

**PD Modification Application: PRS 25-0754****Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** January 13, 2026**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY****Applicant:** Jeffrey Anderson**FLU Category:** Residential-4 (RES-4)**Service Area:** Rural**Site Acreage:** 3.73 MOL**Community  
Plan Area:** None**Overlay:** None**Introduction Summary:**

The subject of this PRS request is a 3.73-acre site located at 1614 Hall Road in Plant City, comprising folios 82001.0000 and 82002.0000. The site is zoned PD 22-1701, originally approved for a total of 10 residential units. This minor modification proposes a revised layout to accommodate septic mounds and reduces the number of residential units from 10 to 9 (8 mobile homes and 1 single-family conventional home). The request also reflects parcel consolidation and an updated wetland delineation, resulting in a slight reduction in wetland impact. No changes are proposed to the permitted uses.

| Existing Approval(s):                         | Proposed Modification(s):                                                                                                                               |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 residential units                          | 9 residential units                                                                                                                                     |
| Northern PD boundary minimum setback: 10 feet | Northern PD boundary minimum setback: 5 feet                                                                                                            |
| Southern PD boundary minimum setback: 10 feet | Southern PD boundary minimum setback:<br>5 feet adjacent to 082005.0000<br><br>Southern PD boundary minimum setback:<br>10 feet adjacent to 082006.0000 |

**Additional Information:**

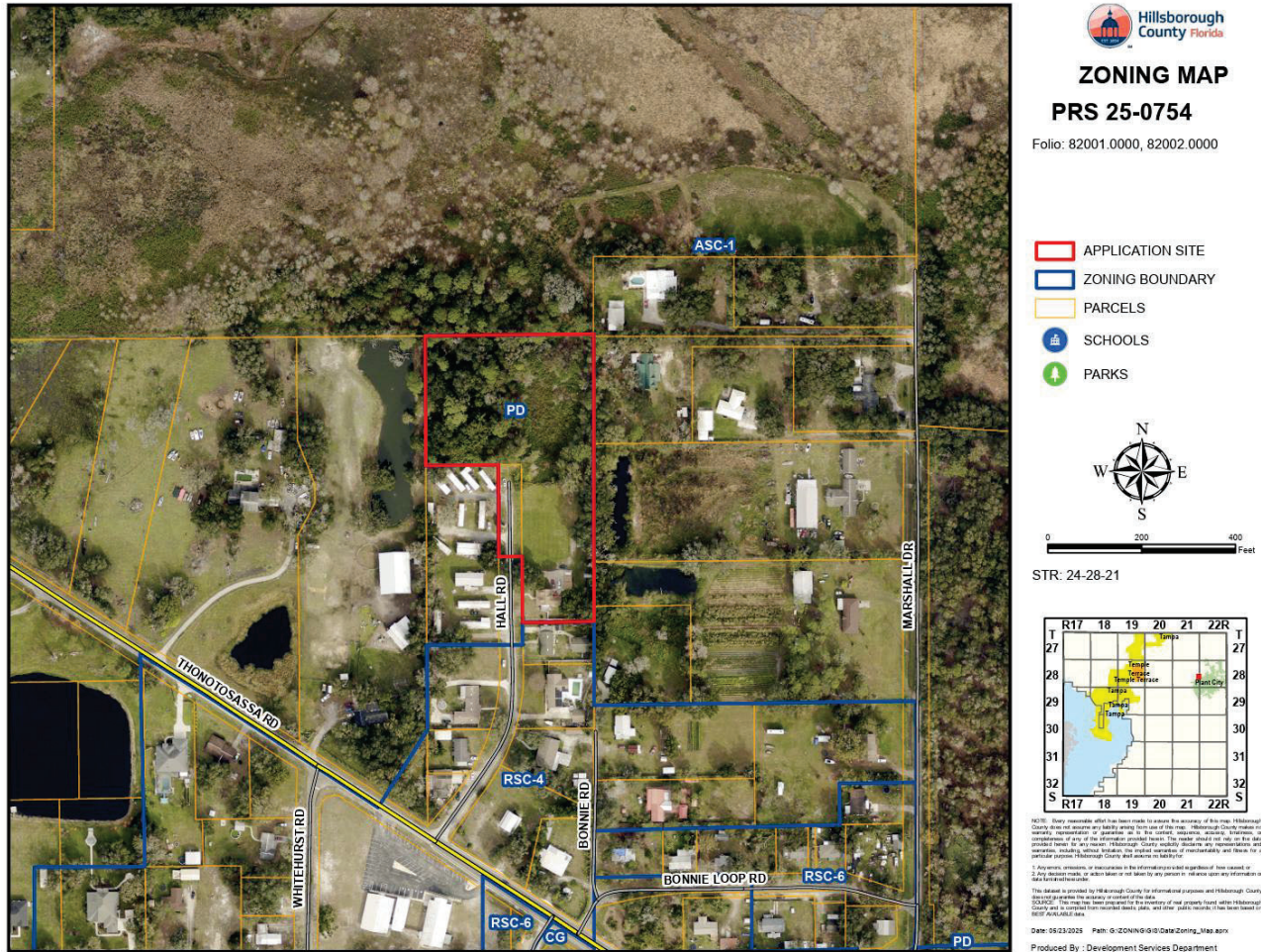
|                                         |                                            |
|-----------------------------------------|--------------------------------------------|
| PD Variation(s):                        | None Requested as part of this application |
| Waiver(s) to the Land Development Code: | None Requested as part of this application |

|                                                   |                                                                                           |
|---------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Planning Commission Recommendation:</b><br>N/A | <b>Development Services Recommendation:</b><br>Approvable, subject to proposed conditions |
|---------------------------------------------------|-------------------------------------------------------------------------------------------|



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map



### Adjacent Zonings and Uses

| Location: | Zoning:      | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:                                                                        | Existing Use:                               |
|-----------|--------------|------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|
| North     | ASC-1        | 1 du/ga                                              | Single-Family Residential/Agricultural                                                | County Owned Vacant                         |
| South     | ASC-1, RSC-4 | 1 du/ga, 4 du/ga                                     | Single-Family Residential/Agricultural, Single-Family Residential (Conventional Only) | Mobile Home Park, Single-Family Residential |
| East      | ASC-1        | 1 du/ga                                              | Single-Family Residential/Agricultural                                                | Single-Family Residential                   |
| West      | ASC-1        | 1 du/ga                                              | Single-Family Residential/Agricultural                                                | Single-Family Residential                   |





**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                                                                                                                                                                                      |
|-----------|----------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hall Road | County Local - Rural | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><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         | 80                         | 4                    | 5                    |
| Proposed         | 72                         | 3                    | 4                    |
| Difference (+/-) | -8                         | -1                   | -1                   |

\*Trips reported are based on gross external trips unless otherwise noted.

**Connectivity and Cross Access** ☐ Not applicable for this request

| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access    | Finding         |
|------------------|----------------|--------------------------------|-----------------|-----------------|
| North            |                | Choose an item.                | Choose an item. | Choose an item. |
| South            | X              | Pedestrian & Vehicular         | None            | Meets LDC       |
| 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. |
|                             | Choose an item. | Choose an item. |
|                             | Choose an item. | Choose an item. |
| Notes:                      |                 |                 |

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                     |                                                                                                        |                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Environmental:</b>                                                                                                                                                                                                                                                                                                                        | <b>Comments Received</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Objections</b>                                                                                   | <b>Conditions Requested</b>                                                                            | <b>Additional Information/Comments</b> |
| Environmental Protection Commission                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                              | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                 | Wetlands Present                       |
| Environmental Services                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 |                                        |
| Conservation & Environ. Lands Mgmt.                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 |                                        |
| Natural Resources                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                              | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                 |                                        |
| Check if Applicable:<br><input checked="" type="checkbox"/> Wetlands/Other Surface Waters<br><input type="checkbox"/> Use of Environmentally Sensitive Land Credit<br><input type="checkbox"/> Wellhead Protection Area<br><input type="checkbox"/> Surface Water Resource Protection Area                                                   | <input type="checkbox"/> Potable Water Wellfield Protection Area<br><input type="checkbox"/> Significant Wildlife Habitat<br><input type="checkbox"/> Coastal High Hazard Area<br><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor<br><input type="checkbox"/> Adjacent to ELAPP property<br><input checked="" type="checkbox"/> Other: Airport Height Restriction: 250' AMSL |                                                                                                     |                                                                                                        |                                        |
| <b>Public Facilities:</b>                                                                                                                                                                                                                                                                                                                    | <b>Comments Received</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Objections</b>                                                                                   | <b>Conditions Requested</b>                                                                            | <b>Additional Information/Comments</b> |
| <b>Transportation</b><br><input type="checkbox"/> Design Exception/Adm. Variance Requested<br><input type="checkbox"/> Off-Site Improvements Provided                                                                                                                                                                                        | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes <input type="checkbox"/> N/A<br><input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> N/A |                                        |
| <b>Service Area/ Water &amp; Wastewater</b><br><input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa<br><input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace                                                                                                                            | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 |                                        |
| <b>Hillsborough County School Board</b><br>Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A<br>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 |                                        |
| <b>Impact/Mobility Fees</b><br>N/A                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                     |                                                                                                        |                                        |
| <b>Comprehensive Plan:</b>                                                                                                                                                                                                                                                                                                                   | <b>Comments Received</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Findings</b>                                                                                     | <b>Conditions Requested</b>                                                                            | <b>Additional Information/Comment</b>  |
| <b>Planning Commission</b><br><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Locational Criteria Waiver Requested<br><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A                                                            | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Inconsistent<br><input type="checkbox"/> Consistent                        | <input type="checkbox"/> Yes<br><input type="checkbox"/> No                                            |                                        |

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The request proposes to revise the approved PD site plan by reducing the number of residential units from 10 to 9, adjusting the layout to accommodate septic mounds, and updating the wetland delineation to reflect a minor reduction in impact. These modifications are consistent with the existing PD entitlements and maintain the approved density of 9 residential units (8 mobile homes and 1 single-family conventional home). The applicant proposes a reduced setback along the northern PD boundary, with a minimum setback of 5 feet, and along the southern PD boundary, with a minimum setback of 5 feet adjacent to parcel 082005.0000 and 10 feet adjacent to parcel 082006.0000. Land adjacent to the north is vacant and owned by Hillsborough County. The land adjacent to the south is developed with a mobile home park with the units along the common boundary oriented in a similar manner to the units on the revised site plan.

The revised plan also includes improvements to stormwater management through the introduction of a dry pond and floodplain compensation area. These changes are compatible with the surrounding mix of residential and conservation uses. Staff have not identified any compatibility issues related to the request.

### **5.2 Recommendation**

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

## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 12, 2025.

1. The project shall be limited to a maximum density of ~~40~~ 2 residential units.
2. Development shall be in compliance with the following:
 

|                                                  |                                        |
|--------------------------------------------------|----------------------------------------|
| Northern PD boundary minimum setback:            | <del>40</del> <u>5</u> feet            |
| Western PD boundary minimum setback:             | 10 feet                                |
| Eastern PD boundary minimum setback:             | 10 feet                                |
| <del>Southern PD boundary minimum setback:</del> | <del>10 feet</del>                     |
| Southern PD boundary minimum setback:            | 5 feet adjacent to folio# 082005.0000  |
| Southern PD boundary minimum setback:            | 10 feet adjacent to folio# 082006.0000 |
| Maximum building height:                         | 35 feet (1 Story)                      |
3. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
5. 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.
6. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
7. The subject site shall be permitted one full access connection onto Hall Rd.
8. All construction ingress and egresses shall be limited to Hall Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
9. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
10. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
11. 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.

12. 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.
13. 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.
14. 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.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. 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.

**Zoning Administrator Sign Off:**

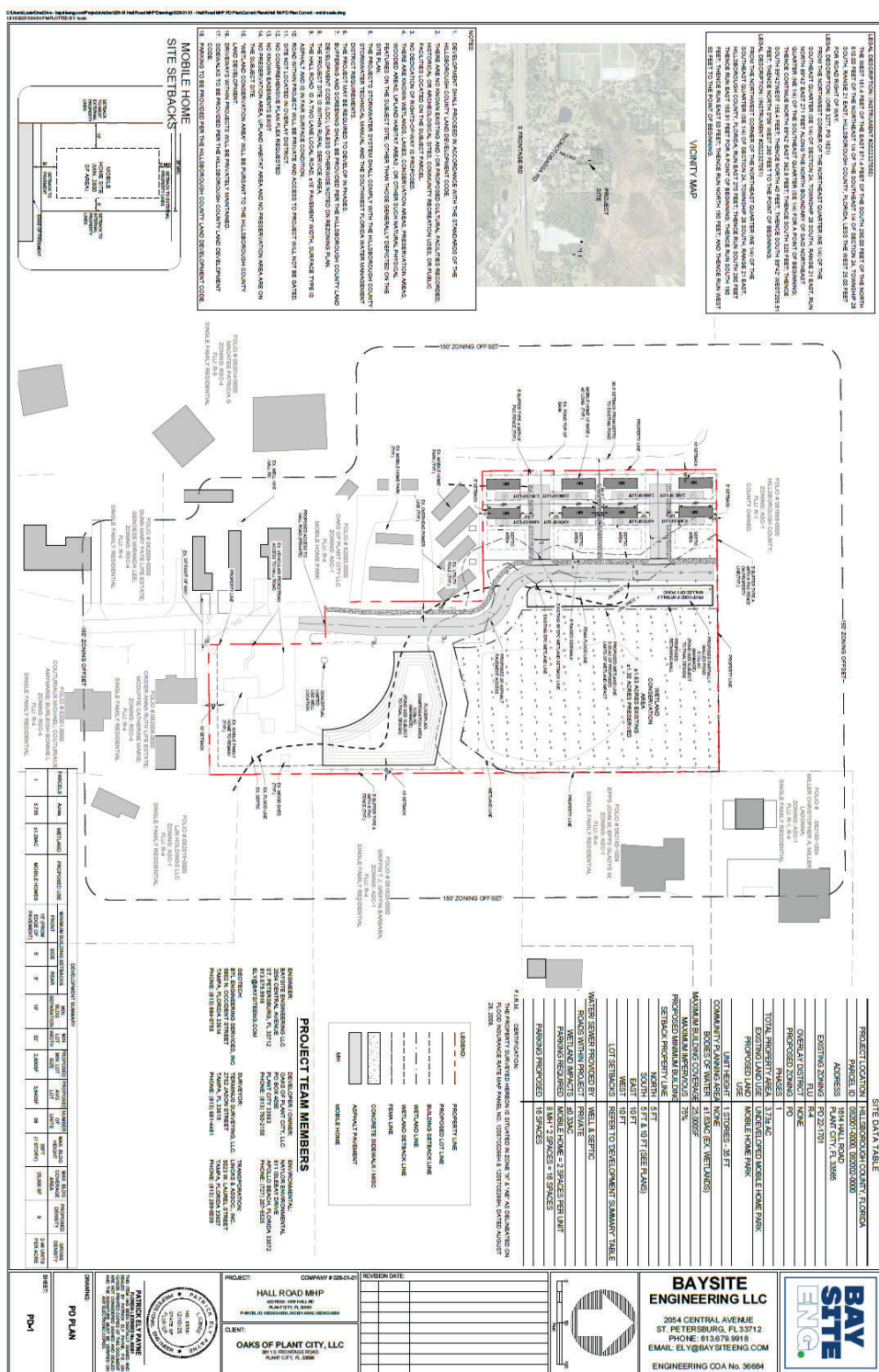
*J. Brian Grady*

**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.



### 7.2.1 Proposed Site Plan (Full)



**8.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 08/25/2025

Revised 10/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: RZ 25-0754

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

**CONDITIONS OF APPROVAL**

1. The subject site shall be permitted one full access connection onto Hall Rd.
2. All construction ingress and egresses shall be limited to Hall Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
- ~~3. As Hall Road is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access which may be granted onto Hall Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.~~

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 22-1701, which is currently approved for ten (10) residential dwelling units. With this modification, the applicant is requesting the approval of eight (8) mobile home units and one (1) existing single family detached dwelling unit. The site is

generally located north of the dead end of Hall Road, +/- 800 feet north of the intersection of Hall Road and Thonotosassa Road. The future land use is Residential – 4 (R-4).

### Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

#### Approved Zoning:

| Zoning, Land Use/Size                                       | 24 Hour Two-Way Volume      | Total Peak Hour Trips    |                           |
|-------------------------------------------------------------|-----------------------------|--------------------------|---------------------------|
|                                                             |                             | AM                       | PM                        |
| <u>PD, Mobile Home Park</u><br><u>(ITE 240) 9 Units</u>     | <u>70</u>                   | <u>3</u>                 | <u>4</u>                  |
| PD, Single Family Detached<br>(ITE 210) <del>10</del> Units | <u>10</u><br><del>122</del> | <u>1</u><br><del>9</del> | <u>1</u><br><del>11</del> |
| <u>Total</u>                                                | <u>80</u>                   | <u>4</u>                 | <u>5</u>                  |

#### Proposed Uses:

| Zoning, Land Use/Size                          | 24 Hour Two-Way Volume | Total Peak Hour Trips |                |
|------------------------------------------------|------------------------|-----------------------|----------------|
|                                                |                        | AM                    | PM             |
| PD, Mobile Home Park<br>(ITE 240) 8 Units      | 62 <del>56</del>       | 2 <del>3</del>        | 3 <del>5</del> |
| PD, Single Family Detached<br>(ITE 210) 1 Unit | 140                    | 1                     | 1              |
| <b>Total</b>                                   | <b>72</b>              | <b>3</b>              | <b>4</b>       |

#### Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume      | Total Peak Hour Trips      |                            |
|-----------------------|-----------------------------|----------------------------|----------------------------|
|                       |                             | AM                         | PM                         |
| <b>Difference</b>     | <u>-8</u><br><del>-52</del> | <u>-1</u><br><del>-5</del> | <u>-1</u><br><del>-5</del> |

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hall Road, a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 15ft of pavement in average condition,

no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and the existing right-of-way varies from +/- 41 ft to +/- 50 ft.

#### **SITE ACCESS**

The currently approved Planned Development is approved for one full access connection onto Hall Rd. This application does not propose any modifications to the existing project access.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Hall Rd. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.



**CURRENTLY  
APPROVED**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

August 10, 2023

**RE: RZ-PD 22-1701**

**David B. Singer & Colin/Rice Older Lundy Koch & Martino  
Bonnie Rd. & Thonotosassa Rd.  
82001.0000, 82002.0000, 82003.0000**

David Singer & Colin Rice  
Older Lundy Koch & Martino  
1000 W. Cass St.  
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled Land Use public meeting on August 8, 2023, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from RSC-4 & ASC-1 (Residential, Single-Family Conventional and Agricultural, Single-Family Conventional) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

Please contact Chris Grandlienard of my staff, at [GrandlienardC@HCFLGov.net](mailto:GrandlienardC@HCFLGov.net) if you have any questions.

Sincerely,

J. Brian Grady, Director  
Zoning Administrator  
Community Development Division

JBG/mn  
Attachment  
cc: File

**HCFLGOV.NET**

**BOARD OF COUNTY  
COMMISSIONERS**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 1, 2023.

1. The project shall be limited to a maximum density of 10 residential units.
2. Development shall be in compliance with the following:

|                                       |                   |
|---------------------------------------|-------------------|
| Northern PD boundary minimum setback: | 10 feet           |
| Western PD boundary minimum setback:  | 10 feet           |
| Eastern PD boundary minimum setback:  | 10 feet           |
| Southern PD boundary minimum setback: | 10 feet           |
| Maximum building height:              | 35 feet (1 Story) |
3. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
5. 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.
6. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

## Norris, Marylou

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**From:** Norris, Marylou  
**Sent:** Friday, August 11, 2023 12:56 PM  
**To:** dsinger@olderlundylaw.com; crice@olderlundylaw.com; oaksofplantcity@gmail.com  
**Subject:** Decision Letter & Conditions for RZ-PD 22-1701  
**Attachments:** 22-1701 Decision 8-8-23.pdf; 22-1701 PD Conds 8-8-23.pdf

Please find attached the Decision Letter & Conditions for RZ-PD 22-1701 that went before the 8/8/23 BOCC Land Use Meeting. If you have any questions regarding this, please contact Chris Grandlienard at [GrandlienardC@HCFLGov.net](mailto:GrandlienardC@HCFLGov.net).

Best regards,

**Marylou Norris**

**Administrative Specialist**

Community Development Section

Development Services Department

---

**P:** (813) 276-8398

**E:** [NorrisM@HCFLGov.net](mailto:NorrisM@HCFLGov.net)

**W:** [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/25/2025

[Revised 10/17/2025](#)

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: RZ 25-0754

- 
- |                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | This agency has no comments.                                                |
| <input type="checkbox"/>            | This agency has no objection.                                               |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

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### Trip Generation Analysis

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#### Approved Zoning:

| Zoning, Land Use/Size                                     | 24 Hour Two-Way Volume      | Total Peak Hour Trips    |                           |
|-----------------------------------------------------------|-----------------------------|--------------------------|---------------------------|
|                                                           |                             | AM                       | PM                        |
| <a href="#">PD, Mobile Home Park (ITE 240) 9 Units</a>    | <u>70</u>                   | <u>3</u>                 | <u>4</u>                  |
| PD, Single Family Detached (ITE 210) 1 <del>0</del> Units | <u>10</u><br><del>122</del> | <u>1</u><br><del>9</del> | <u>1</u><br><del>11</del> |
| <b><u>Total</u></b>                                       | <b><u>80</u></b>            | <b><u>4</u></b>          | <b><u>5</u></b>           |

#### Proposed Uses:

| Zoning, Land Use/Size                       | 24 Hour Two-Way Volume | Total Peak Hour Trips |                |
|---------------------------------------------|------------------------|-----------------------|----------------|
|                                             |                        | AM                    | PM             |
| PD, Mobile Home Park (ITE 240) 8 Units      | 62 <del>56</del>       | 2 <del>3</del>        | 3 <del>5</del> |
| PD, Single Family Detached (ITE 210) 1 Unit | 140                    | 1                     | 1              |
| <b>Total</b>                                | <b>72</b>              | <b>3</b>              | <b>4</b>       |

#### Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume                        | Total Peak Hour Trips                        |                                              |
|-----------------------|-----------------------------------------------|----------------------------------------------|----------------------------------------------|
|                       |                                               | AM                                           | PM                                           |
| <b>Difference</b>     | <u><del>-8</del></u><br><u><del>-52</del></u> | <u><del>-1</del></u><br><u><del>-5</del></u> | <u><del>-1</del></u><br><u><del>-5</del></u> |

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hall Road, a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 15ft of pavement in average condition,

no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and the existing right-of-way varies from +/- 41 ft to +/- 50 ft.

#### **SITE ACCESS**

The currently approved Planned Development is approved for one full access connection onto Hall Rd. This application does not propose any modifications to the existing project access.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Hall Rd. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

## COMMISSION

Gwendolyn "Gwen" W. Myers  
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Harry Cohen VICE-CHAIR  
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### AGENCY COMMENT SHEET

| REZONING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>HEARING DATE:</b> July 22, 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>COMMENT DATE:</b> June 18, 2025                             |
| <b>PETITION NO.:</b> 25-0754                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>PROPERTY ADDRESSES:</b> 1614 and 1651 Hall Road, Plant City |
| <b>EPC REVIEWER:</b> Kelly M. Holland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>FOLIO #s:</b> 0820010000, 0820020000 and 0820030000         |
| <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>STR:</b> 24-28S-21E                                         |
| <b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
| <b>REQUESTED ZONING:</b> Minor Modification to an existing PD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                |
| FINDINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
| <b>WETLANDS PRESENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | YES                                                            |
| <b>SITE INSPECTION DATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NA                                                             |
| <b>WETLAND LINE VALIDITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | VALID TO JUNE 1, 2028                                          |
| <b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | In the eastern portion of the property                         |
| <b>RECOMMENDED ZONING RESUBMITTAL COMMENTS:</b><br><br>1. The minor modification as proposed on the site plan would result in a wetland impact for an internal road and stormwater pond which were previously authorized by the Executive Director of the Environmental Protection Commission (EPC) on June 1, 2023. However, as stated in condition # 11 of that authorization "All modifications of this authorization shall be proposed in a permit modification application submitted to EPC with the appropriate fee in accordance with Chapter 1-6, Rules of the EPC." Please submit a permit modification application to EPC.<br><br>2. The subject property contains wetland/other surface waters (OSW) areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. This delineation is presently valid as part of the June 1, 2023 wetland impact authorization. The wetland 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). |                                                                |

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

**INFORMATIONAL COMMENTS:**

- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / cb

ec: Jeffrey Anders, applicant – [jjanderscivil@gmail.com](mailto:jjanderscivil@gmail.com)  
Ely Payne, agent – [ely@baysiteeng.com](mailto:ely@baysiteeng.com)



### Adequate Facilities Analysis: Rezoning

**Date:** July 14, 2025

**Acreage:** 3.73 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 25-0754

**Future Land Use:** R-4

**HCPS #:** RZ-700

**Maximum Residential Units:** 8

**Address:** 1614 Hall Road

**Residential Type:** Mobile Home

**Parcel Folio Number(s):** 082001.0000  
082002.0000

| School Data                                                                                                                                                                                                             | Cork Elementary | Tomlin Middle | Strawberry Crest High |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|-----------------------|
| <b>FISH Capacity</b><br>Total school capacity as reported to the Florida Inventory of School Houses (FISH)                                                                                                              | 935             | 1717          | 2467                  |
| <b>2024-25 Enrollment</b><br>K-12 enrollment on 2024-25 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions                             | 673             | 1347          | 2511                  |
| <b>Current Utilization</b><br>Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity                                                                                         | 72%             | 78%           | 102%                  |
| <b>Concurrency Reservations</b><br>Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/14/2025                                                                 | 217             | 34            | 0                     |
| <b>Students Generated</b><br>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 | 2               | 1             | 1                     |
| <b>Proposed Utilization</b><br>School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application                                | 95%             | 80%           | 102%                  |

**Notes:** At this time, adequate capacity exists at Cork Elementary and Tomlin Middle Schools for the residential impact of the proposed amendment. Although Strawberry Crest High School is projected to be over capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

**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

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P: 813.272.4429 C: 813.345.6684

## AGENCY REVIEW COMMENT SHEET

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 08-08-2025

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

**APPLICANT:** Ely Payne

**PETITION NO:** 25-0754

**LOCATION:** Plant City

**FOLIO NO:** 82001.0000

**SEC:** \_\_\_\_\_ **TWN:** \_\_\_\_\_ **RNG:** \_\_\_\_\_

---

☒ This agency has no comments.

☐ This agency has no objection.

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

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

**COMMENTS:** \_\_\_\_\_.

## AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 06/18/2025

**Agency:** Natural Resources **Petition #:** 25-0754

- ☐ 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. 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. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. 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.
4. 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.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## Agency Review Comment Sheet

**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:** 5/19/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 6/3/2025

**PROPERTY OWNER:** Richard F. and Olive M. James,  
Simmons East LLC  
Linda S. Wood  
KL Simmons Village, LLC      **PID:** 25-0759

**APPLICANT:** Eisenhower Property Group, LLC

**LOCATION:** 6605 Grace Sweat Rd. Riverview, FL 33578  
6601 Grace Sweat Rd. Riverview, FL 33578  
6550 Grace Sweat Rd. Riverview, FL 33578

**FOLIO NO.:** 77762.0000, 77772.0100, 77772.1000, and portion of 77772.7000

### AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

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PETITION NO.: PRS 25-0754      REVIEWED BY: Clay Walker, E.I.    DATE: 5/20/2025

FOLIO NO.: 82001.0000, 82002.0000

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A \_\_\_\_ inch water main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A \_\_\_\_ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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