are no bicycle facilities or paved shoulders present. There are no sidewalks or curb and gutter in the vicinity of the proposed project.

The applicant is requesting a design exception to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SITE ACCESS

The proposed PD site plan provides for vehicular and pedestrian access to Wiggins Rd. and S. Frontage Rd. The PD will be phase with Phase I having a full access connection to Wiggins Rd. and a temporary gated emergency access to S. Frontage Rd. Phase II will have one full access connection to S. Frontage Rd. At the time of Phase II is constructed, the temporary emergency access and all other existing driveways on S. Frontage Rd. will be removed and restored to the FDOT typical standard section.

The applicant’s site access analysis demonstrates that turn lanes are not warranted.

REQUESTED DESIGN EXCEPTION: WIGGINS RD.

As Wiggins Rd. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Wiggins Rd. (March 28, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
I-4 FRONTAGE RDS	WILDER RD	COUNTY LINE RD	D	C
WIGGINS RD	US HWY 92	I-4 FRONTAGE RDS	D	B

Source: Hillsborough County 2022 Multi-Modal Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, April 3, 2023 6:39 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; stephen@levelupflorida.com; eden@levelupflorida.com
Subject: FW: RZ PD 22-1702 Design Exception Review
Attachments: 22-1702 DEReq 03-28-23.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 22-1702 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 28, 2023 9:44 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: RZ PD 22-1702 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me, please include the following people in your response:

shenry@lincks.com
stephen@levelupflorida.com
eden@levelupflorida.com
lampkint@hillsboroughcounty.org
perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



LINCKS & ASSOCIATES, INC.

March 28, 2023

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Frontage Road Business Park
Folio Number 90430.5500, 90430.5000
PD 22-1702
Lincks Project No. 22211

The purpose of this letter is to request a Design Exception to Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Wiggins Road from S. Frontage Road to the Project Access. The developer proposes to rezone the property to Planned Development (PD) to allow up to 80,000 square feet of warehouse, industrial and office uses. The project is proposed to be phased with Phase I, consisting of 12,000 square feet with access to Wiggins Road. The Wiggins Road improvements are to be constructed as a part of Phase I.

The access to serve the subject parcel is to be as follows:

- One (1) full access to S. Frontage Road
- One (1) full access to Wiggins Road

According to Hillsborough County Roadways Functional Classification Map, Wiggins Road is a local road with a posted speed limit of 45 MPH. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

This request is for a Design Exception to TS-3 of the Hillsborough County Transportation Manual for Wiggins Road from S. Frontage Road to the Project Access. This segment of Wiggins Road is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project:

1. Lanes – TS-3 has twelve (12) foot travel lanes for non-residential land use. The existing lanes on Wiggins Road are approximately 9.5 feet.
2. Miami Curb – TS-3 has miami curb. The existing road is a rural roadway and no miami curb.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
March 28, 2023
Page 2

3. Sidewalk – TS-3 has five (5) foot sidewalks on both sides of the roadway. There is no sidewalk along the Wiggins Road.

The proposed typical section and the proposed improvements along Wiggins Road are provided in the Appendix of this letter.

Due to limited frontage along Wiggins Road, the developer proposes the following improvements to Wiggins Road from S. Frontage Road to the project access:

1. Widen the roadway to a minimum of eleven (11) foot lanes
2. Add four (4) foot unpaved shoulder on the eastside of the roadway.
3. Five (5) foot sidewalk on the east side of the roadway within an eight (8) foot sidewalk/utility easement to be dedicated to Hillsborough County during the construction plan review/approval process. This will allow the existing utility poles to be relocated outside the clear zone of the roadway.

Based on the above, it is our opinion, the proposed improvements to Wiggins Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
March 28, 2023
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,


Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555


2/28/23

Based on the information provided by the applicant, this request is:

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
March 28, 2023
Page 4

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

Phase	Land Use	ITE Land Use Code	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
1	Specialty Contractor	750	12,000 SF	118	15	5	20	7	16	23
2	Specialty Contractor	750	<u>68,000 SF</u>	<u>668</u>	<u>83</u>	<u>30</u>	<u>113</u>	<u>42</u>	<u>89</u>	<u>131</u>
			80,000 SF	786	98	35	133	49	105	154

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

APPENDIX



PD SITE PLAN



PROPOSED IMPROVEMENTS





BAYSITE ENGINEERING LLC
S1717 ETELEGRAPH RD., FL 33112
PHONE: 813.679.9818
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA NO. 36684

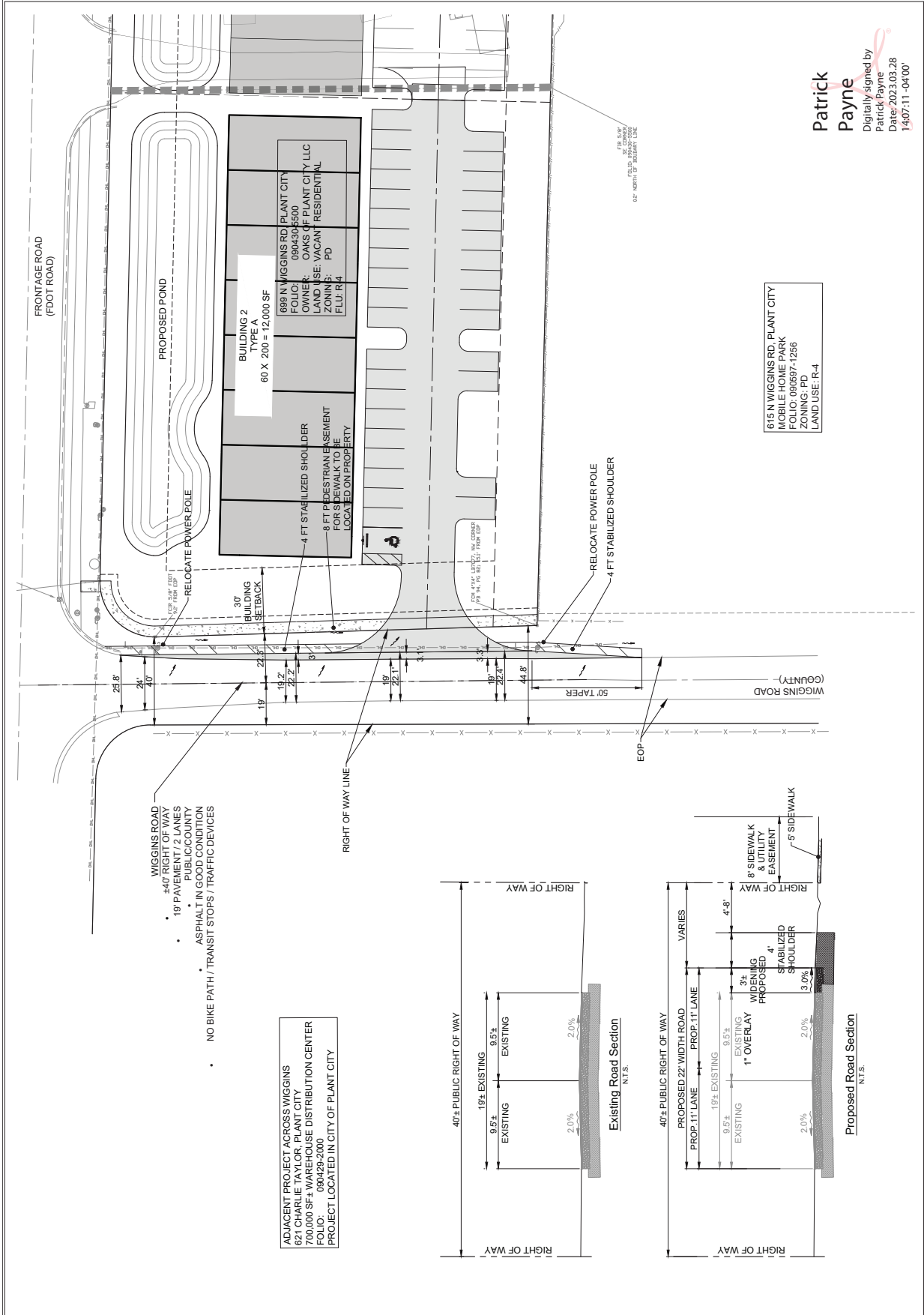
COMPANY # _____
REVISION DATE: _____

FRONTAGE ROAD BUSINESS PARK
3811 FRONTAGE RD., PLANT CITY
OAKS OF PLANT CITY
3811 FRONTAGE RD., PLANT CITY



PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381

DRAWING: **WIGGINS ROAD CONCEPT PLAN**
SHEET: **C-1**



HILLSBOROUGH COUNTY ROADWAY
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



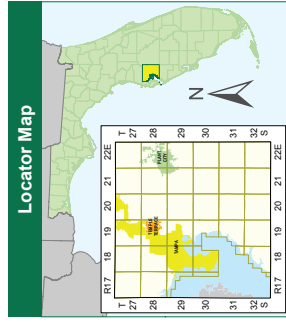
Legend

- Functional Classifications
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT STANDARDS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS AND SPECIAL USES
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

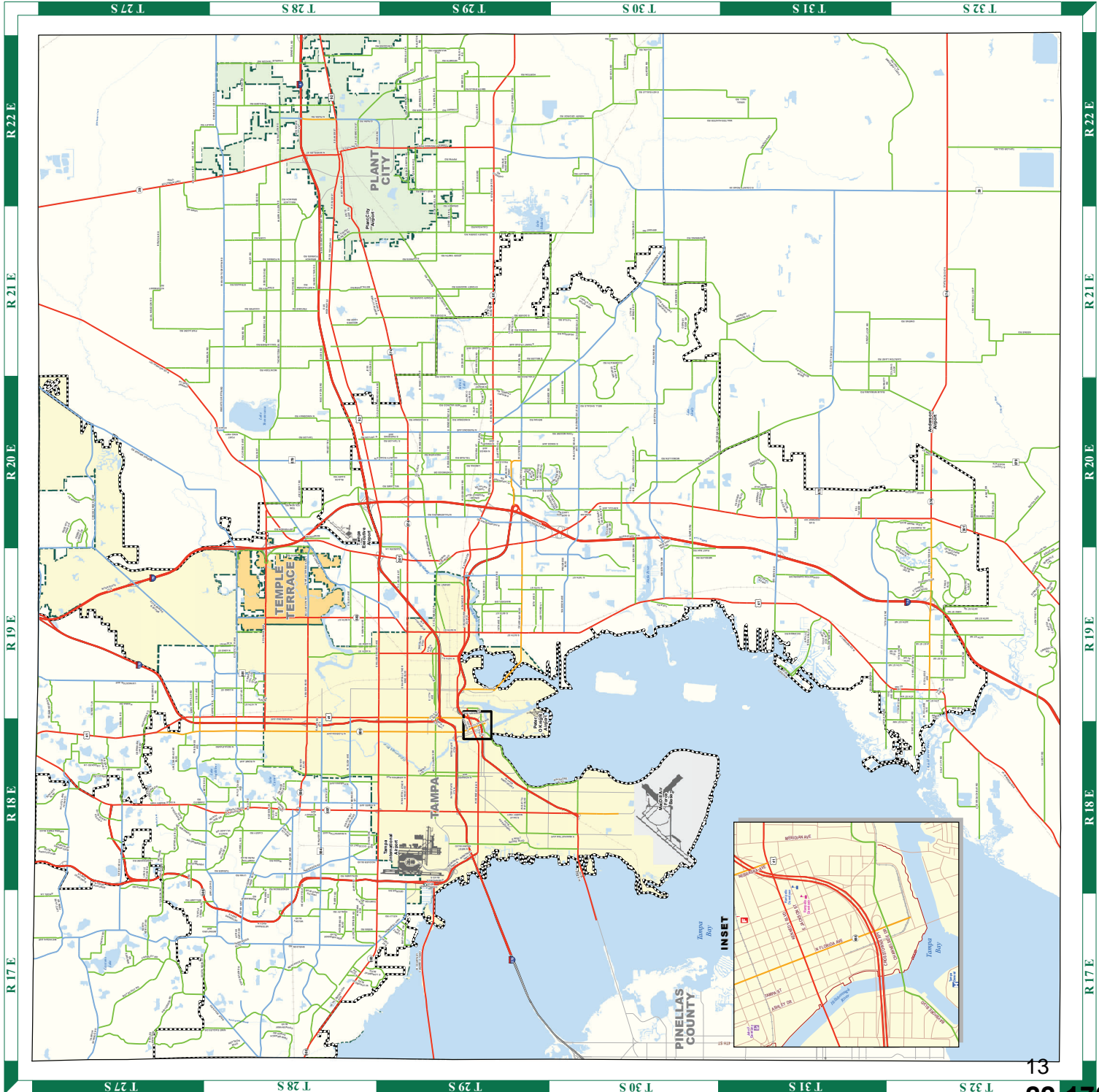
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee the accuracy of the information shown on this map. The map is for informational purposes only and does not constitute an offer or contract. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

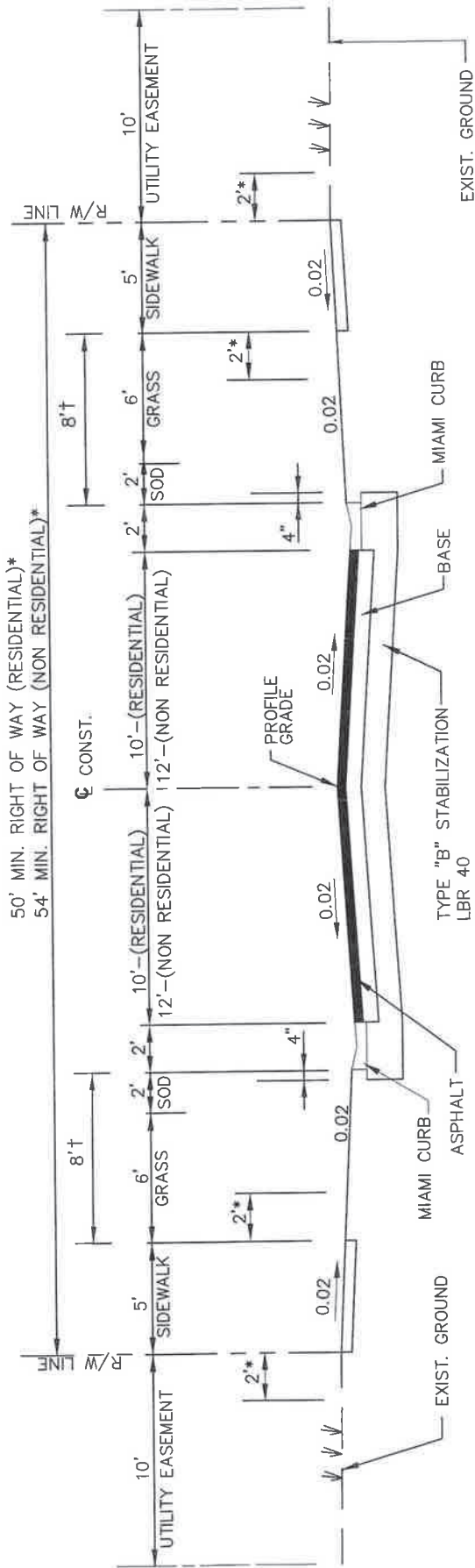
SOURCE: This map has been prepared for the inventory of road property townships within Hillsborough County and is based on the information contained in the Hillsborough County GIS database. The information is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)



**Hillsborough
County Florida**

**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
15
10/17

**LOCAL URBAN ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1

Transportation Comment Sheet

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
I-4 FRONTAGE RD S	FDOT -Frontage	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
WIGGINS RD	County Local - 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	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 <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	See report.
<input checked="" type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	

Supplemental Information:
Affidavit

AFFIDAVIT

Before me the undersigned authority, personally appeared **Jeff Anderson (applicant)**,
Who duly sworn, deposes and says:

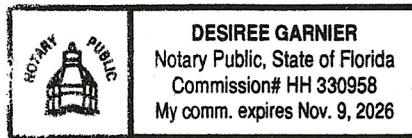
- 1. The property proposed for rezoning (folio 090430-5000) is occupied by a mobile home park that is exempt from the relocation requirements of F.S. Chapter 723.

X *[Signature]* 4/19/23
 Jeff Anderson
 Applicant

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me on April 19, 2023 by
Jeffrey J. Anderson, who is personally known to me or who has
produced Driver license as identification and who did did not [] take an oath.

WITNESS my hand and official seal, on April 19, 2023



[Signature]
 Notary Public
 State of Florida

My Commission expires: Nov. 9, 2026

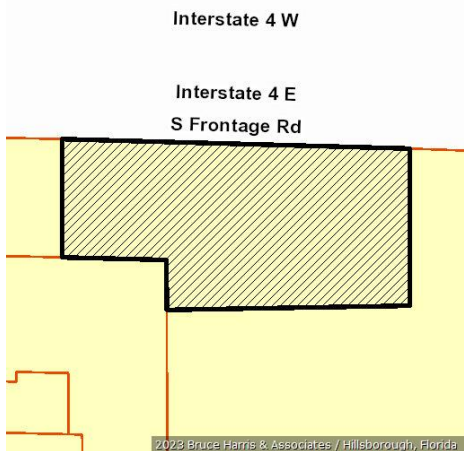
Desiree Garnier
 Typed or Printed Name



Bob Henriquez
Hillsborough County Property Appraiser

https://www.hcpafil.org/
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 090430-5000



Owner Information	
Owner Name	OAKS OF PLANT CITY LLC
Mailing Address	3811 S FRONTAGE RD PLANT CITY, FL 33566
Site Address	3811 FRONTAGE RD, PLANT CITY
PIN	U-24-28-22-ZZZ-000004-77200.0
Folio	090430-5000
Prior PIN	
Prior Folio	090430-0000
Tax District	U - UNINCORPORATED
Property Use	2814 MHP D
Plat Book/Page	/
Neighborhood	221012.00 N and E of Plant City area, N of I-4
Subdivision	ZZZ UNPLATTED

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,111,500	\$1,111,500	\$0	\$1,111,500
Public Schools	\$1,111,500	\$1,111,500	\$0	\$1,111,500
Municipal	\$1,111,500	\$1,111,500	\$0	\$1,111,500
Other Districts	\$1,111,500	\$1,111,500	\$0	\$1,111,500

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2021668919	12	2021	WD	Unqualified	Improved	\$3,007,000
27229 / 0719	2020001741	01	2020	QC	Unqualified	Improved	\$100
5550 / 1438	88247050	11	1988	QC	Unqualified	Vacant	\$100
4474 / 0935		12	1984	WD	Qualified	Improved	\$248,222
4211 / 0181		11	1983	WD	Unqualified	Improved	\$205,000

Extra Features								
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value	
2814	BELOW AVERAGE MOBILE HOME PARK	0	2001	0	0	18.00	\$118,440	
0494D1	Mobile Home D1	0	2022	0	0	18.00	\$259,200	
0520	CANOPY	0	2007	8	8	64.00	\$595	

Land Information								
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value	

mobile homes are deemed "real property"

994I Acreage Class 4 PD 0.0 0.0 AC | ACREAGE 3.81 \$157,277

Legal Description

W 866.13 FT OF SE 1/4 OF NW 1/4 LESS S 893.79 FT THEREOF AND LESS N 83.21 FT OF S 977 FT OF W 450 FT THEREOF AND LESS W 270 FT THEREOF AND LESS R/W FOR I-4 & LESS ADD'L R/W LYING WITHIN FOLLOWING: BEG 1164.46 FT N OF SE COR OF NW 1/4 FOR POB THN N 87 DEG 33 MIN 08 SEC W 698.51 FT N 88 DEG 44 MIN 45 SEC W 585.47 FT SWLY 39.89 FT ALG ARC OF CURVE W/RAD OF 25 FT CHD BRG S 45 DEG 32 MIN 28 SEC W 35.79 FT TO E R/W OF WIGGINS RD THN N 82.15 FT S 88 DEG 44 MIN 45 SEC E 1306.75 FT S 88 DEG 42 MIN 25 SEC E 2.29 FT & S 71.07 FT TO POB



hillstax.org



2022 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0904305000
Account Name/Address: OAKS OF PLANT CITY LLC 3811 S FRONTAGE RD PLANT CITY, FL 33566
Legal Description: W 866.13 FT OF SE 1/4 OF NW 1/4 LESS S 893.79 FT THEREOF AND LESS N 83.21 FT OF See Additional Legal on Tax Roll

Property Location: 3811 FRONTAGE RD, PLANT CITY, 33566
--

Ad Valorem Taxes						
Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	1,111,500	0	1,111,500	5.7309	6,369.90
ENVIRONMENTAL LAND	813-272-5890	1,111,500	0	1,111,500	0.0604	67.13
COUNTY M.S.T.U.	813-272-5890	1,111,500	0	1,111,500	4.3745	4,862.26
LIBRARY-SERVICE	813-273-3660	1,111,500	0	1,111,500	0.5583	620.55
PARK BONDS - UNINCORPORATED	813-272-5890	1,111,500	0	1,111,500	0.0259	28.79
SCHOOL - LOCAL	813-272-4064	1,111,500	0	1,111,500	2.2480	2,498.65
SCHOOL - STATE	813-272-4064	1,111,500	0	1,111,500	3.2390	3,600.15
PORT AUTHORITY	813-905-5132	1,111,500	0	1,111,500	0.0840	93.37
HILLS CO TRANSIT AUTHORITY	813-384-6583	1,111,500	0	1,111,500	0.5000	555.75
CHILDRENS BOARD	813-229-2884	1,111,500	0	1,111,500	0.4589	510.07
WATER MANAGEMENT	352-796-7211	1,111,500	0	1,111,500	0.2260	251.20
Total Millage:			17.5059	Total Ad Valorem Taxes:		\$19,457.82

Non-Ad Valorem Taxes		
Taxing Authority	Telephone	Tax Amount
STORMWATER MANAGEMENT	(813) 635-5400	483.66
Total Non-Ad Valorem Assessments:		\$483.66
Combined Taxes & Assessments:		\$19,941.48

↕ Detach below portion and return it with your payment. ↕

Nancy C. Millan, Hillsborough County Tax Collector		2022 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS		
Account No.: A0904305000	Tax District: U	Escrow:	Assessed Value: 1,111,500	Exemptions:

ONLY PAY ONE AMOUNT	
Postmarks not accepted after March 31st.	
If Paid By	Amount Due
Nov 30, 2022	\$0.00



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE

**Remember to write your account number on your check.
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

OAKS OF PLANT CITY LLC
3811 S FRONTAGE RD
PLANT CITY, FL 33566



Search all services we offer...

[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #A0904305000

Owner:

OAKS OF PLANT CITY LLC

Situs:

3811 FRONTAGE RD
PLANT CITY 33566

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

2022 Annual Bill

HILLSBOROUGH COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	FOLIO	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2022 Annual Bill	904305000	—	U	\$0.00	PAID Print (PDF)

If paid by: Nov 30, 2022
Please pay: \$0.00

Combined taxes and assessments: \$19,941.48

PAYMENTS MUST BE MADE IN US FUNDS.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
COUNTY OPERATING	5.7309	\$1,111,500.00	\$0.00	\$1,111,500.00	\$6,369.90
ENVIRONMENTAL LAND	0.0604	\$1,111,500.00	\$0.00	\$1,111,500.00	\$67.13
COUNTY M.S.T.U.	4.3745	\$1,111,500.00	\$0.00	\$1,111,500.00	\$4,862.26
LIBRARY-SERVICE	0.5583	\$1,111,500.00	\$0.00	\$1,111,500.00	\$620.55
PARK BONDS - UNINCORPORATED	0.0259	\$1,111,500.00	\$0.00	\$1,111,500.00	\$28.79
SCHOOL - LOCAL	2.2480	\$1,111,500.00	\$0.00	\$1,111,500.00	\$2,498.65
SCHOOL - STATE	3.2390	\$1,111,500.00	\$0.00	\$1,111,500.00	\$3,600.15
PORT AUTHORITY	0.0840	\$1,111,500.00	\$0.00	\$1,111,500.00	\$93.37
HILLS CO TRANSIT AUTHORITY	0.5000	\$1,111,500.00	\$0.00	\$1,111,500.00	\$555.75
CHILDRENS BOARD	0.4589	\$1,111,500.00	\$0.00	\$1,111,500.00	\$510.07
WATER MANAGEMENT	0.2260	\$1,111,500.00	\$0.00	\$1,111,500.00	\$251.20
Total Ad Valorem Taxes	17.5059				\$19,457.82

Non-Ad Valorem Assessments

Start Chat

LEVYING AUTHORITY	RATE	AMOUNT
STORMWATER MANAGEMENT		\$483.66
Total Non-Ad Valorem Assessments		\$483.66

Parcel Details

Owner:	OAKS OF PLANT CITY LLC	Account	A0904305000	Assessed value:	\$1,111,500	
Situs:	3811 FRONTAGE RD PLANT CITY 33566	Folio	904305000	School assessed value:	\$1,111,500	
		Millage code	U			
		Millage rate	17.5059			
2022 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION		
Ad valorem:	\$19,457.82	W 866.13 FT OF SE 1/4 OF NW 1/4 LESS S 893.79 FT THEREOF AND LESS N 83.21 FT OF S 977 FT OF W 450 FT THEREOF AND LESS W 270 FT THEREOF AND LESS R/W FOR I-4 & LESS ADD'L R/W LYING WITHIN FOLLOWING: BEG 1164.46 FT N OF SE COR OF NW 1/4 FOR POB THN N 87 DEG 33 MIN 08 SEC W 698.51 FT N 88 DEG 44 MIN 45 SEC W 585.47 FT SWLY 39.89 FT ALG ARC OF CURVE W/RAD OF 25 FT CHD BRG S 45 DEG 32 MIN 28 SEC W 35.79 ...		Book, page, item: --		
Non-ad valorem:	\$483.66			Geo number:	U-24-28-22-ZZZ-000004-77200.0	
Total Discountable:	\$19,941.48			Range:	22	
Total tax:	\$19,941.48			Township:	28	
				Section:	24	
		Neighborhood:	Plant City Area			
		Block:	000004			
		Lot:	77200.0			
		Use code:	2814			
		Total acres:	3.42			

[View More](#)

Hillsborough County Tax Collector
P.O. Box 30012 Tampa, Florida 33630-3012

Credit/Debit Card Payments: The payment will appear on your statement as 'HILLSBOROUGH CO ASSESSMENT'. The fee may appear separately as 'HILLSBOROUGH CO ASSESSMENT'.

Echeck Payments: Rejection of payment by your financial institution will result in a \$25.00 penalty fee .