

Nonconformity Special Use Permit:

SU 25-0300

Zoning Hearing Master Date:

March 24, 2025

BOCC Land Use Meeting Date:

May 13, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Triple T. Tampa MHP, LLC

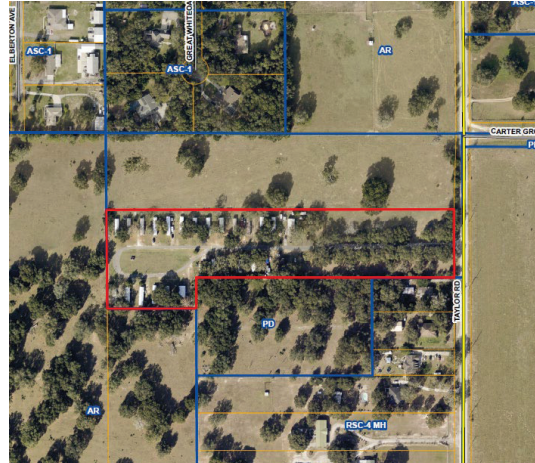
FLU Category: RES-2

Service Area: Rural

Site Acreage: 8.81 AC

Community
Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

PD 06-0085 was approved in 2006 for 22 single family lots. PD MM 08-0968 was approved in October 2008 to allow for a maximum of 24 single-family conventional lots. The subject property received a nonconforming use determination in December 2022 under DNC 22-0935 for a 28-space mobile home park, utilizing well and septic. The applicant seeks to expand the mobile home park with 14 additional spaces (50% increase). Per Land Development Code Section 11.03.06.J.1, any expansion, change or rebuilding of a legal nonconforming use requires approval by the Board of County Commissioners under a Nonconformity Special Use Permit. BOCC approved nonconformity expansions are permitted once and may not exceed 50% of the intensity.

For the subject property, the use was established in the 1990s with Hillsborough County Health Department permits for well and a sewage system issued in 2016. At that time, no public water or sewer connections were available for this site.

Additionally, the applicant proposed to amend some of the approved site development standards.

Existing Approval(s):

28-space mobile home park

Proposed Modification(s):

42-space mobile home park

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

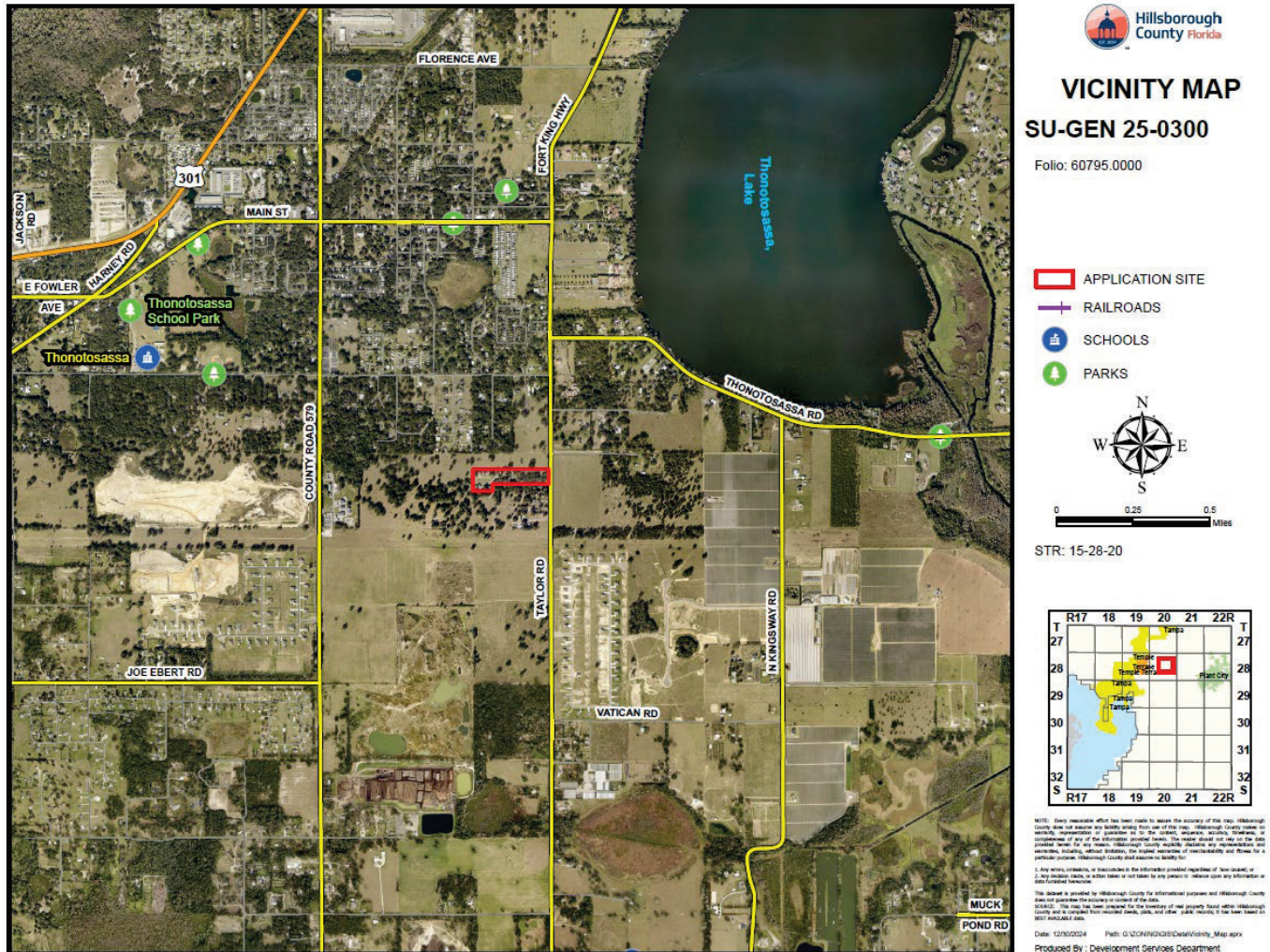
None Requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

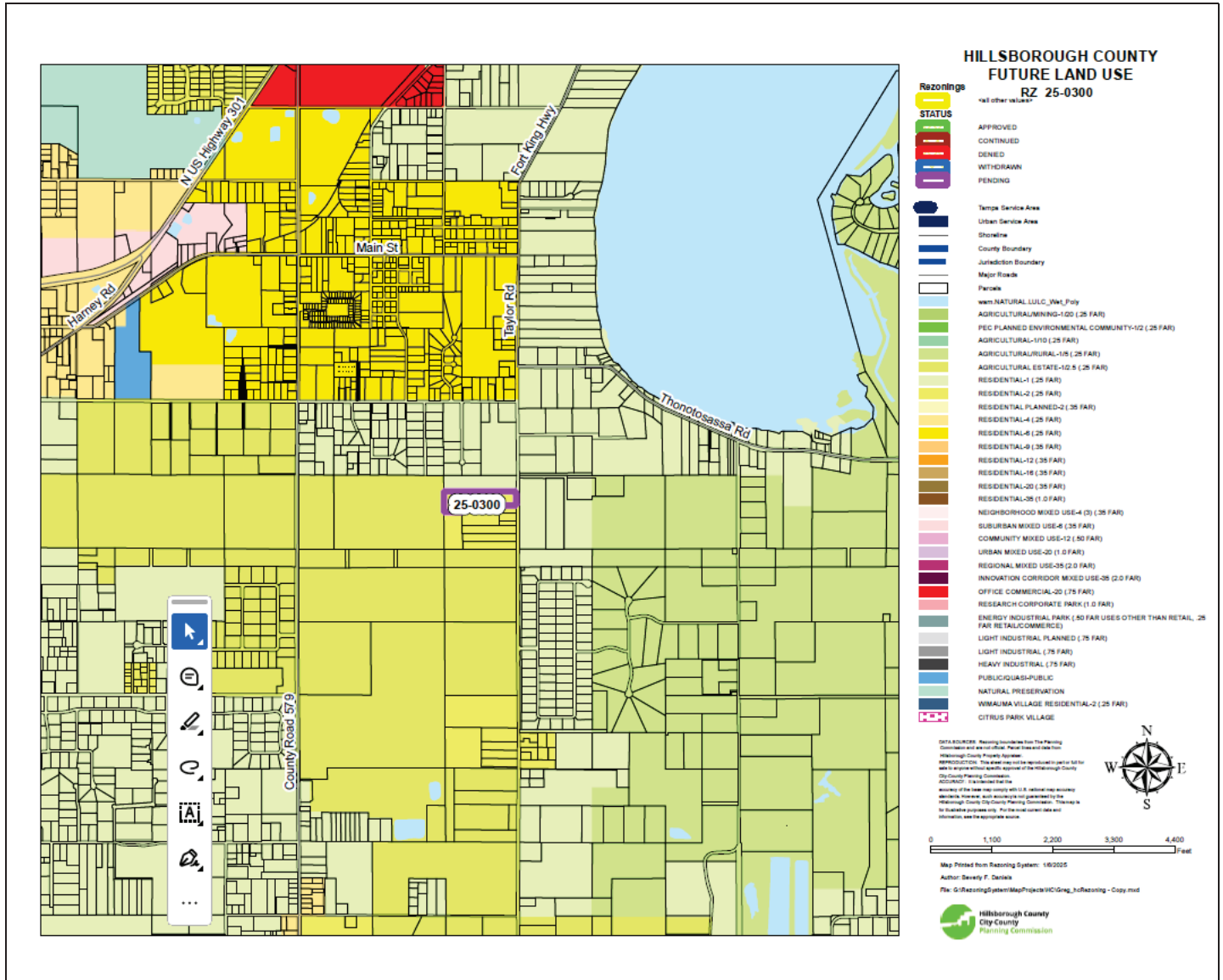


Context of Surrounding Area:

The parcel is located along Taylor Rd., a 2 lane divided Collector Road, with single family agricultural and residentially zoned properties. Across Taylor Rd. to the east and adjacent to the west are agricultural properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

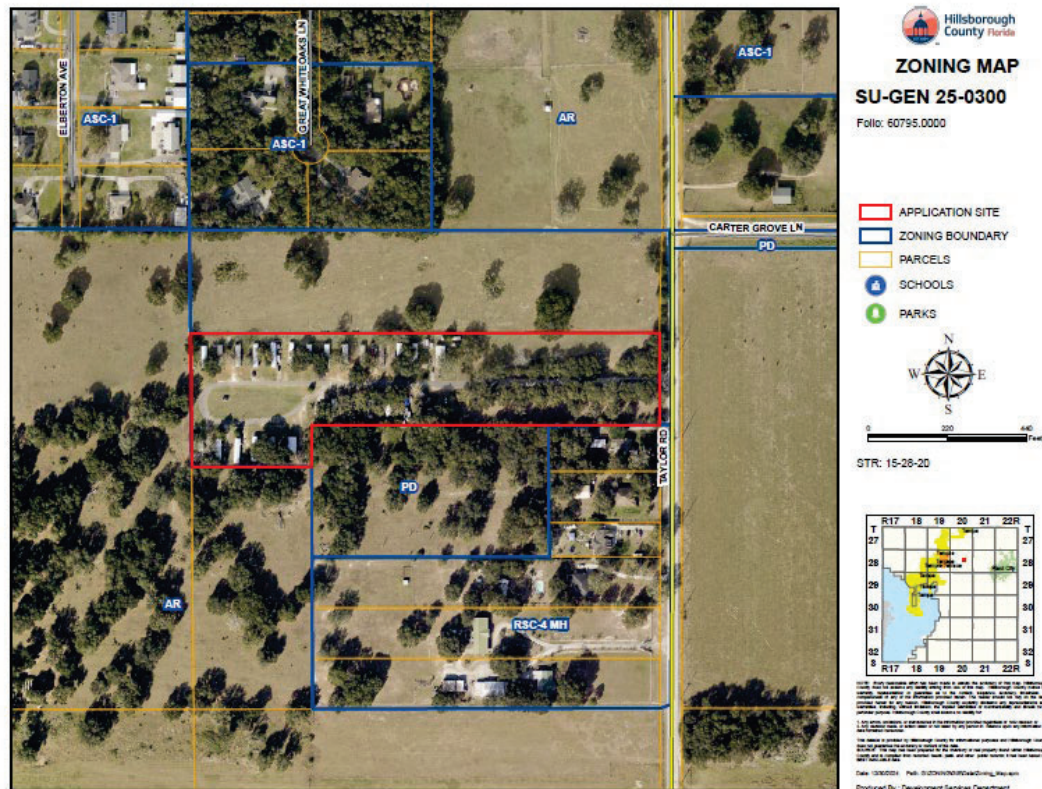
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-2 (Residential – 2)
Maximum Density/F.A.R.:	2 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

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	PD 06-0085	0.95 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
South	AR, PD 06-0085, RSC-4 MH	AR: 0.2 DU/AC PD: 0.95 DU/AC RSC-4 MH: 0.2 DU/AC	Agricultural Single-Family Residential (Conventional/Mobile Home)	Agricultural Single-Family Residential (Conventional/Mobile Home)
East	AR	AR: 0.2 DU/AC	Agricultural	Agricultural
West	AR	AR: 0.2 DU/AC	Agricultural	Agricultural

APPLICATION NUMBER: SU 25-0300

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BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Tania C. Chapela

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

Road Name	Classification	Current Conditions	Select Future Improvements
Taylor 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 type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	11	16
Proposed	300	16	24
Difference (+/-)	+100	+5	+8

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

Connectivity and Cross Access ☒ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	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.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 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 type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<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	
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 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	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Impact/Mobility Fees				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area consisting of agricultural and residential uses. The proposed development is compatible with the approved mobile home park use. The adjacent properties to the north and south are zoned for conventional and mobile home residential single family uses.

The proposed park expansion will be required to comply with LDC mobile home park provisions. In addition, a 5 feet wide, type A screening shall be provided around the site's perimeter.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2025.

1.

This Special Use Permit (SU GEN 25-0300) authorizes a onetime nonconforming use expansion resulting in a total of 42 units Mobile Home Park.
2.

The subject property shall be subject to the following standards.
- Mobile Home Park perimeter standards shall be as follows:

East Min. Setback:

50 feet to Taylor Road

North Min. setback, adjacent to folio 60794.0000:

25 feet

South Min. setback, adjacent to folios 60797.0000, 60796.0150, and 60796.0100:

25 feet

West Min. setback, adjacent to folio 60788.0000:

25 feet

5 feet wide, type A screening shall be provided around the Site’s perimeter
- The individual standards per mobile home unit shall be as follows:

Minimum lot size:

2,800 s.f. (3,200 s.f. average)

Minimum Front yard setback:

5 feet

Minimum Side yard setback:

5 feet

Minimum Rear yard setback:

5 feet, including a 3 feet utility easement

Maximum building height:

35 feet
3.

Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
4.

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.
5.

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.
6.

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.

APPLICATION NUMBER: SU 25-0300

ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Tania C. Chapela

Zoning Administrator Sign Off:

J. Brian Grady

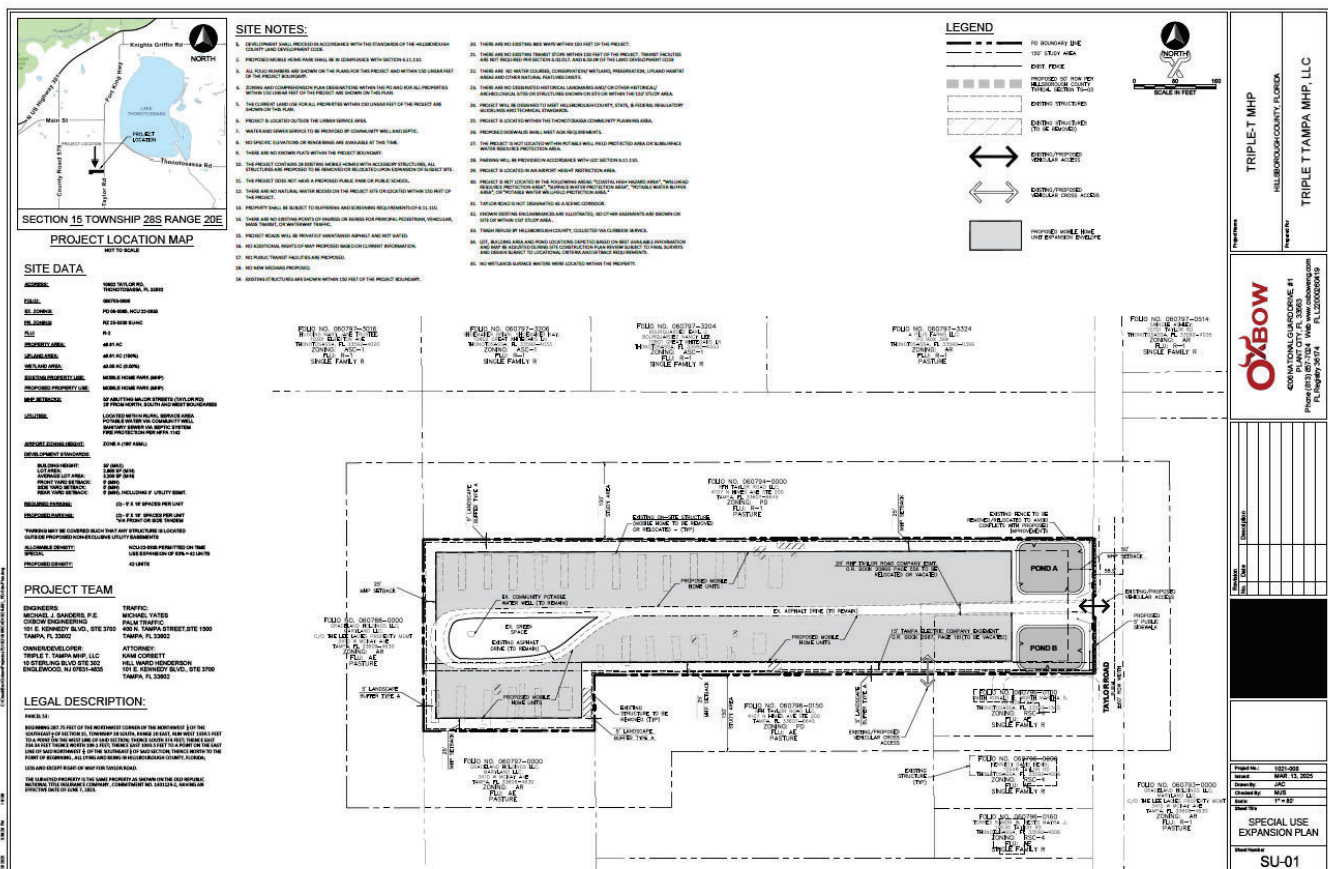
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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



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: 03/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/Thonotosassa

PETITION NO: RZ 25-0300

☐

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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to expand an existing legal non-conforming use, as approved under NCU 22-0935 that also exists within Planned Development (PD) 06-0085, on one parcel totaling +/- 8.56 acres. The existing legal non-conforming use is approved for a total of twenty-eight (28) mobile home units. The currently approved Planned Development is approved for a total of twenty-two (22) single family detached units. In accordance with section 11.03.07.E of the Land Development Code, the applicant is proposing a onetime 50% increase to the maximum permitted number of units for a total of 42 mobile home units. The site is located +/- 275ft south of the intersection of Carter Grove Lane and Taylor Road. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning.

As previously stated in this report, the subject parcel contains an approved legal non-conforming use of twenty-eight (28) mobile homes units. Additionally, as mentioned previously in this report, the subject parcel also falls within an approved Planned Development which permits a total of twenty-two (22) single family detached units. The following analysis compares the potential impact of the exiting legal non-conforming use with that of the potential impact of the proposed expansion of the legal non-conforming use utilizing a worst-case scenario and does not reflect any

of the uses approved as a part of the existing Planned Development. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU, Mobile Home Park (ITE Code 416) 28 Units	200	11	16

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU, Mobile Home Park (ITE Code 416) 42 Units	300	16	24

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+100	+5	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Taylor Road. Taylor Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, +/- 4ft paved shoulders on both side of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 58 ft of the right of way.

SITE ACCESS AND IMPACT OF EXPANISION ON ADJACENT PROPERTIES

It is anticipated that the site will have access to Taylor Road.

In alignment with section 11.03.06.J.1. of the Land Development Code, transportation staff reviewed possible impacts to the surrounding parcels to the north and the south, which make up the existing Planned Development, that would result from an expansion of the legal non-conforming use. Staff notes that the presence and expansion of the legal non-conforming use renders the existing Planned Development non-constructable. At which time the separate owners of the parcels to the north and south seek to develop, the existing Planned Development would

need to be modified and access from each respective parcel must be re-configured. As the adjacent parcel to the north under Folio No. 60794.0000 has direct frontage onto Taylor Road, the presence and expansion of the legal non-conforming use would not impact future direct access to Taylor Road for the currently permitted use. However, as the parcel to the south parcel under Folio No. 60795.0150 does not have direct access to a public roadway, the presence and expansion of the legal non-conforming use would impact this parcel's ability to establish legal access to Taylor Road for the currently permitted use.

Currently the southern parcel under Folio No. 60795.0150 is being accessed via an established legal easement with 25ft of right of way registered under Book No. 20866 and Page No. 556 connecting the southern parcel to Taylor Road through the subject parcel. If access to the southern parcel is limited this easement, given the extremely limited right of way width, this parcel would only be permitted to develop a singular single family detached dwelling unit in accordance with section 6.01.03.D of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Taylor Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Taylor Road is a roadway that connects to State Road 674. The roadway level of service provided for State Road 674. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
State Road 674	US HWY 301	CR 579	D	C

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

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
Taylor Rd.	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 (TBD)

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	200	11	16
Proposed	300	16	24
Difference (+/-)	+100	+5	+8

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Connectivity and Cross Access <input checked="" type="checkbox"/> 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		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**COUNTY OF HILLSBOROUGH
RECOMMENDATION OF THE LAND USE HEARING
OFFICER**

APPLICATION NUMBER:	SU-GEN 25-0300
DATE OF HEARING:	March 24, 2025
APPLICANT:	Triple T Tampa MHP, LLC
PETITION REQUEST:	The request is for a Special Use Permit to increase the number of mobile home spaces for an existing mobile home park
LOCATION:	10602 Taylor Road
EXISTING ZONING DISTRICT:	PD 06-0085
FUTURE LAND USE CATEGORY:	RES-2
SERVICE AREA:	Rural

DEVELOPMENT SERVICES STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

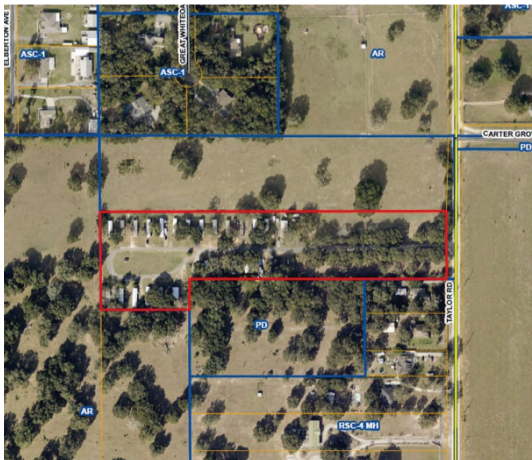
Applicant: Triple T. Tampa MHP, LLC FLU Category: RES-2

Service Area: Rural

Site Acreage: 8.81 AC

Community Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

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For the subject property, the use was established in the 1990s with Hillsborough County Health Department permits for well and a sewage system issued in 2016. At that time, no public water or sewer connections were available for this site. Additionally, the applicant proposed to amend some of the approved site development standards.

The parcel is located along Taylor Rd., a 2 lane divided Collector Road, with single family agricultural and residentially zoned properties. Across Taylor Rd. to the east and adjacent to the west are agricultural properties.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ 25-0300

Reasonings
STATUS
not other relevant

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tempe Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Major Road
Parcel

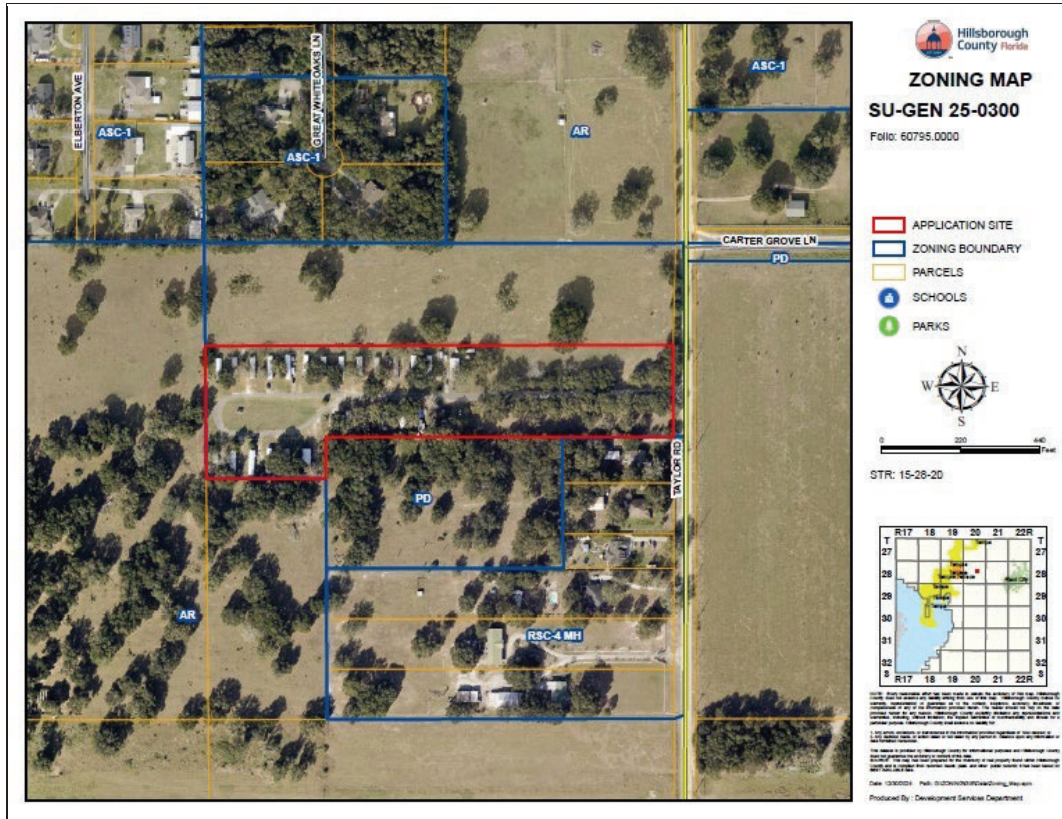
www.NATURAL.LULC_7M_10ly
AGRICULTURAL/MIXING-100 (2.5 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-102 (2.5 FAR)
AGRICULTURAL-190 (2.5 FAR)
AGRICULTURAL/RURAL-19 (2.5 FAR)
AGRICULTURAL ESTATE-102.5 (2.5 FAR)
RESIDENTIAL-1 (2.5 FAR)
RESIDENTIAL-2 (2.5 FAR)
RESIDENTIAL PLANNED-2 (2.5 FAR)
RESIDENTIAL-4 (2.5 FAR)
RESIDENTIAL-6 (2.5 FAR)
RESIDENTIAL-8 (2.5 FAR)
RESIDENTIAL-16 (2.5 FAR)
RESIDENTIAL-20 (2.5 FAR)
RESIDENTIAL-25 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (1.0) (2.5 FAR)
SUBURBAN MIXED USE-4 (2.5 FAR)
COMMUNITY MIXED USE-12 (2.5 FAR)
URBAN MIXED USE-12 (1.0 FAR)
REGIONAL MIXED USE-25 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-15 (2.0 FAR)
OFFICE COMMERCIAL-20 (2.5 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (2.0 FAR USES OTHER THAN RETAIL, 2.5 FAR RETAIL COMMERCIAL)
LIGHT INDUSTRIAL PLANNED (2.5 FAR)
LIGHT INDUSTRIAL (2.5 FAR)
HEAVY INDUSTRIAL (2.5 FAR)
PUBLIC/QUASIPUBLIC
NATURAL PRESERVATION
WILDLIFE VILLAGE RESIDENTIAL-2 (2.5 FAR)
CITRUS PARK VILLAGE

Map Printed from Reasoning System: 1/10/2015
Author: Beverly F. Davis
File: G:\Reasoning\pawm\Map\pawm\HillCounty\Reasoning - Copy.mxd

Hillsborough County
City of Tampa
Planning Commission

Subject Site Future Land Use Category:	RES-2 (Residential – 2)
Maximum Density/F.A.R.:	2 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

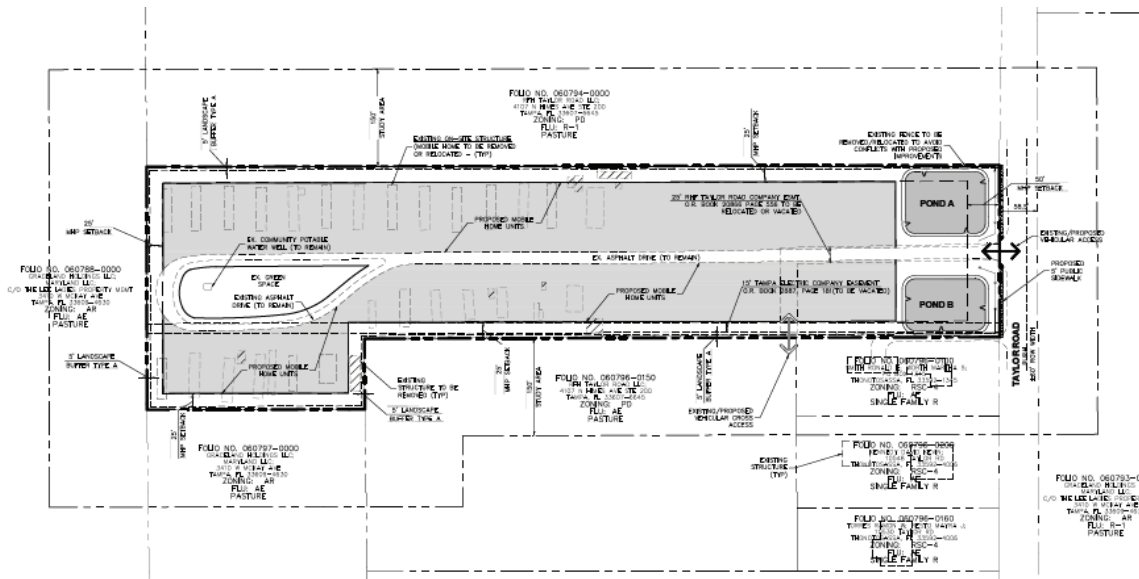


2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Taylor Rd.	County Local - Rural	<input type="checkbox"/> 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
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Check if Applicable:

- ☐ Wetlands/Other Surface Waters
☐ Use of Environmentally Sensitive Land Credit
☐ Wellhead Protection Area
☐ Surface Water Resource Protection Area
☒ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat
☐ Coastal High Hazard Area
☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property
☐ Other _____

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"/> N/A	<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	
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 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	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Impact/Mobility Fees				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area consisting of agricultural and residential uses. The proposed development is compatible with the approved mobile home park use. The adjacent properties to the north and south are zoned for conventional and mobile home residential single family uses.

The proposed park expansion will be required to comply with LDC mobile home park provisions. In addition, a 5 feet wide, type A screening shall be provided around the site's perimeter.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation

Approvable, subject to proposed conditions.

Special Use conditions, which were presented at the Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master Recommendation.

SUMMARY OF HEARING

This Cause came on for hearing before the Hillsborough County Land Use Hearing Officer on March 24, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the Petition.

Ms. Kami Corbett 101 East Kennedy Blvd. Suite 3700 testified on behalf of the applicant. Ms. Corbett stated that the subject property is located in Thonotosassa and is developed with an existing mobile home park. She testified that there was a non-conforming use (NCU) status granted to the mobile home park in 1992. Her client purchased the property in 2022 and requested another non-conformity determination to confirm that the status did not go away with the prior rezonings. Ms. Corbett stated that the Special Use is requested to request a one-time expansion for an additional 14 mobile homes. She showed a graphic to discuss the existing NCU plan and requested expansion. She concluded her presentation by stating that both planning staffs support the request.

Ms. Tania Chapela of the Development Services staff testified regarding the County staff report. Ms. Chapela stated that the request is for a Special Use permit to expand the existing 28 space mobile home park to 42 spaces. She described the surrounding area and stated that the expansion will be required to comply with the LDC mobile home park provisions and that a 5-foot buffer with

Type A screening will be provided around the site's perimeter. Staff recommends approval.

Ms. Willow Michie of the Planning Commission staff testified that the subject site is located in the Residential-2 Future Land Use Category and the Rural Service Area and the Thonotosassa Community Plan. She describe the existing use and surrounding area and stated listed numerous policies that support the request. The Planning Commission staff found the Special Use request consistent with the Comprehensive Plan.

Hearing Master Finch asked the audience for members in support. None replied.

Hearing Master Finch asked the audience for members in opposition. None replied. None replied.

County staff and Ms. Corbett did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

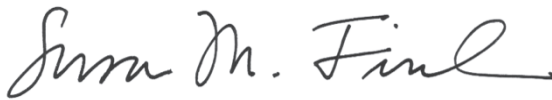
FINDINGS OF FACT

1. The subject property is 8.56 acres in size and zoned Planned Development (PD 06-0085) and designated Residential-2 (RES-2) by the Comprehensive Plan. The property is located within the Rural Service Area and the Thonotosassa Community Planning Area.
2. The Special Use application is proposed for the expansion of an existing 28-space mobile home park to a 42-space mobile home park.
3. The mobile home park was established as non-conforming use by Hillsborough County in 2022 (DNC 22-0935). The applicant is utilizing a Land Development Code provision which permits a one-time expansion not to exceed 50-percent. The requested addition 14 mobile home spaces represent an increase of 50-percent.

4. The Planning Commission found the Special Use consistent with the Comprehensive Plan.
5. The mobile park expansion will be required to comply with the Land Development Code standards for mobile home parks.
6. The applicant has committed to providing a 5-foot buffer with Type A screening around the perimeter of the site.
7. The Special Use to expand the existing mobile home park through the use of the one-time expansion provision in the Land Development Code is compatible with the development pattern in the area and consistent with the Comprehensive Plan.

RECOMMENDATION

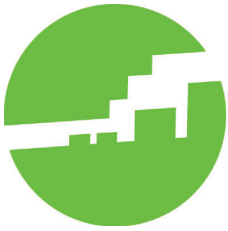
Based on the foregoing, the applicant has satisfied the criteria for issuance of a Special Use permit for the expansion of the mobile home park from 28 spaces to 42 mobile home park spaces. The Special Use is recommended for **APPROVAL.**



Susan M. Finch, AICP
Land Use Hearing Officer

April 14, 2025

Date



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: March 24, 2025 Report Prepared: March 13, 2025	Case Number: SU 25-0300 Folio(s): 60795.0000 General Location: South of Main Street and Skewlee Road, east of Mango Road and west of Taylor Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Thonotosassa
Special Use Request	Special Use (SU) for a one-time increase of the existing legal nonconformity by 50% for a total of 42 mobile home units (an increase of 14 units). The existing nonconformity is the density, which exceeds the density otherwise allowable under the RES-2 Future Land Use category.
Parcel Size	+/- 8.56 acres
Street Functional Classification	Taylor Road – County Collector Mango Road – County Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-2	PD	Mobile Home Park
North	Residential-1	PD + ASC-1 + AR	Agricultural + Single-Family Residential
South	Residential-2 + Agricultural Estate-1/2.5	PD + RSC-4 + AR	Agricultural + Single-Family Residential
East	Residential-1	AR + PD	Agricultural + Single-Family Residential
West	Agricultural Estate-1/2.5	AR	Agricultural

Staff Analysis of Goals, Objectives and Policies:

The ± 8.56-acre subject site is located south of Main Street and Skewlee Road, east of Mango Road and west of Taylor Road. The site is in the Rural Area and is located within the limits of the Thonotosassa Community Plan. The applicant is requesting a Special Use for the permitted one-time increase of the existing legal nonconformity by 50%. The existing nonconformity is the density of 28 units, which exceeds the density otherwise allowable under the Residential-2 (RES-2) Future Land Use category. Accordingly, the Applicant seeks to increase that nonconformity by 50% as permitted by the LDC, for a total of 42 mobile home units (an increase of 14 units).

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category is Residential-2, which would designate the site as a suburban enclave at a 2 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. The proposal meets the intent of Objective 1.2 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-2 (RES-2) Future Land Use category. The RES-2 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The RES-2 category allows for the consideration of up to 2 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. As the language states above, residential uses are allowed and therefore the proposal meets Objective 2.2 and the associated policies. According to FLUS Policy 4.1.3, legal non-conforming uses shall be recognized. The rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties shall be permitted. With the exception of principal residences or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with the Housing Section Policy 1.2.10. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies. The proposal meets the intent of Policy 4.1.3.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the site already has a mobile home park on it and the surrounding land use pattern is comprised of mostly agricultural and single-family uses. The proposed request to add 14 mobile home units to the mobile home park will complement the mostly agricultural area as well as the surrounding neighborhoods to the north and south of the site.

The site is within the limits of the Thonotosassa Community Plan. Goal 4 of the Plan seeks to maintain the existing diversity of housing types and styles. The proposal meets the intent of the Thonotosassa Community Plan with the addition of mobile home units in the already existing mobile home park.

Overall, staff finds that the proposed Special Use for a one-time increase of the existing legal nonconformity by 50% for a total of 42 mobile home units (an increase of 14 units) is compatible with the existing development pattern found within the surrounding area and supports the vision of the Thonotosassa Community Plan. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions set by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.

Policy 1.2.1: Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.

Land Use Categories

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Relationship to Land Development Regulations.

4.1.3: Legal non-conforming uses shall be recognized. The rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties shall be permitted. With the exception of principal residences or uses or structures destroyed by an act of God, the expansion of nonconforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with the Housing Section Policy 1.2.10. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will

emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goal 4:

Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 25-0300

<all other values>

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

wam NATURAL LULC_Wet_Poly

AGRICULTURAL MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

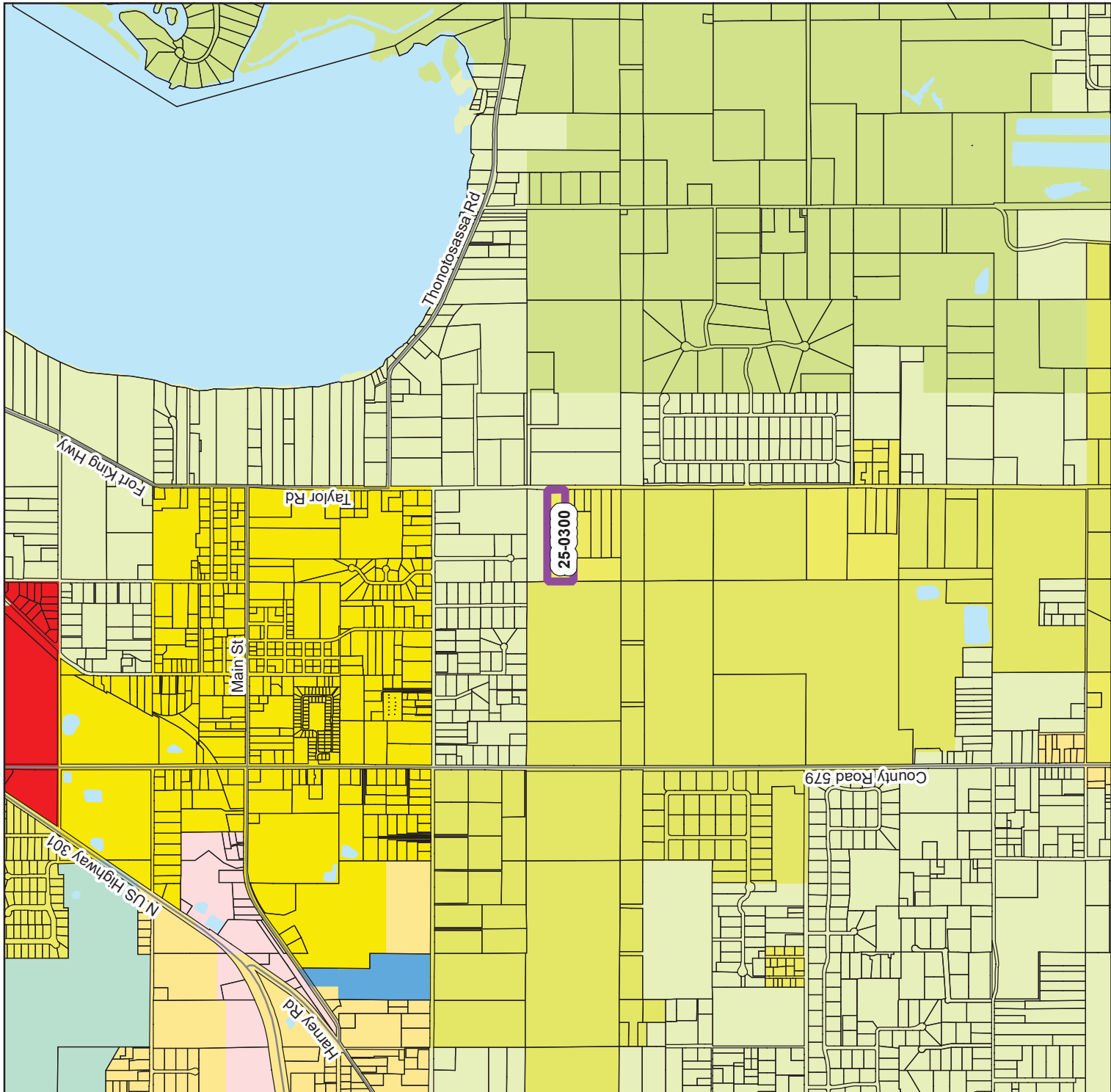


DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown on this map. Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the user of this map will verify the accuracy of the information shown on this map. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate local or state website.

Map Printed from Rezoning System: 1/6/2025

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/Thonotosassa

PETITION NO: RZ 25-0300

☐

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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to expand an existing legal non-conforming use, as approved under NCU 22-0935 that also exists within Planned Development (PD) 06-0085, on one parcel totaling +/- 8.56 acres. The existing legal non-conforming use is approved for a total of twenty-eight (28) mobile home units. The currently approved Planned Development is approved for a total of twenty-two (22) single family detached units. In accordance with section 11.03.07.E of the Land Development Code, the applicant is proposing a onetime 50% increase to the maximum permitted number of units for a total of 42 mobile home units. The site is located +/- 275ft south of the intersection of Carter Grove Lane and Taylor Road. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning.

As previously stated in this report, the subject parcel contains an approved legal non-conforming use of twenty-eight (28) mobile homes units. Additionally, as mentioned previously in this report, the subject parcel also falls within an approved Planned Development which permits a total of twenty-two (22) single family detached units. The following analysis compares the potential impact of the exiting legal non-conforming use with that of the potential impact of the proposed expansion of the legal non-conforming use utilizing a worst-case scenario and does not reflect any

of the uses approved as a part of the existing Planned Development. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU, Mobile Home Park (ITE Code 416) 28 Units	200	11	16

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU, Mobile Home Park (ITE Code 416) 42 Units	300	16	24

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+100	+5	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Taylor Road. Taylor Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, +/- 4ft paved shoulders on both side of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 58 ft of the right of way.

SITE ACCESS AND IMPACT OF EXPANISION ON ADJACENT PROPERTIES

It is anticipated that the site will have access to Taylor Road.

In alignment with section 11.03.06.J.1. of the Land Development Code, transportation staff reviewed possible impacts to the surrounding parcels to the north and the south, which make up the existing Planned Development, that would result from an expansion of the legal non-conforming use. Staff notes that the presence and expansion of the legal non-conforming use renders the existing Planned Development non-constructable. At which time the separate owners of the parcels to the north and south seek to develop, the existing Planned Development would

need to be modified and access from each respective parcel must be re-configured. As the adjacent parcel to the north under Folio No. 60794.0000 has direct frontage onto Taylor Road, the presence and expansion of the legal non-conforming use would not impact future direct access to Taylor Road for the currently permitted use. However, as the parcel to the south parcel under Folio No. 60795.0150 does not have direct access to a public roadway, the presence and expansion of the legal non-conforming use would impact this parcel's ability to establish legal access to Taylor Road for the currently permitted use.

Currently the southern parcel under Folio No. 60795.0150 is being accessed via an established legal easement with 25ft of right of way registered under Book No. 20866 and Page No. 556 connecting the southern parcel to Taylor Road through the subject parcel. If access to the southern parcel is limited this easement, given the extremely limited right of way width, this parcel would only be permitted to develop a singular single family detached dwelling unit in accordance with section 6.01.03.D of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Taylor Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Taylor Road is a roadway that connects to State Road 674. The roadway level of service provided for State Road 674. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
State Road 674	US HWY 301	CR 579	D	C

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

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
Taylor Rd.	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 (TBD)

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	200	11	16
Proposed	300	16	24
Difference (+/-)	+100	+5	+8

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

Connectivity and Cross Access <input checked="" type="checkbox"/> 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		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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



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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: February 18, 2025 PETITION NO.: 25-0300 EPC REVIEWER: Justin Lessard CONTACT INFORMATION: (813) 627-2600 xt.1245 EMAIL: lessardj@epchc.org	COMMENT DATE: January 27, 2025 PROPERTY ADDRESS: 10602 Taylor Rd., Thonotosassa FOLIO #: 060795-0000 STR: 15-28S-20E
REQUESTED ZONING: Modification of PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No Wetlands
<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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

An Affirmative Action / Equal Opportunity Employer

25-0300
January 27, 2025
Page 2 of 2

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

Jl/dc

ec: Kami.corbett@hwhlaw.com



Adequate Facilities Analysis: Rezoning

Date: January 30, 2025

Acreage: 8.81 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0300

Future Land Use: R-2

HCPS #: RZ-667

Maximum Residential Units: 42

Address: 10602 Taylor Rd

Residential Type: Mobile Homes

Parcel Folio Number(s): 60795.0000

School Data	McDonald Elementary	Burnett Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	720	1200	2524
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	507	663	2293
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	70%	55%	91%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/30/2025	87	165	98
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	8	3	4
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	84%	69%	95%

Notes: At this time, adequate capacity exists at McDonald Elementary, Burnett Middle, and Armwood High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



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:** 12/30/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/10/2025

PROPERTY OWNER: Triple T Tampa MHP, LLC **REVISED DATE:** 3/18/2025

APPLICANT: Triple T Tampa MHP, LLC **PID:** 25-0300

LOCATION: 10602 Taylor Rd. Thonotosassa, FL 33592

FOLIO NO.: 60795.0000

AGENCY REVIEW COMMENTS:

The applicant seeks to exercise Land Development Code Sec. 11.03.07.E, for the permitted one-time increase of the existing legal nonconformity by 50%. The existing nonconformity is the density, which exceeds the density otherwise allowable under the R-2 future land use category. Accordingly, the applicant seeks to increase that nonconformity by 50% as permitted by the LDC, for a total of 42 mobile home units (an increase of 14 units) and plans to expand the septic tank system.

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). Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with the PWWPA which can be found in Section 3.05.05 of the Hillsborough County Land Development Code (LDC) and [Rule 62-521.400 Florida Administrative Code \(F.A.C.\)](#). For the purpose of wellhead protection in Chapter 62-521, F.A.C., any potable water well installed by an installation used to serve that installation's operation is excluded.

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 and/or Wellhead Resource Protection Area (WRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/17/2025

Agency: Natural Resources **Petition #:** 25-0300

☐ 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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
ZONE HEARING MASTER)
HEARINGS)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and
Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 MS. HEINRICH: Our last item is Item E.1 and that is
2 Special Use General 25-0300. The applicant is requesting a
3 nonconforming special use expansion permit. And Tania Chapela
4 with Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER FINCH: All right. It's the
7 applicant's turn. Last one.

8 MS. CORBETT: Kami Corbett with the law firm of Hill
9 Ward and Henderson.

10 This is the subject property located out in
11 Thonotosassa. It's an existing mobile home park. There -- the
12 history on this is there was a mobile home park granted an N --
13 NCU nonconforming status back in 1992. There were a couple of
14 other subsequent rezonings that happened that included other
15 parcels and other uses.

16 But then in 2 -- 2022, when our client purchased the
17 property, they asked for another determination of nonconformity
18 to confirm that that nonconformity -- nonconforming use did not
19 go away and was not extinguished somehow by those prior zonings.
20 And then now we're asking for the one time expansion to allow
21 14 additional mobile home units. And that -- that backup is all
22 in your -- in the record.

23 This is the original NCU plan. And then this is the
24 proposed expansion plan. Really not change -- making -- we --
25 we are making the change that we are bringing them up to the LDC

1 standards, but other than the -- we're not expanding the size of
2 the parcel. We're just expanding the number of mobile home
3 units. We actually have a preliminary site plan. It looks like
4 this. You can see it's all self-contained within the same
5 property.

6 Staff has found it consistent and compatible or
7 Planning Commission has found it consistent and compatible. And
8 Development Services recommends approve with conditions. And
9 with that, we're here to answer your questions you may have.

10 HEARING MASTER FINCH: No question at this time, but
11 thank you so much.

12 Development Services.

13 MS. CHAPELA: Good evening. Tania Chapela,
14 Development Services.

15 The applicant seeks to expand the existing
16 nonconforming use from 28 space mobile park to a 42-space mobile
17 home park.

18 The site is located within an area consisting of
19 agricultural residential uses, the proposed development that is
20 compatible with the approved mobile park use. The adjacent
21 properties to the north and south are zoned for conventional and
22 mobile home residential single-family uses.

23 The proposed park is -- expansion will be required to
24 comply with the LDC mobile park provisions. In addition, a
25 five feet wide buffer type A screening shall be provided around

1 the site's perimeter.

2 Based upon the (indiscernible), staff has not
3 identified any compatibility issues associated with the request
4 and recommends approval.

5 HEARING MASTER FINCH: Thank you so much. I
6 appreciate it.

7 Planning Commission.

8 MS. MICHIE: Willow Michie, Planning Commission staff.

9 The site -- site is in the residential two future land
10 use category. It is in the rural area and within the
11 Thonotosassa community plan.

12 The proposal meets the intent of policy 4.1.3, which
13 states legal nonconforming uses shall be recognized. The
14 rebuilding or expansion of a legal -- existing legal
15 nonconforming uses, which do not have any significant adverse
16 effects on adjacent property shall be permitted.

17 The proposal meets the intent of future land use
18 section objective 4.4 and policy 4.4.1, that require new
19 development to be compatible to the surrounding neighborhood.
20 In this case, the site already has a mobile home park on it and
21 the surrounding land use pattern is comprised of mostly
22 agricultural and single-family uses.

23 Based upon the above considerations in the following
24 goals, objectives and policies, Planning Commission staff finds
25 the proposed special use consistent with the Unincorporated

Zoning Hearing Master Hearing
March 24, 2025

1 Hillsborough County comprehensive plan, subject to the
2 conditions set by the Development Services Department.

3 HEARING MASTER FINCH: Thank you so much.

4 Is there anyone in the audience or online that would
5 like to speak in support? I'm seeing no one.

6 Anyone in opposition? No one.

7 Ms. Heinrich, anything else?

8 MS. HEINRICH: Nothing further, ma'am.

9 HEARING MASTER FINCH: Ms. Corbett? Nothing, all
10 right.

11 Then when that, we'll close Special Use 25-0300 and
12 adjourn the hearing. Thank you for your time and testimony.

13 (Off the record at 11:24 p.m.)
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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660

1 Item A.19, Major Mod 25-0136. This application is out
2 of order to be heard and is being continued to the
3 March 24, 2025 ZHM hearing.

4 Item A.20, PD 25-0140. This application is out of
5 order to be heard and is being continued to the March 24, 2025
6 ZHM hearing.

7 Item A.21, PD 25-0143. This application is out of
8 order to be heard and is being continued to the March 24, 2025
9 ZHM hearing.

10 Item A.22, PD 24-0144. This application is being
11 continued by the applicant to the March 24, 2025 ZHM hearing.

12 Item A.23, PD 25-0145. This application is be -- is
13 out of order and is being continued to the March 24, 2025 ZHM
14 hearing.

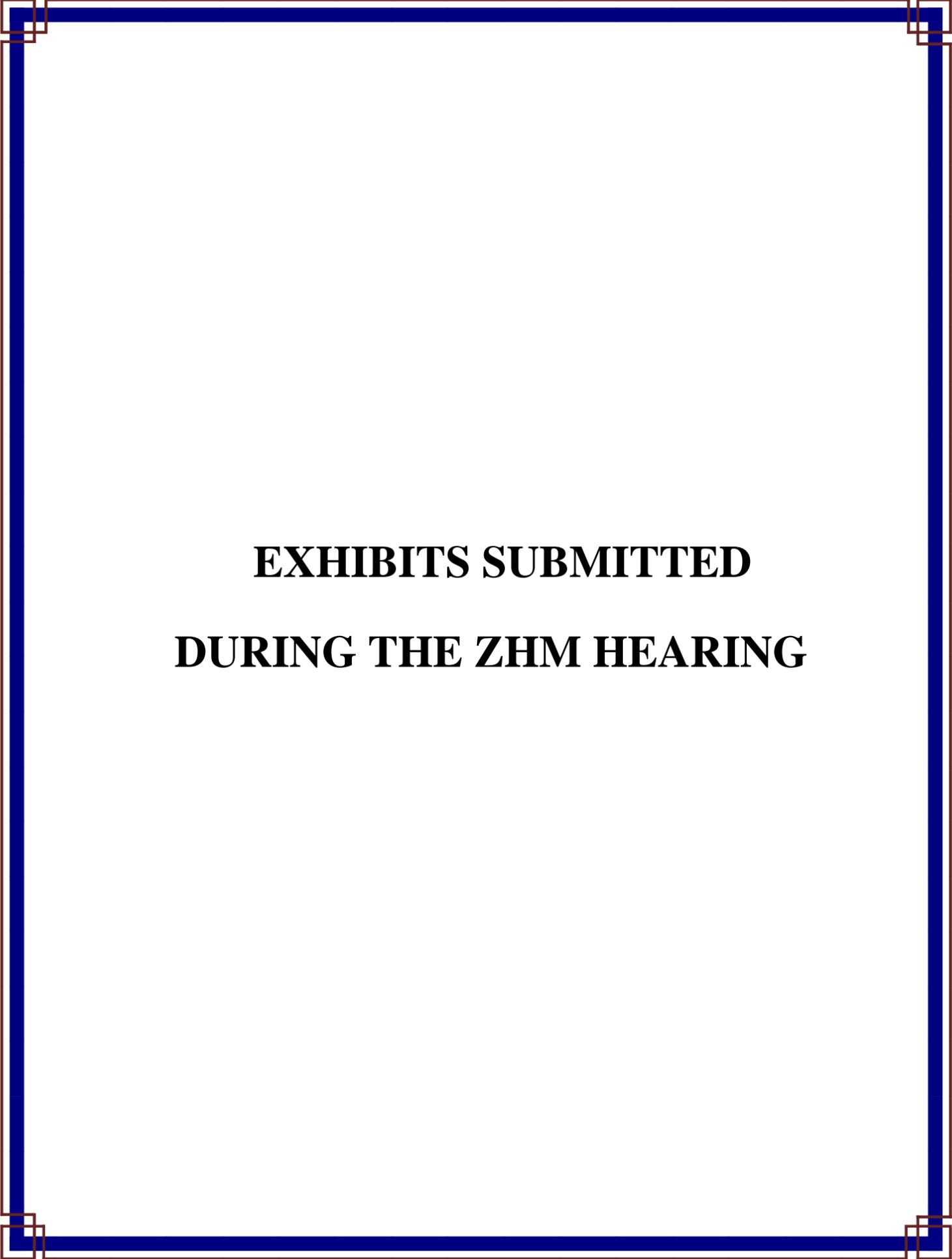
15 Item A.24, Special Use 25-0300, is being continued by
16 the applicant to the March 24, 2025 ZHM hearing.

17 And that concludes our published withdraws and
18 continuances.

19 HEARING MASTER: All right. Thank you very much.

20 Okay. Before we get started with the agenda, I'll go
21 over some -- the meeting procedures for tonight.

22 So the agenda consists of items that require a public
23 hearing before a hearing master before they go to the Board of
24 County Commissioners for a final decision. I will conduct a
25 hearing on each item today and will submit written



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE