

Special Use Application: SU-FWH 25-0219

LUHO Meeting Date:

February 24, 2025

Case Reviewer:

Sam Ball

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Astin Strawberry Property Management

Zoning: AR

FLU Category: RES-4
WVR-2 (Rural Plan Category)

Service Area: Urban

Site Acreage: 25.7 Special Use Area
(33.68 acres of total parcel area)

Community Plan Area: Wimauma
South Shore Areawide Systems

Overlay: None

Special District: None

Request: Special Use Permit for a farm worker housing project.

**Request Details:**

The applicant is requesting special use approval to increase the number of approved farm worker housing units from 50 to 120 on a property located within a suburban future land use district.

Setbacks	Proposed Setbacks (Feet)	Proposed Buffer/Screening
North	50' 30' Wetland Conservation Compliance	None
South	50'	5'/Type A
East	50'	30'/None (Adj to ELAPP)
West	50'	145'/Natural Screening

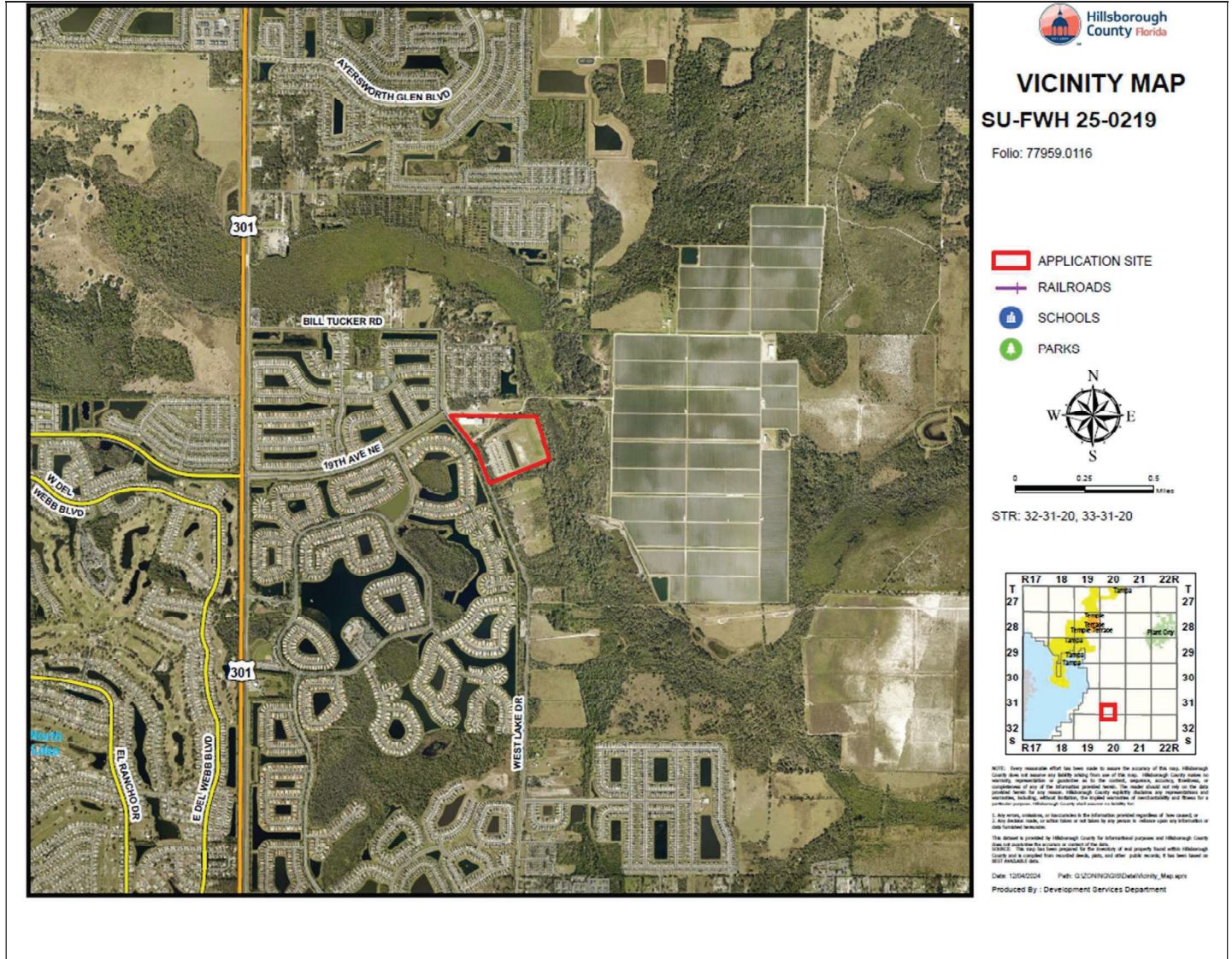
Additional Information:

Waivers to the Land Development Code	None requested as part of this application.
Variances to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, Subject to Conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

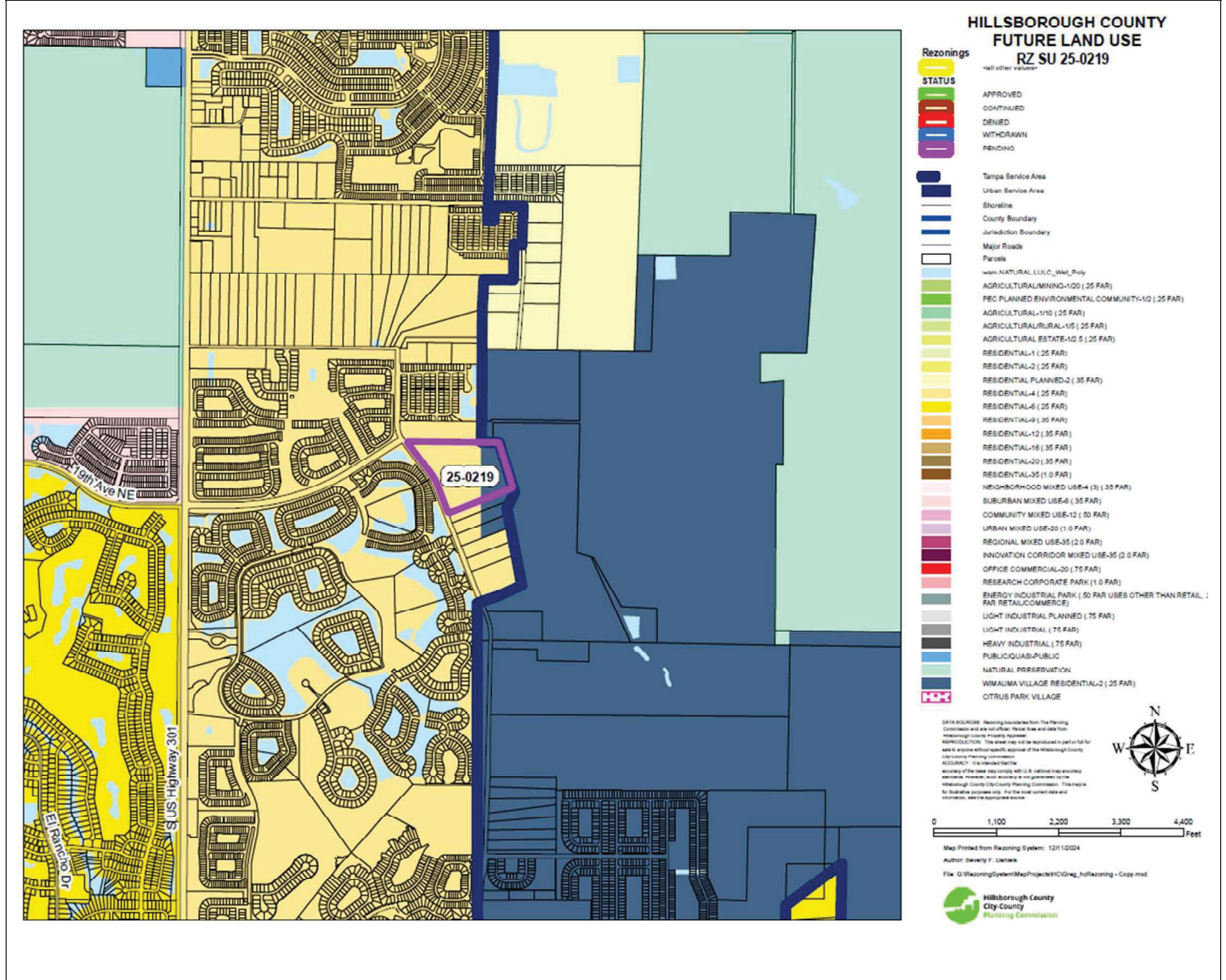


Context of Surrounding Area:

The predominant uses in the area include a solar energy production, wet land mitigation bank, single-family residential, and agriculture. Future development to the south and east will be constrained by wetlands, and the properties to the north and west are currently developed for residential use to their full potential.

2.0 LAND USE MAP SET AND SUMMARY DATA

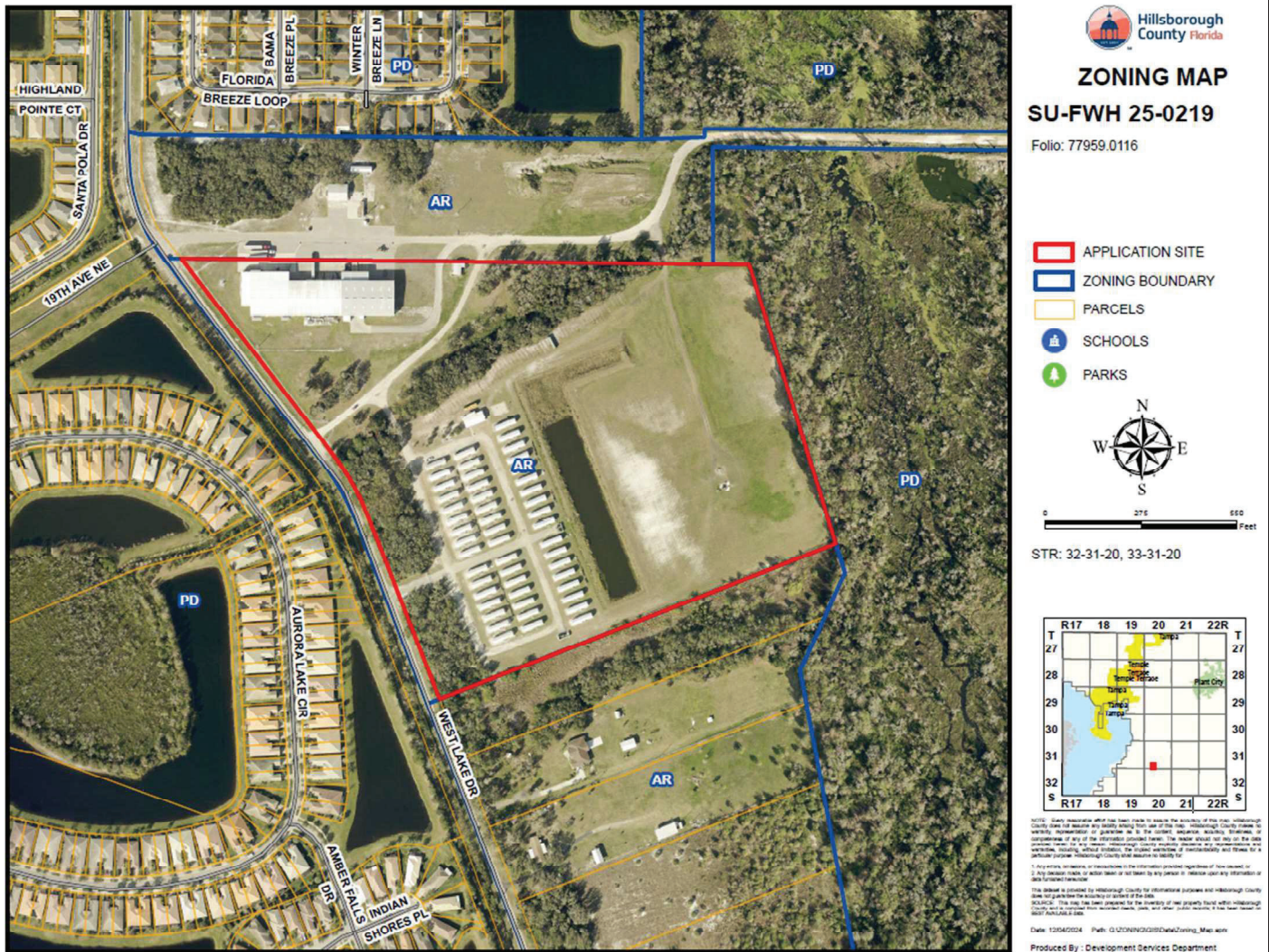
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential - 4	Wimauma Village Residential – 2 (Rural Category)
Maximum Density/FAR	4 DU per GA/FAR: 0.25	2 DU per GA/FAR: 0.25
Typical Uses	Agricultural, residential, neighborhood commercial, office, and multi-purpose projects	Agricultural, residential and residential support uses may be considered category wide.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AR	1 DU per 5 GA/FAR: 0.25	Agricultural & Residential	Agricultural related accessory use
South	AR	1 DU per 5 GA/FAR: 0.25	Agricultural & Residential	Undeveloped
East	PD 24-0044	1 DU per 173.61 GA/FAR: 0.25	1 Single-family dwelling Mitigation bank	Undeveloped – Bullfrog Creek Mitigation Designated Sending Area
West	PD 89-0097	4 DU per GA/	Single-family attached & Two-family (duplex)	Single-family, attached (duplex)

3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.XX: Not Applicable

Requested Waiver	Result
NA	

Justification:

Requested Waiver	Result
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NA	
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Justification:

4.0 REQUESTED VARIANCES: Not Applicable

LDC Section:	LDC Requirement:	Variance:	Result:

*The applicant has provided variance criteria responses with their application. The hearing officer will be required to make a separate decision on each variance in conjunction with the subject Special Use application.

5.0 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
West Lake Drive	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 type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	356	29	29
Proposed	854	50	69
Difference (+/-)	(+) 498	(+) 21	(+) 40

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
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:		

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<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 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" 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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt from substandard road and site access improvements per Sec. 6.11.39.D.11
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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	Adequate Facilities Analysis required.
Impact/Mobility Fees: NA				
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 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	

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

Staff finds that the proposed development plan would allow the farm worker housing expansion to comply with the requirements of the Land Development Code. The farm worker housing projects internal driveways also provide direct access to the 535-acre farm and packing packaging facility that the farm worker housing occupants would serve. Additionally, the development plan adequately mitigates the impacts of the requested farm worker housing expansion and is compatible with the zoning and development pattern in the area.

7.2 Recommendation

Based on the above, staff finds the proposed increase of farm worker housing units compatible with the mixture of residential uses in the area and approvable, subject to conditions.

8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on February 4, 2025.

1. Development within the special use area shall be limited to farm worker housing. The number of farm worker housing units on the property shall not exceed 120 farm worker housing units to be located within the development envelope depicted on the general site plan and in accordance with the requirements of the Land Development Code, Section 6.11.39.
2. Farm worker housing sites, which includes, but is not limited to, housing, parking areas, athletic fields, and/or storage structures shall provide required front, side, and rear yards of 50 feet. Internal project driveways may be located in required yards that are adjacent to a public roadway or to property that is under common ownership with the farmworker housing site.
3. Buffering and screening is required as follows:
 - A five-foot buffer with Type "A" screening in accordance with Section 6.06.06 shall be required along the southern property boundary that abuts undeveloped AR zoned property.
 - The abutting properties to the north and east are located in excess of 200 feet from the farm worker housing area and shall not require additional buffering or screening.
 - A 145-foot natural buffer is required along the western boundary of the property that adjoins the West Lake Drive Right-of-Way.
4. All structures containing dwelling units shall be located a minimum of ten feet apart.
5. All access drives serving the farm worker housing site shall be packed shell, gravel, or a similar material which will provide a relatively dust free surface.
6. All farm worker housing shall provide 1 parking space per unit. Spaces shall be permitted to be located individually or aggregated in a consolidated area. Surface material may be packed shell, gravel, or similar material. One accessible space shall be provided for the project that complies with the requirements of the Americans with Disabilities Act (ADA).
7. All farm worker housing shall provide adequate sewage disposal and water supply systems which meet all Federal, State, and local requirements.
8. All farm worker housing shall be maintained in a neat, orderly, and safe manner.
9. Property owners or housing providers shall maintain records of approved Health Department Migrant Labor Camp or Resident Migrant Housing permits, to demonstrate that the project is limited to housing for farm workers or their dependents only. The records shall be kept for a minimum of three years and shall be made available upon request for inspection by Hillsborough County within 14 days of such request.
10. Prior approval of a farm worker housing permit through a conditional use, variance, or special use process shall not be used as a precedent for an increase in density on either all or a portion of the property as part of any future rezoning petition.
11. 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.

12. The property identified within the submitted application abuts a public Natural Preserve entitled Bullfrog Creek Conservation Easement.
 - Development proposed adjacent to a Natural Preserve shall ensure compatibility through a project compatibility plan submitted to the Conservation and Environmental Land Management Department at the time of the site construction plan review.
 - The project compatibility plan for the Natural Preserve shall be reviewed and approved by the County before the site construction plans are approved.
13. 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.
14. 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.
15. 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.
16. If for any reason the housing no longer serves farmworkers or their dependents only, the dwelling units which exceed the density of the Comprehensive Plan must be removed within 90 days of written notification from the County, or certain units may remain if converted for sale or rent as Affordable Housing in accordance with 6.11.07.

Zoning Administrator Sign Off:

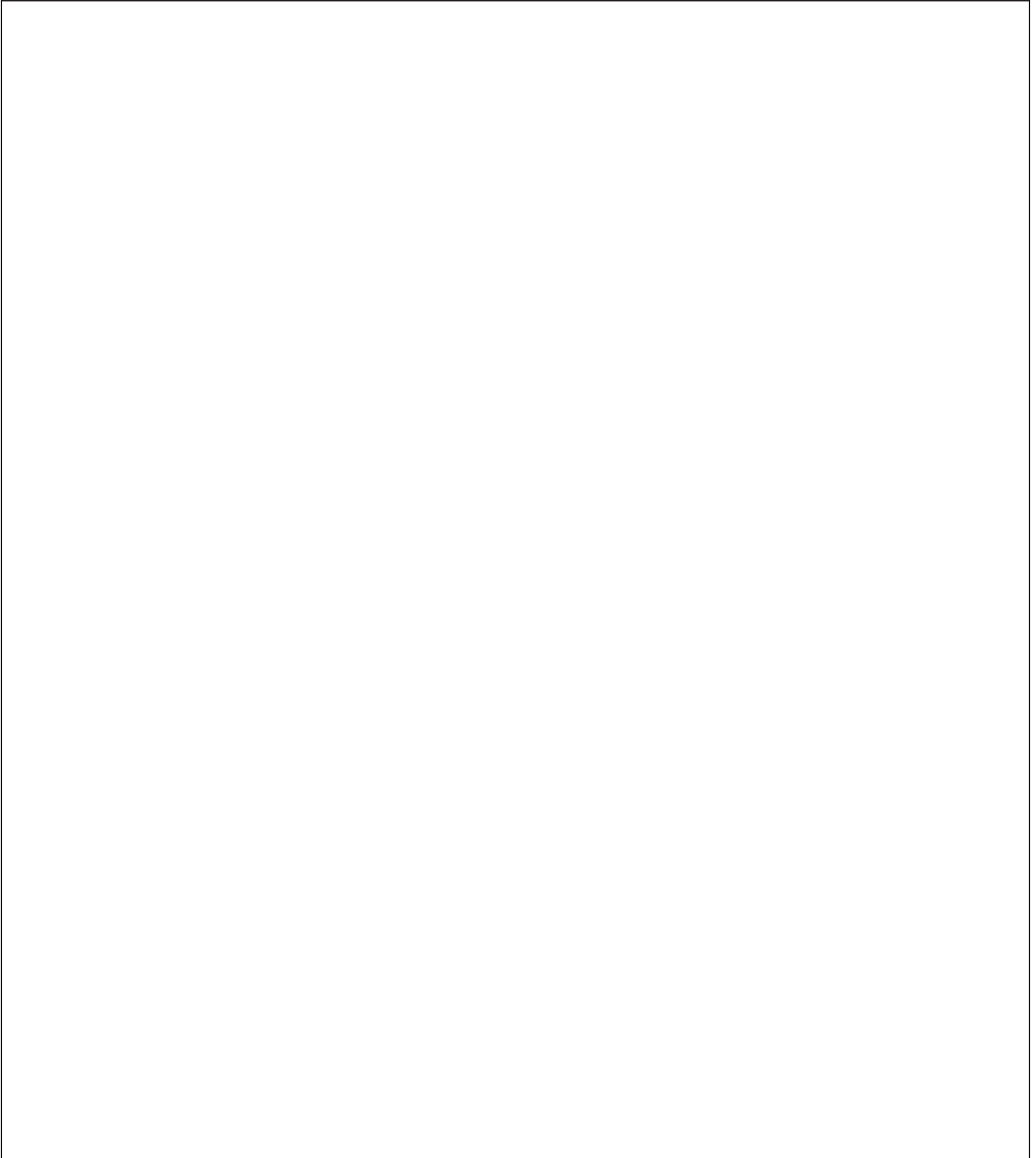


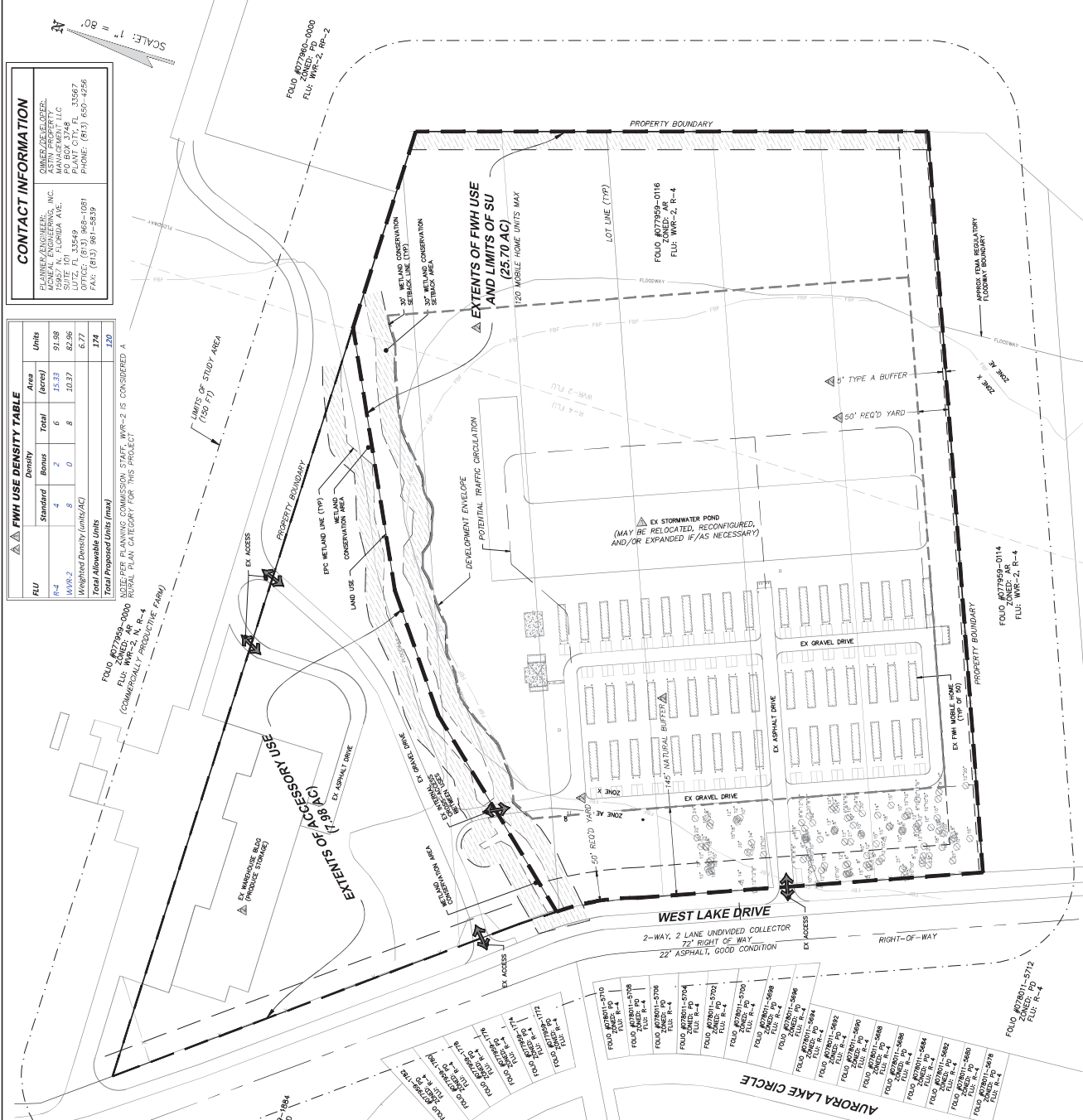
Colleen Marshall
Thu Feb 13 2025 08:24:25

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.

9.0 PROPOSED SITE PLAN (FULL)





SITE DATA TABLE				
Project #	07798a-1/18			
Existing Zoning	ART (SU 13-6453)			
Proposed Zoning	ART (SU 24-782)			
Existing Use				
Proposed Use				
Accessory	ACCESSORY	PMH		
Community Planning Area	COMMUNITY PLANNING AREA	PMH		
Service Area	URBAN			
Comp Plan Designation (FLU)	R-4, MVH-2			
Overlay District				
Special Zone (Coastal, Wild Road, etc.)				
Peak Service Area				
Peak Service Area (CYPH)				
Peak Service Area (SPAC)				
Percent Area Breakdown by User (AC)	1,467,288	230.68		
Min. FAR	7.98	25.70		
Min. Number of PMH Units (Slow PMH) Use Density (Table)	0.25	N/A		
Min. Building (F)	N/A	120		
Min. Density (PMH) Unit/Mic (AC)	86,902	N/A		
Min. Density (PMH) Unit/Mic (Slow PMH) Use Density	N/A	0.27		
Building Min. Height (FT)	5	35		
Area of Uplands (AC)	7.98	25.70		
Area of Wetlands (AC)	0.41	0.58		
Setbacks	Required (FT)	Required (FT)		
North	N/A	50		
East	N/A	50		
South	N/A	50		
West	N/A	50		

15720 WEST LAKE DRIVE WIMUUMA, FLORIDA 33598 ASTIN FARMS FWH	PREPARED FOR: ASTIN STRAWBERRY PROPERTY MANAGEMENT, LLC	SHEET TITLE: GENERAL SITE PLAN
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SHEET NO. 1 OF 1

10.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/12/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/ South

PETITION NO: SU 25-0219

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

PROJECT SUMMARY, TRIP GENERATION AND CONCLUSIONS

The applicant is requesting Special Use approval for +/- 25.7 ac. parcel currently zoned Agricultural Rural (AR). The applicant states the project currently has approval for up to 50 farm worker housing units pursuant to SU 13-0463. With this application, the applicant is requesting approval for a total 120 farm worker housing units.

Staff has prepared a comparison of the number of trips potentially generated by the existing and proposed Special Use, utilizing a generalized worst-case scenario. Staff notes that the ITE Data presented below is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

Existing Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 50 Farm Worker Housing Units (ITE LUC 240)	356	29	29

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 120 Farm Worker Housing Units (ITE LUC 240)	854	50	69

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(+) 498	(+) 21	(+) 40

Hillsborough County LDC Sec. 6.11.39.D.11. states "County rights-of-way or access improvements shall not be required for farm worker housing projects. Notwithstanding, applicable access improvements

required for emergency response access shall be required.” Given the above, no site access or substandard road improvements can be required for this project, and the transportation did not require a trip generation or site access analysis (which would otherwise have no purpose given that project access meets applicable spacing requirements).

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

West Lake Dr. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 20-21 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 45 and +/- 90 feet in width) along the project’s frontage. There are +/- 5-foot-wide sidewalks along portions of the east side of West Lake Dr. in the vicinity of the proposed project. There are no bicycle facilities on West Lake Dr. in the vicinity of the proposed project.

SITE ACCESS

Site access is to/from West Lake Dr. No additional access connections are proposed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for West Lake Dr. was not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facility cannot be provided.

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
West Lake Dr.	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 type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	356	29	29
Proposed	854	50	69
Difference (+/-)	(+) 498	(+) 21	(+) 40

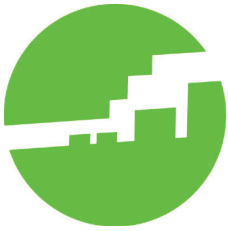
*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt from substandard road and site access improvements per Sec. 6.11.39.D.11.



**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: February 24, 2025 Report Prepared: February 11, 2025	Case Number: SU 25-0219 Folio(s): 77959.0116 General Location: East of West Lake Drive, south of Bill Tucker Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Wimauma Village Residential-2 (2 du/ga; 0.25 FAR) & Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	SouthShore Areawide Systems & Wimauma Village
Rezoning Request	Special Use (SU) to expand the farm worker housing units for a total maximum of 120 units on the subject site
Parcel Size	33.68 ± acres
Street Functional Classification	West Lake Drive – County Collector Bill Tucker Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4 + Wimauma Village Residential-2	AR	Agriculture
North	Residential-4 + Wimauma Village Residential-2 + Residential Planned-2	AR + PD + RSC-2	HOA Property + Single Family Residential + Vacant Land + Public/Quasi-Public/ Institutions + Agriculture
South	Residential-4 + Wimauma Village Residential-2	AR + PD	Vacant Land + HOA Property + Single Family Residential + Public/Quasi-Public/ Institutions + Agriculture
East	Wimauma Village Residential-2	PD + AR	Agriculture + Public/Quasi-Public/ Institutions
West	Residential-4 + Suburban Mixed Use-6 + Residential-6	PD + AR	HOA Property + Single Family Residential + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The 33.68 ± acre subject site is located east of West Lake Drive and south of Bill Tucker Road. The site is in the Urban Service Area and is located within the limits of the SouthShore Areawide Systems and Wimauma Village Community Plans. The applicant is requesting a Special Use approval to expand the farm worker housing units for a total maximum of 120 units on the subject site. The folio is currently approved for the existing 50 farm worker housing units. The site can be increased by a maximum of 70 additional units to reach 120 units.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has agriculture. Agriculture extends to the east and is also directly north. There is vacant land to the immediate south and areas in the north as well. Single-family uses are to the west, north and south. The proposal meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Wimauma Village Residential-2 (WVR-2) Future Land Use category. The WVR-2 category allows for the consideration of agriculture, residential uses and residential support uses, and may be considered category wide. Commercial (except as limited by the Wimauma Community Plan), industrial and office uses may be considered within the Wimauma Downtown East District. Commercial locational criteria is waived for the Wimauma Downtown East District. The site is also in the Residential-4 (RES-4) Future Land Use category. The RES-4 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. As the language states above, residential is allowed, therefore; it meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). 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 FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.5 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family; therefore, the proposed residential use will complement the surrounding area.

Objective 18 and Policy 18.1 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the SouthShore Areawide Systems and Wimauma Village Community Plans. Goal 1 under the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan promotes sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The property is also within the limits of the Wimauma Village Community Plan, specifically the Downtown Center District. The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached, detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses. Live-work units and mixed-use buildings are encouraged; therefore, the request for farm worker housing units meets the intent of FLUE Objective 18, Policy 18.1 and the Livable Communities Element.

Overall, staff finds that the proposed use is an allowable use in the WVR-2 and RES-4 categories, is compatible with the existing development pattern found within the surrounding area and does support

the vision of the SouthShore Areawide Systems and Wimauma Village Community Plans. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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*.

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: 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 9.1: *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 9.2: *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.*

Neighborhood/Community Development

Objective 16: 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 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

Policy 16.3: *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*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS COMMUNITY PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

- *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
 - a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore*

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

3. Wimauma Downtown Plan and Development - *Revitalize the Wimauma Downtown by implementing the downtown master plan and overlay to enhance the appearance of the district, improve infrastructure, and promote business growth. The boundaries of the Wimauma Downtown Plan (refer to Figure 15A) include those lands within the Urban Service Area that are also within the Wimauma Community Plan boundary and the Wimauma Downtown East district located along SR 674. The Wimauma Downtown Plan is geographically defined further by a series of districts located mostly along SR 674. To ensure that standards for both block faces of each street are identical, the actual boundaries conform to property lines and or service alleys. The Wimauma Downtown Plan shall include:*

Wimauma Downtown Overlay Districts:

- **Downtown Center**

Context: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- *Live-work units and mixed-use buildings are encouraged*
- *Includes the Wimauma Downtown TDR Receiving Zone*

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Additional / Revised Information Sheet

Office Use Only

Application Number: SU 25-0219

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU 25-0219 Applicant's Name: McNeal Engineering
Reviewing Planner's Name: Sam Ball Date: 02/04/2025

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☒ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 02/24/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Christopher S. McNeal

Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc.,
ou, email=cmcneal@mcnealengineering.com, c=US
Date: 2025.02.04 16:43:10 -05'00'

Signature

2/4/2025

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application SU 25-0219

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Christopher S. McNeal 
(Must be signed by applicant or authorized representative)

Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering, Inc, ou,
email=cmcneal@mcnealengineering.com, c=US
Date: 2025.02.04 16:43:22 -05'00'

Intake Staff Signature: _____ Date: _____



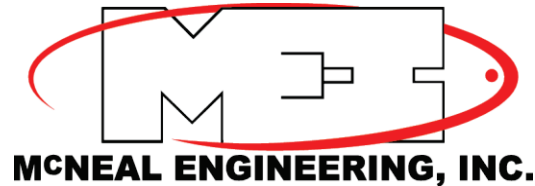
Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input checked="" type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input checked="" type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input checked="" type="checkbox"/>	General Development Plan
13 <input checked="" type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input checked="" type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <div></div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **ASTIN FARMS FWH**
15720 West Lake Drive, Wimauma
Hillsborough County
Folio #77959.0116
SU 25-0219

Attn: Zoning Department, Sam Ball

MEI File #22-039
February 4, 2025

RESUBMITTAL #1 - SPECIAL USE PERMIT

Sam:

We are in receipt of your Request for Additional Information for the above referenced project. The following items are being submitted for your review and records:

- Revised **General Site Plan**,
- Revised **Project Narrative**,
- Revised **Legal Description**,
- Revised **Transportation Analysis**, and
- **Zoning Additional/Revised Information Sheet**.

Additionally, our responses to comments are as follows:

ZONING (Sam Ball):

1. *Include the 145' western buffer and 50' southern buffer from SU 13-0463 (see attached) on the site plan.*

Response: The requested buffers have been added to the revised **General Site Plan**.

2. *Include the limits of SU note with the "Extents of FWH Use" call out and remove the "Limits of SU" call out that points to the property line.*

Response: Special Use limits have been revised as requested above and per previous email correspondence.

3. *Show the proposed envelope for the FWH units. (A question came up about the possibility of units being placed in the area labeled floodway.)*

Response: A maximum development envelope has been added to the **General Site Plan**.

4. *Indicate the type of potential dwellings (mobile home, conventional, manufactured, multiple-family dwellings...) in the narrative or on the site plan.*

Response: The **General Site Plan** and **Project Narrative** have been updated to note the proposed use of mobile homes as dwelling units.

ASTIN FARMS FWH

MEI File #22-039

February 4, 2025

Page 2 of 4

5. *Add a description to the accessory use, something to the effect of agricultural goods packing and distribution.*

Response: The existing warehouse callout has been revised.

Additional comments via email January 28, 2025:

1. *The legal description needs to be for the farm worker housing area instead of the entire property.*

Response: A revised **Legal Description** has been included in this submittal.

2. *Based on the information received from Planning Commission staff we would consider the WVR-2 in this case a Rural plan category and would be permitted up to 8 units per acre based on Sec. 6.11.39. So, the 10.36 acres of WVR-2 could potentially permit up to 82 units rather than 41 units. The max allowable units would then be 174. It would be best when updating the plan to correct the density table as well so there is no question in the future, if they decide to expand again at some point. The density calculations table needs to be updated to reflect the allowable number of units.*

Response: The **General Site Plan** and FWH Use Density Table have been revised to reflect the allowable density noted above.

3. *The development envelope must be identified on the plans. This envelope can be large enough to allow for design flexibility.*

Response: A development envelope has been added to the **General Site Plan**.

4. *Additionally, the code requires a 5' Type A buffer along the southern boundary to be shown on the plans.*

Response: The requested buffer has been added to the **General Site Plan**.

WATER RESOURCES (Clay Walker):

1. *Water. An 8 inch water main exists adjacent to the site and is located west of the subject property within the east Right-of-Way of West Lake Drive . 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.*

Response: Acknowledged.

2. *Wastewater. A 4 inch wastewater forcemain exists adjacent to the site and is located west of the subject property within the west Right-of-Way of West Lake Drive . 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.*

Response: Acknowledged.

ASTIN FARMS FWH

MEI File #22-039

February 4, 2025

Page 3 of 4

3. *Comments. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.*

Response: Acknowledged.

NATURAL RESOURCES (Carla Shelton Knight):

1. *The property identified within the submitted application abuts a public Natural Preserve entitled Bullfrog Creek Conservation Easement.*
 - a. *Development proposed adjacent to a Natural Preserve shall ensure compatibility through a project compatibility plan submitted to the Conservation and Environmental Land Management Department at the time of the site construction plan review.*
 - b. *The project compatibility plan for the Natural Preserve shall be reviewed and approved by the County before the site construction plans are approved.*

Response: Acknowledged.

TRANSPORTATION (James Ratliff):

Given the recent changes to Sec. 6.11.39 which excludes Farm Worker Housing (FWH) from substandard road and site access improvement requirements, and given that there are no access spacing or other related issues for this particular case, staff can support a waiver of the site access analysis for the proposed project; however, the applicant will need to provide a trip generation analysis. Also, we don't support all of the statements contained in the existing letter. We think the best path forward is to revise the narrative and transportation letter as outlined below.

1. *Revise the project narrative to request a waiver of the site access analysis requirement and provide rationale for such request, e.g. LDC Sec. 6.11.39.D.11 provides an exception from those requirements, and since the project meets 6.04.03.I and 6.04.07 spacing requirements, the site access analysis is not needed to review the request.*
2. *Revise the trip gen letter. Remove the discussion regarding internal capture. Staff notes that this project can serve other farms within one mile of the site per 6.11.39.A.1 and so the internal capture assumptions are not supported.*
3. *Revise the trip gen letter to provide a trip generation analysis. Letter should explain how there is no ITE code but that similar past applications have reviewed FWH using ITE Land Use Code 240 (mobile home park). As such, the existing 50 units would generate 356 AADT, 29 a.m.*

ASTIN FARMS FWH

MEI File #22-039

February 4, 2025

Page 4 of 4

peak hour trips and 29 p.m. peak hour trips, and the proposed 120 units would generate 854 AADT, 51 a.m. peak hour trips, and 69 p.m. peak hour trips.

Response: The **Project Narrative** and **Transportation Analysis** have been updated as requested.

We trust the enclosed items will be sufficient and that an approval will be forthcoming. Thank you very much for your assistance.

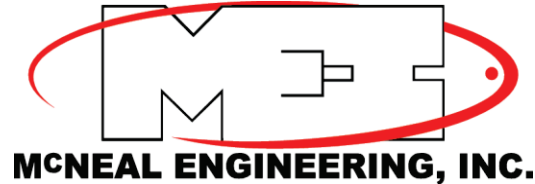
Sincerely,



Christopher S. McNeal, PE

MCNEAL ENGINEERING, INC.

c: Astin Strawberry Property Management LLC c/o Sam Astin *via* email



Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **ASTIN FARMS FWH**
15720 West Lake Drive, Wimauma
Hillsborough County
Folio #77959.0116
SU 25-0219

Attn: Zoning Department

MEI File #22-039
February 4, 2025

PROJECT NARRATIVE

The Applicant is requesting a Special Use for the property located at 15720 West Lake Drive (Folio #77959.0116) in Wimauma, FL, which is currently zoned AR (SU 13-0463), to expand the existing Farm Worker Housing. The parcel is currently approved for the existing 50 farm worker housing units. The future land use supports a maximum of 174 farm worker housing units; however, this request is limited to a maximum of 120 farm worker housing units.

A waiver of the site access analysis requirement is requested since Farmworker Housing is subject to the Hillsborough County LDC 6.11.39.D.11 which states, "*County rights-of-way or access improvements shall not be required for farm worker housing projects. Notwithstanding, applicable access improvements required for emergency response access shall be required.*" Furthermore, since the project meets LDC 6.04.03.I and 6.04.07 spacing requirements, a detailed traffic analysis is not required.

We trust the enclosed items will be sufficient for this filing. Thank you very much for your assistance.

Sincerely,

Christopher S. McNeal, M.Eng, PE
MCNEAL ENGINEERING, INC.

c: Astin Strawberry Property Management LLC c/o Sam Astin *via* email

Prepared by and return to:
Peter J. Kelly
Post Office Box 3913
Tampa, Florida 33601

Tax Folio or Parcel ID No. 077959-0116

WARRANTY DEED

This WARRANTY DEED, made on this 13th day of April, 2012 is by and between **Rudolf A. Fernandez** and his wife **Margaret B. Fernandez** of 811 South Boulevard, Tampa, Florida 33602-2904, as Grantors and **Astin Strawberry Property Management, LLC, a Florida limited liability company** of 4408 Mudlake Road, Plant City, Florida 33567 as Grantee. (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns, and the terms "Grantors" and "Grantee" shall include all parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

Grantors, for ten dollars and other consideration, have granted, bargained, and conveyed and do hereby grant, bargain and convey to Grantee forever, the real property situated in Hillsborough County, Florida, legally described on **Exhibit A** attached to this Deed (hereinafter the "Property").

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantors do hereby covenant with Grantee that the title to the Property is free from all liens and encumbrances, except those restrictions and easements of record and those shown on the plat of the aforesaid property, and taxes and assessments for 2012 and subsequent years.

Grantors do hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons.

The property is not the homestead of the Grantors.

IN WITNESS WHEREOF, the Grantors have executed and delivered this deed as of the day and year provided below.

Signed and delivered in the presence of:

Lida M. White
Lida M. White, Witness
[Signature]
Peter [Signature], Witness
Print or type your name here

[Signature]
Rudolf A. Fernandez

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of April, 2012, by Rudolf A. Fernandez who: (check one)

- ☐ is personally known to me; or
☒ has produced Florida driver's license, as identification.

Lida M. White
Signature of notary public
(Typed, printed or stamped name of notary public)
Notary Public
My Commission Expires: _____



Signed and delivered in the presence of:

Lida M. White
Lida M. White, Witness
[Signature]
Print or type your name here, Witness

[Signature]
Margaret B. Fernandez

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of April 2012, by
Margaret B. Fernandez who: (check one)

☐ is personally known to me; or
☒ has produced Florida driver's license, as identification.

Lida M. White
Signature of notary public

(Typed, printed or stamped name of notary public)
Notary Public
My Commission Expires: _____



EXHIBIT A

Street Address:

15608 – 15720 West Lake Drive, Wimauma, Florida 33598

Tax Parcel ID No.

007959-0116

Legal Description:

Lots 8, 9, 10, 11, 12 and 13, RANCH LANDS, according to the map or plat thereof as recorded in Plat Book 88, Page 98, of the Public Records of Hillsborough County, Florida.

11/27/2024

Development Services

**Hillsborough
County Florida**
Development Services**Property/Applicant/Owner
Information Form****Official Use Only**Application No: 25-0219Hearing(s) and type: Date: 02/24/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 11/27/2024Receipt Number: 426430Intake Staff Signature: Alejandra Prado**Property Information**Address: 15720 West Lake Drive City/State/Zip: Wimauma, FL 33898TWN-RN-SEC: 31-20-32 Folio(s): 077959.0116 Zoning: AR Future Land Use: R-4 & WVR-2 Property Size: 33.68**Property Owner Information**Name: Astin Strawberry Property Management LLC Daytime Phone: 8136504256Address: PO Box 3748 City/State/Zip: Plant City, FL 33567Email: mastin@strawberryexchange.com Fax Number: N/A**Applicant Information**Name: Same as above Daytime Phone: _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number: _____

Applicant's Representative (if different than above)Name: McNeal Engineering c/o Christopher S. McNeal Daytime Phone: (813) 968-1081Address: 15957 N Florida Avenue City/State/Zip: Lutz, FL 33549Email: permitting@mcnealengineering.com Fax Number: (813) 961-5839

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Christopher S. McNeal

Signature of the Applicant

Christopher S. McNeal, PE

Type or print name

Digitally signed by Christopher S. McNeal
DN: cn=Christopher S. McNeal, o=McNeal Engineering,
Inc, ou, email=cmcneal@mcnealengineering.com, c=US
Date: 2024.11.27 10:17:44 -05'00'

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[See next page](#)

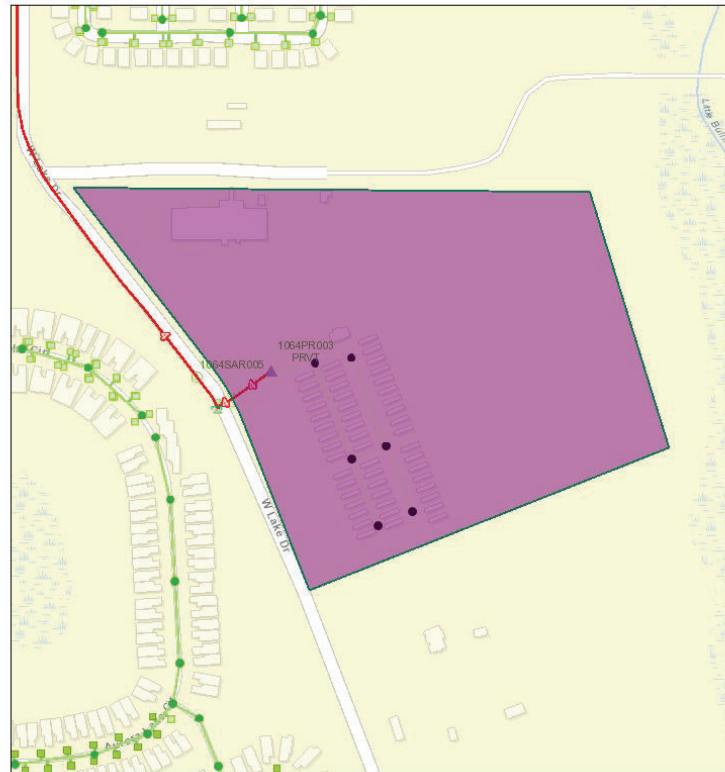
Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name

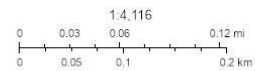


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 77959.0116



November 27, 2024



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
RZ	12-0518
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
Flood Zone:AE	
Flood Zone:AE	
Flood Zone:AE	FLOODWAY
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
Flood Zone:AE	FLOODWAY
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013913 Block: 1020
Census Data	Tract: 013913 Block: 1013
Future Landuse	WVR-2
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77959.0116
PIN: U-32-31-20-50K-000000-00008.0
Astin Strawberry Property Management Llc
Mailing Address:
 4408 Mud Lake Rd
 null
 Plant City, FL 33567-2426
Site Address:
 15720 West Lake Dr
 Wimauma, FL 33598
SEC-TWN-RNG: 32-31-20
Acreage: 33.6836
Market Value: \$3,509,012.00
Landuse Code: 5100 AGRICULTURAL

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.