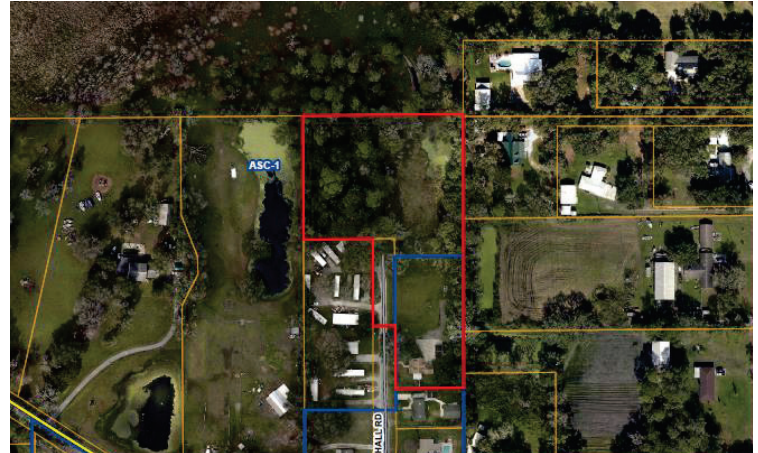


**Rezoning Application:** PD 22-1701  
**Zoning Hearing Master Date:** June 20, 2023  
**BOCC Land Use Meeting Date:** August 8, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** David B. Singer, Colin Rice, Older Lundy Koch & Martino  
**FLU Category:** RES-4  
**Service Area:** Rural  
**Site Acreage:** 3.68 MOL  
**Community Plan Area:** None  
**Overlay:** None



**Introduction Summary:**

The applicant seeks to rezone three parcels from RSC-4 (Residential – Single-Family Conventional) and ASC-1 (Agricultural – Single-Family Conventional) to PD (Planned Development) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The applicant is also requesting a waiver from LDC Section 6.01.06.1 that prohibits multi-family units from using septic tanks.

	Existing		Proposed
District(s)	RSC-4	ASC-1	PD 22-1701
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural	Mobile Home Park
Acreage	1.04 MOL	2.64 MOL	3.68 MOL
Density/Intensity	4 du/ga	1 du/ga	2.72 du/ga
Mathematical Maximum*	4 units	2 units	10 units

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-4	ASC-1	PD 22-1701
Lot Size / Lot Width	10,000 sf / 75'	43,560 sf / 150'	2,800 sf / 35'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	50' Front 50' Rear 15' Sides	15' Front 10' Rear 5' Sides
Height	35'	50'	35'

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	6.01.06.1: No multiple family unit shall use septic tanks.

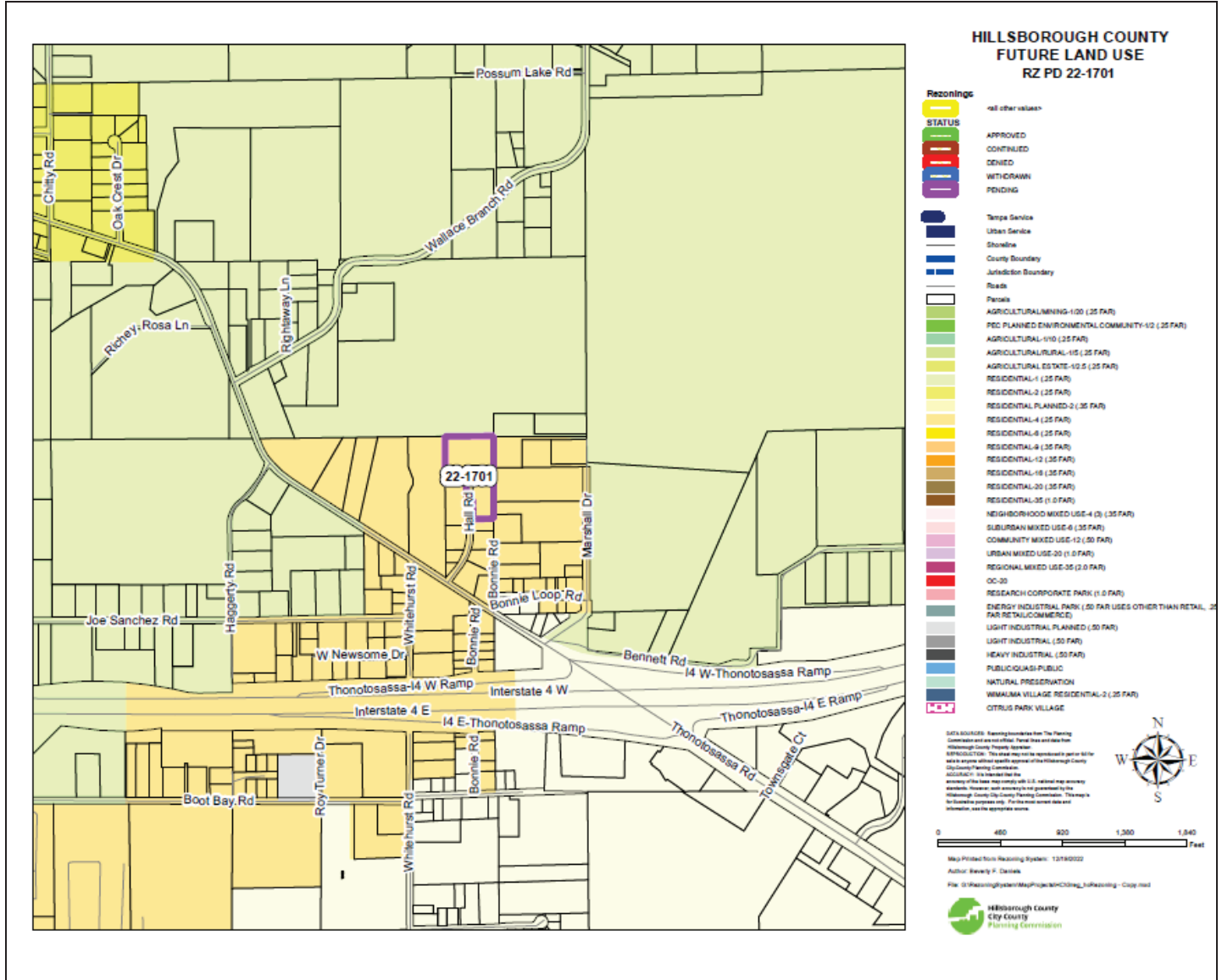
<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

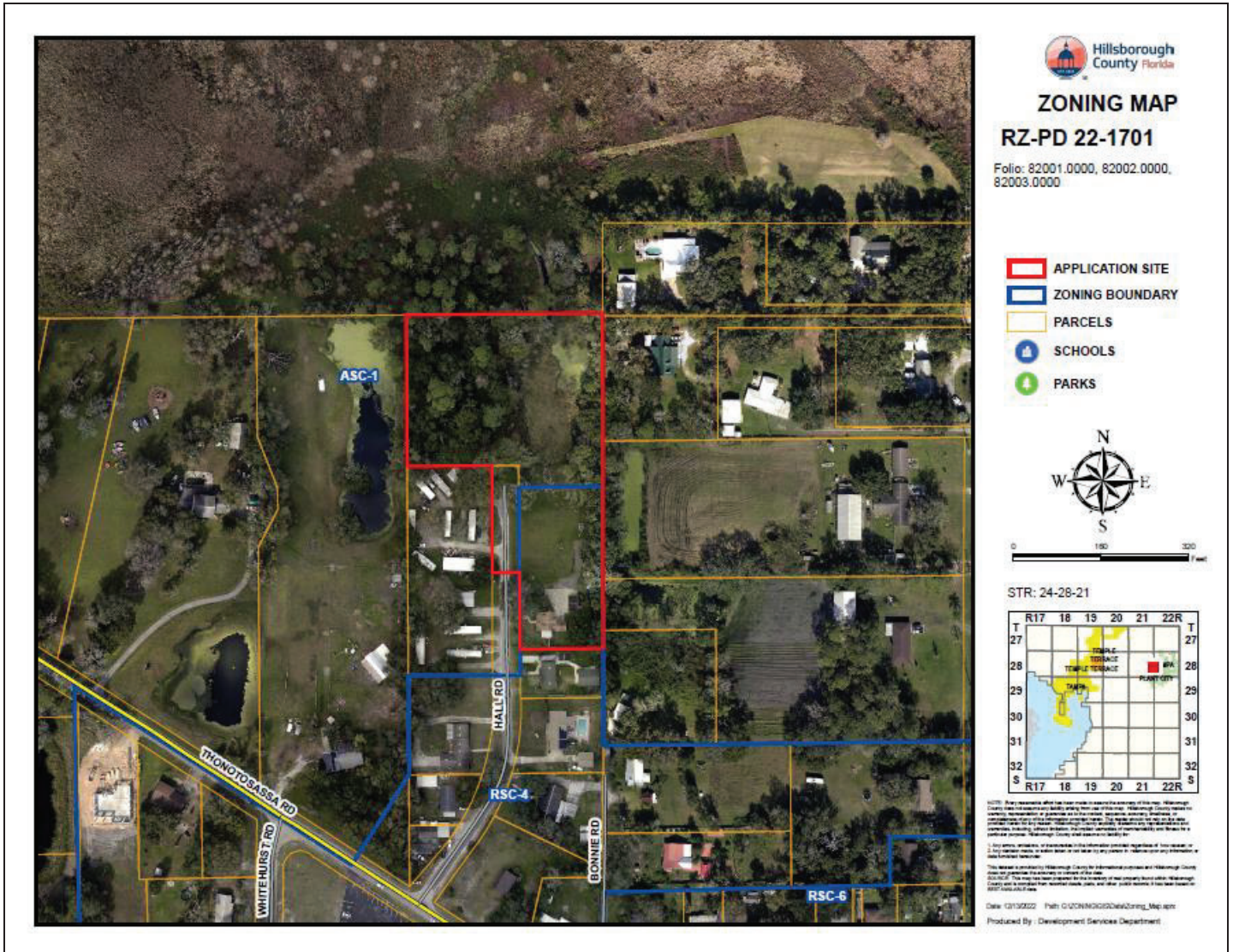
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



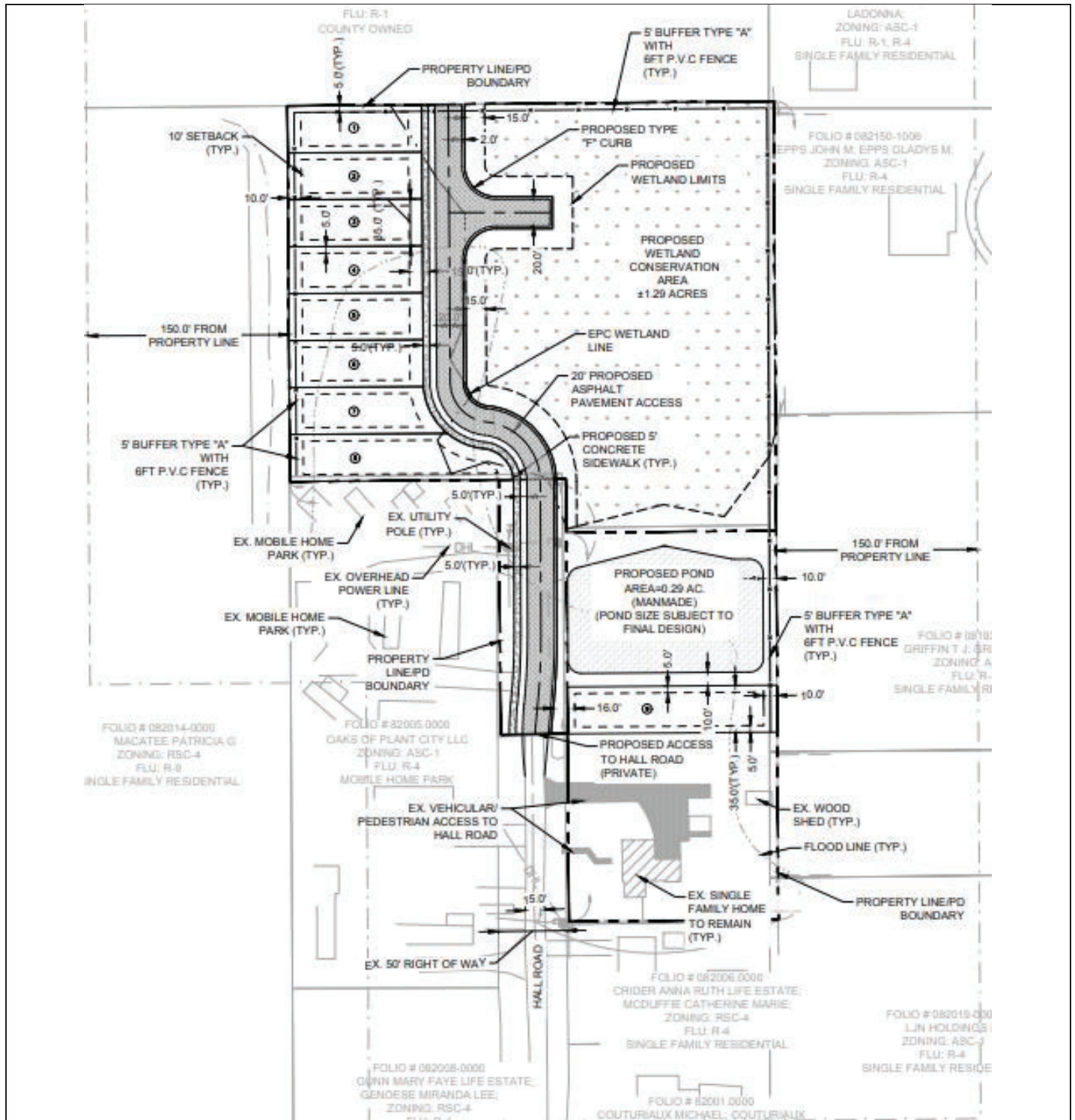
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	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 and Agricultural Uses
West	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential and Agricultural Uses



### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Hall Road	County Local - Urban	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

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	73	5	6
Difference (+/-)	+26	+1	+1

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	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.

Notes:



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<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 <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Mobile Home (Fee estimate is based on a 1,500 s.f., 3 bedroom) Mobility: \$4,885 * 9 = \$43,965 Parks: \$1,957 * 9 = \$17,613 School: \$7,027 * 9 = \$63,243 Fire: \$335 * 9 = \$3,015 Total per unit \$14,204 (Total 9 units \$127,863)				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The approximate 3.68-acre property is comprised of three parcels. Folio 82001.0000 is zoned RSC-4 (Residential – Single-Family Conventional) with a single-family home. Folio 82002.0000 is a vacant right of way zoned ASC-1 (Agricultural – Single-Family Conventional). Folio 82003.0000 is a vacant lot zoned ASC-1. The subject property is located in the general location of 800 feet north of the intersection of Bonnie Road and Thonotosassa Road. The applicant proposes to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The area consists of single-family residential, mobile homes and agricultural uses. To the north, the subject parcel is directly adjacent to a vacant lot owned by the county zoned ASC-1. To the south, the subject parcel is directly adjacent to a mobile home park zoned ASC-1 and single-family residential zoned RSC-4. To the east and west, the subject parcel is adjacent to single-family residential and agricultural uses zoned ASC-1.

The subject property is designated Residential-4 (R-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request, low density residential. Therefore, the rezoning of the subject parcel from RSC-4 and ASC-1 to PD with Mobile Home Park use would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

### 5.2 Recommendation

**Approval**, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:


Prior to PD site plan certification, the applicant shall revise the PD site plan to:

1. Add a Note to the site plan that reads "Sidewalks to be provided per the Hillsborough County Land Development Code."
2. Add a note to the site plan that reads "Parking to be provided per the Hillsborough County Land Development Code."

**Approval** - Approval of the request, subject to the conditions listed below, is based on the 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.

**Zoning Administrator Sign Off:**



Integrationsign Desktop  
J. Brian Grady  
Mon Jun 12 2023 16:21:57

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

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



## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

The applicant is requesting relief from land development code section 6.01.06.1: No multiple family unit shall use septic tanks. In summary, the applicant's justification for the waiver is mobile home communities are not a typical multi-family use (such as triplexes, quadplexes, townhomes and apartments) and strict application of the regulation would prohibit mobile home communities, which is a form of attainable housing, outside of the Urban Service Area. Staff does not object to the requested waiver and notes that mobile home parks are not an atypical use in rural areas of the County, including the existing mobile home park to the south which is being served by septic.



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department      DATE: 06/01/2023  
 REVIEWER: Alex Steady, Senior Planner      AGENCY/DEPT: Transportation  
 PLANNING AREA/SECTOR: East Rural/ Northeast      PETITION NO: PD 22-1701

- 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**

- 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.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”
- Add a note to the site plan that reads “Parking to be provided per the Hillsborough County Land Development Code.”

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels totaling +/- 3.66 acres from Residential Single Family Conventional – 4 (RSC-4) and Agricultural Single Family Conventional -1 (ASC-1) to Planned Development (PD). The proposed Planned Development is seeking entitlements for 1 single family dwelling unit and 9 mobile homes. The site is generally located on the north of dead end of Hall Road, +/- 800 feet north of the intersection of Hall Road and Thonotosassa Road. The Future Land Use designation of the site is Residential – 4 (R-4).

*Trip Generation Analysis*

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter that indicated that due to the number of trips generated by the proposed Planned development, a detailed traffic analysis is not required. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4 4 Single Family Dwelling Units (ITE 210)	38	3	4
ASC-1, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
Total	47	4	5



**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 9 Mobile Homes (ITE code 240)	64	4	5
PD, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
<b>Total</b>	<b>73</b>	<b>5</b>	<b>6</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+26</b>	<b>+1</b>	<b>+1</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Hall Road. Hall Road is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-15 ft. of pavement. The existing right-of-way on Hall Road varies from +/- 41 feet to +/- 50 feet. There are no sidewalks or bicycle facilities on either side of the roadway within the vicinity of the subject property.

**SITE ACCESS**

The project proposes one full access connection to Hall Road. Cross access was not required per the Hillsborough County Land Development Code section 6.04.03.Q

**ROADWAY LEVEL OF SERVICE (LOS)**

Hall Road is not a Hillsborough County regulated roadway and as such was not included in the Level of Service Report.

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 22-1701

**DATE OF HEARING:** June 20, 2023

**APPLICANT:** David B. Singer, Colin Rice, Older  
Lundy Koch & Martino

**PETITION REQUEST:** A request to rezone property from ASC-1 and RSC-4 to PD to develop 9 mobile homes and recognize 1 single-family home for a total of 10 dwelling units

**LOCATION:** 800 feet north of the intersection of Bonnie Road and Thonotosassa Road

**SIZE OF PROPERTY:** 3.68 acres, m.o.l.

**EXISTING ZONING DISTRICT:** ASC-1 and RSC-4

**FUTURE LAND USE CATEGORY:** RES-4

**SERVICE AREA:** Rural

**COMMUNITY PLAN:** N/A

## **DEVELOPMENT REVIEW STAFF REPORT**

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

### **1.0 APPLICATION SUMMARY**

Applicant: David B. Singer, Colin Rice, Older Lundy Koch & Martino

FLU Category: RES-4

Service Area: Rural

Site Acreage: 3.68 MOL

Community Plan Area: None

Overlay: None

#### **Introduction Summary:**

The applicant seeks to rezone three parcels from RSC-4 (Residential – Single-Family Conventional) and ASC-1 (Agricultural – Single-Family Conventional) to PD (Planned Development) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The applicant is also requesting a waiver from LDC Section 6.01.06.1 that prohibits multi-family units from using septic tanks.

PD Variation(s): None requested as part of this application

Waiver(s) to the Land Development Code: 6.01.06.1: No multiple family unit shall use septic tanks.

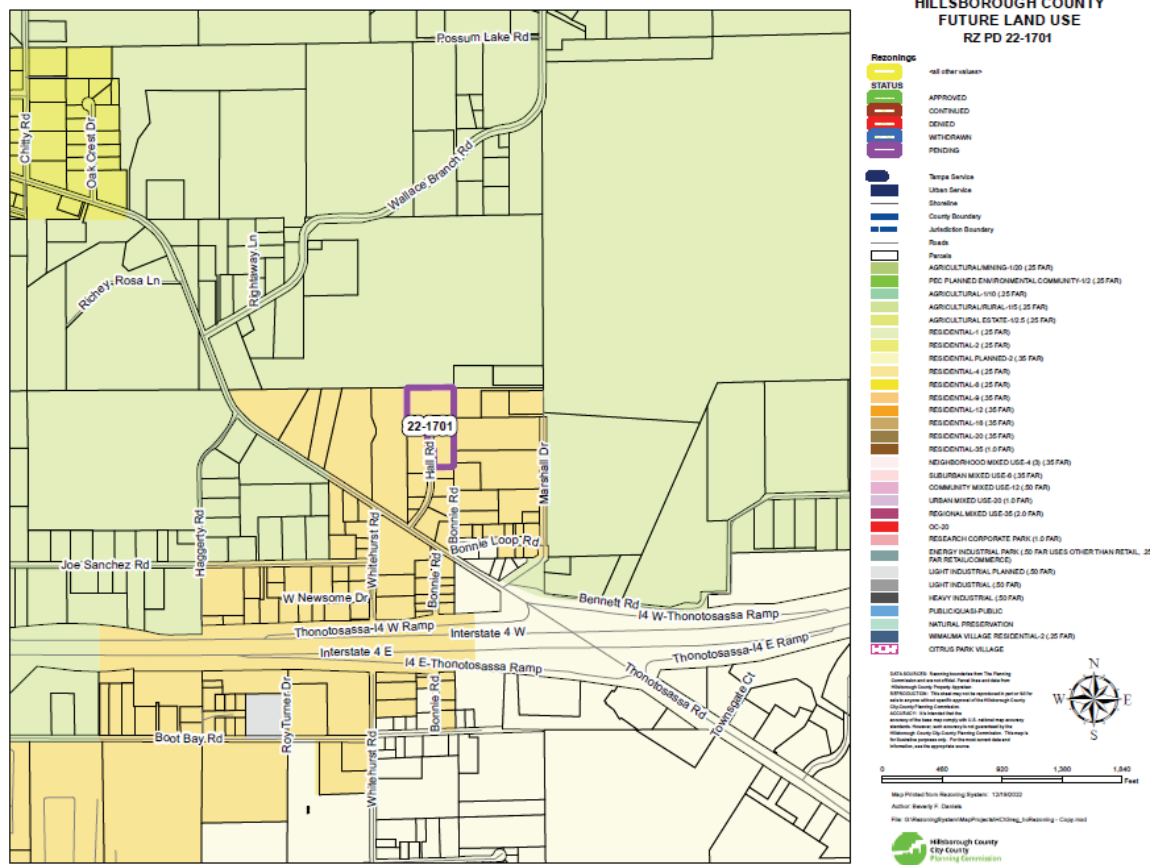
**Planning Commission Recommendation:** Consistent

**Development Services Recommendation:** Approvable, subject to proposed conditions



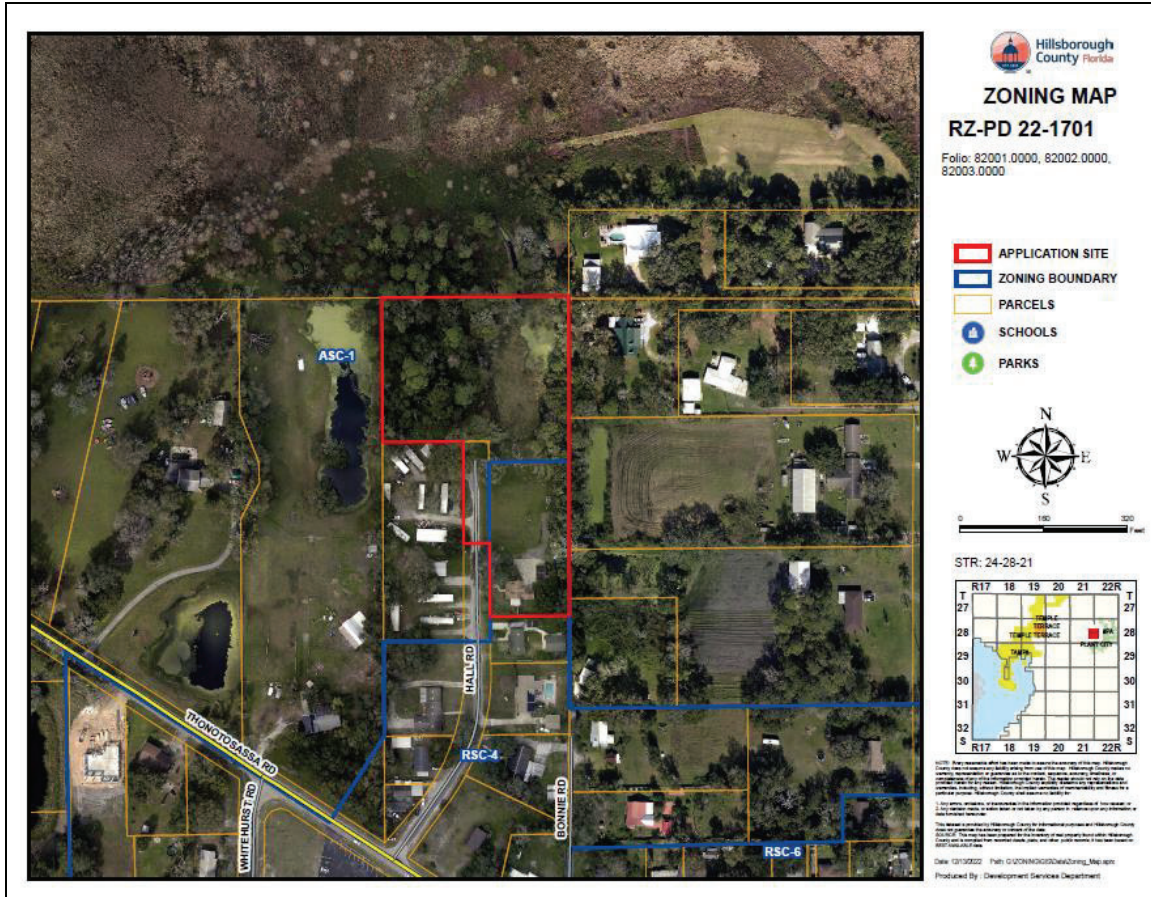


## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

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



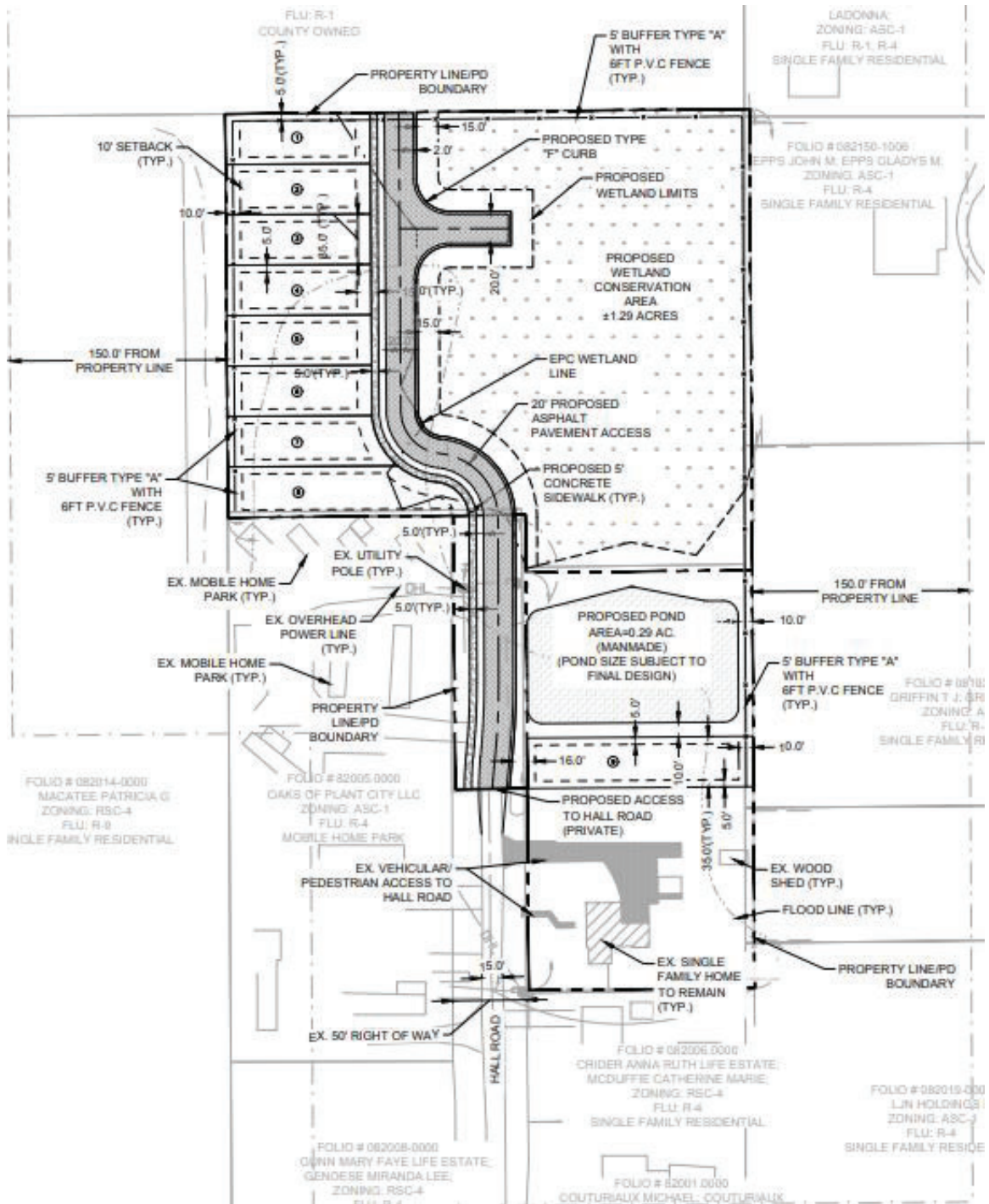
### Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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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
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**Adjoining Roadways (check if applicable)**

Hall Road	County Local - Urban	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
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**Project Trip Generation**  Not applicable for this request

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

**Design Exception/Administrative Variance**  Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				

Check if Applicable:

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

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off- site Improvements Provided				
<b>Service Area/ Water &amp; Wastewater</b>  <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>  Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9- 12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  Mobile Home (Fee estimate is based on a 1,500 s.f., 3 bedroom) Mobility: \$4,885 * 9 = \$43,965 Parks: \$1,957 * 9 = \$17,613 School: \$7,027 * 9 = \$63,243  Fire: \$335 * 9 = \$3,015 Total per unit \$14,204 (Total 9 units \$127,863)				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum	<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	

Density Met <input checked="" type="checkbox"/>				
N/A				

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The approximate 3.68-acre property is comprised of three parcels. Folio 82001.0000 is zoned RSC-4 (Residential – Single-Family Conventional) with a single-family home. Folio 82002.0000 is a vacant right of way zoned ASC-1 (Agricultural – Single-Family Conventional). Folio 82003.0000 is a vacant lot zoned ASC-1 . The subject property is located in the general location of 800 feet north of the intersection of Bonnie Road and Thonotosassa Road. The applicant proposes to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The area consists of single-family residential, mobile homes and agricultural uses. To the north, the subject parcel is directly adjacent to a vacant lot owned by the county zoned ASC-1. To the south, the subject parcel is directly adjacent to a mobile home park zoned ASC-1 and single-family residential zoned RSC-4. To the east and west, the subject parcel is adjacent to single-family residential and agricultural uses zoned ASC-1.

The subject property is designated Residential-4 (R-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request, low density residential. Therefore, the rezoning of the subject parcel from RSC-4 and ASC-1 to PD with Mobile Home Park use would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

**Approval**, subject to proposed conditions.

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

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 20, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Colin Rice 1000 West Cass testified on behalf of the applicant Oaks of Plant City to request a rezoning from RSC-4 and ASC-1 to Planned Development to allow the addition of nine mobile homes on approximately 3.7 acres. He added that there is one single-family home that will remain on-site for a total of ten units. Mr. Rice showed graphics to discuss the location of the property and the surrounding land uses. He stated that the site plan was designed to minimize the impacts to the wetland system that is present on the northeast portion of the property. Mr. Rice testified that EPC has reviewed and authorized the wetland impact totaling 0.34 acres in the final mitigation proposal. He submitted a copy of the EPC documents into the record. Mr. Rice showed a copy of the site to detail the location of 8 units along the northwest side furthest from the wetland area. One mobile home will be located to the southeast and the existing structure will remain. One waiver is requested to the Code provision which prohibits multi-family uses from utilizing septic systems. He stated that while that provision may make sense in a vacuum as you would not want an apartment complex on septic, the request is different in that the subject mobile homes are considered multi-family only because there are more than three units per zoning lot.

Hearing Master Finch asked Mr. Rice is if the property was one lot with over three units therefore it is considered multi-family. Mr. Rice replied that there are three folios and the request is for more than three units on one folio.

Mr. Rice continued his presentation by stating that the strict application of the Code would prevent a mobile home community within the Rural area. Mobile homes are prevalent and connection to public utilities would be cost prohibitive. Mr. Rice testified that staff supports the waiver.

Mr. Chris Grandlienard, Development Services Department testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from RSC-4 and ASC-1 to PD for a maximum of ten dwelling units. Mr. Grandlienard described the surrounding area and stated that staff supports the requested waiver as a mobile home community is not a typical multi-family use and noted that mobile homes are common in the Rural area. He concluded his presentation by stating that staff found the request approvable.

Ms. Andrea Papandrew of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Rural Service Area. She described the surrounding area and stated that the request is consistent with Policy 13.3 regarding environmentally sensitive land credits found in the Environmental and Sustainability Section of the Plan as well

as Objective 12-1 of the Community Design Component regarding compatibility. Ms. Papandrew testified that the rezoning is consistent with Objective 16 and that the density and lot size is consistent with the area. She testified that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Ms. Patricia Macatee 3102 Thonotosassa Road testified in opposition. Ms. Macatee stated that she owns the adjacent 6 acre parcel with a pond on-site. She added that her pond would flood with the development as there is already flooding in the area. Ms. Macatee testified that the proposed 8 units will back up to her pond which is not workable to her as she would like privacy. She suggested mitigation such as additional setbacks and/or a wall. Ms. Macatee stated that she has horses which could be impacted by the proposed septic tanks and flooding of her pond. She summed up her comments by asking the applicant's representative for an agreement regarding her privacy and possible flooding.

County staff did not have additional comments.

Mr. Rice testified during the rebuttal period. He stated that the rezoning application was publicly noticed with a sign on-site. Letters were mailed out to the neighbors and he stated that he spoke with neighbors and was unaware of any opposition. Mr. Rice stated that it was late in the game to move the proposed project around as EPC has approved the wetland impacts based on the location of the dwelling units to protect the wetland system. Mr. Rice stated that the Code prohibits stormwater from being pushed off-site.

Hearing Master Finch asked Mr. Rice about the septic tank permitting process with the Health Department. Mr. Rice replied that the septic tank permit will go through the County's permitting process and cannot be installed without County approval.

Mr. Rice concluded his rebuttal testimony by stating that the rezoning has consistent support from all reviewing agencies.

The hearing was then closed.

### **EVIDENCE SUBMITTED**

Mr. Rice submitted a copy of his PowerPoint presentation into the record.



## PREFACE

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

## FINDINGS OF FACT

1. The subject site is 3.68 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1) and Residential Single-Family Conventional-4 (RSC-4). The property is designated Residential-4 (RES-4) by the Comprehensive Plan and located in the Rural Service Area.
2. The request to rezone from ASC-1 and RSC-4 to Planned Development (PD) is for the purpose of developing 9 mobile homes and recognizing an existing single-family home for a total of 10 dwelling units.
3. The Planning Commission staff stated that the rezoning is consistent with Policy 13.3 regarding environmentally sensitive land credits found in the Environmental and Sustainability Section of the Plan as well as Objective 12-1 of the Community Design Component regarding compatibility. Staff testified that the rezoning is also consistent with Objective 16 and that the density and lot size is consistent with the area. Planning Commission staff found the rezoning request to be consistent with and the Future of Hillsborough Comprehensive Plan.
4. A waiver is requested to the Land Development Code provision which prohibits the use of septic tanks for multi-family units. The applicant's representative justified the waiver by stating that the proposed dwelling units are mobile homes and not apartments and that mobile homes are a common dwelling type in the Rural area.

The waiver is justified as the subject mobile homes are considered multi-family only because there are more than three units per zoning lot. The mobile home units are consistent with the surrounding area and septic tanks are common in the Rural area.

5. The applicant's representative testified that EPC has reviewed and authorized wetland impacts totaling 0.34 acres in the final mitigation proposal.

6. One person testified in opposition at the Zoning Hearing Master hearing. Concerns were expressed regarding the proximity of the majority of the mobile homes to their property and possible negative impacts from the project pertaining to flooding and the proposed septic tanks.

The applicant's representative testified during the rebuttal period that public notice including signage on-site was provided regarding the requested rezoning application. Further, all applicable regulations will be followed regarding stormwater drainage and the use of septic tanks.

7. The surrounding area is developed with agricultural and single-family and mobile home residential land uses.
8. The proposed site plan has been designed to locate the majority of the mobile homes away from the existing wetland area.
9. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

### **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

### **SUMMARY**

The request is to rezone 3.68 acres from ASC-1 and RSC-4 to PD to develop 9 mobile homes and recognize 1 single-family home for a total of 10 dwelling units. The applicant's representative testified that EPC has reviewed and authorized wetland impacts totaling 0.34 acres in the final mitigation proposal.

A waiver is requested to the Land Development Code provision which prohibits the use of septic tanks for multi-family units. The applicant's representative justified the waiver by stating that the proposed dwelling units are mobile homes and not apartments and that mobile homes are a common dwelling type in the

Rural area. The waiver is justified as the subject mobile homes are considered multi-family only because there are more than three units per zoning lot. The mobile home units are consistent with the surrounding area and septic tanks are common in the Rural area.

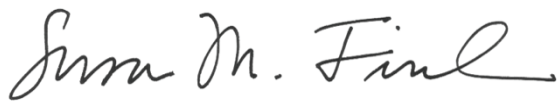
The Planning Commission staff found that the rezoning request is compatible with the surrounding area and consistent with the Comprehensive Plan.

One person testified in opposition at the Zoning Hearing Master hearing. Concerns were expressed regarding the proximity of the majority of the mobile homes to their property and possible negative impacts from the project pertaining to flooding and impacts from the proposed septic tanks. The applicant's representative testified during the rebuttal period that public notice including signage on-site was provided regarding the requested rezoning application. Further, all applicable regulations will be followed regarding stormwater drainage and the use of septic tanks.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

### RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

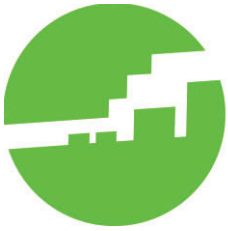


July 12, 2023

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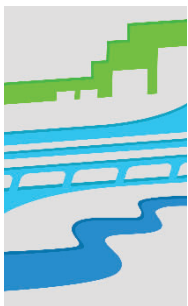
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 20, 2023  <b>Report Prepared:</b> June 8, 2023	<b>Petition: PD 22-1701</b>  <b>1614 &amp; 1651 Hall Road</b>  <i>East and west side of Hall Road, north of Thonotosassa Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-4 (4 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	None
<b>Request</b>	Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4) to Planned Development (PD) to develop 10 dwellings
<b>Parcel Size (Approx.)</b>	3.675 +/- acres
<b>Street Functional Classification</b>	Hall Road – <b>Local</b> Thonotosassa Road – <b>County Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Area</b>	None





## **Context**

- The subject site is located on the east and west side of Hall Road and north of Thonotosassa Road on approximately 3.675 ± acres.
- The site is in the Rural Area and not within the limits of a Community Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. Typical uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses must meet locational criteria for specific land uses.
- The subject site is surrounded by RES-4 to the east, west and south. Residential-1 (RES-1) is located to the north and further east and west. The subject site is mainly surrounded by agricultural uses, mobile homes, single-family residential neighborhoods, and County owned vacant land.
- The subject site is zoned Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4). It is mainly surrounded by ASC-1 and RSC-4 zoning.
- There are approximately 1.63 acres of wetlands on the site.
- The applicant requests to rezone from Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4) to Planned Development (PD) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site.

### **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

## **FUTURE LAND USE ELEMENT**

### ***Rural Area***

***Objective 4:*** *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

***Policy 4.1: Rural Area Densities*** *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

## **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 9.2:** *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.*

## **Environmental Considerations**

**Objective 13:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

### **Policy 13.3: Environmentally Sensitive Land Credit**

*Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.*

- *Wetlands are considered to be the following:*
  - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
  - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
  - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
  - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*
  - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

## **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 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

**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 16.7:** *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

**Policy 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.*

**Policy 16.11:** *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.*

**Policy 16.17:** *Incentives, such as density credits, shall be used to encourage the provision of open space within future developed areas.*

## **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.*

## **ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)**

**Objective 3.5:** *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

**Policy 3.5.1:** *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

**Policy 3.5.2:** *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

**Policy 3.5.4:** *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

### **Staff Analysis of Goals Objectives and Policies:**

The subject site is located on the east and west side of Hall Road and north of Thonotosassa Road on approximately 3.675 ± acres. The site is in the Rural Area and not located within the limits of a Community Plan. The applicant requests to rezone the site from Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4) to Planned Development (PD) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The subject site is mainly surrounded by agricultural uses, mobile homes, single-family residential neighborhoods, and County owned vacant land.

The subject site is in the Rural Area, which is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. Though the site is in the Rural Area, it is also designated as Residential-4 (RES-4) on the Future Land Use Map (FLUM). RES-4 is intended for residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. The proposed density of 10 dwelling units in the RES-4 Future Land Use category is compatible with the existing character of development in the area as there is an existing mobile home park directly adjacent to the south of the site. The site is surrounded by the RES-1 and RES-4 designations. The area mainly contains agricultural and low density residential uses. The proposed development is lower density in nature and will allow the area to remain rural in character. Therefore, the proposal is consistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).



The proposal is consistent with FLUE Policy 13.3 as it relates to Environmentally Sensitive Land Credit. The allowable density has been calculated as follows: 3.675 acres – 1.63 acres wetlands = 2.045 acres uplands.  $2.045 \times 1.25 \times 4 \text{ du/ac} = 10.22$  dwelling units maximum. 10 dwellings are being proposed and the site is more than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site plan and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and that they currently do not object to the site plan dated March 1, 2023, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS).

The proposed rezoning meets the intent of FLUE Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 16.17. The proposal includes appropriate setbacks and buffers in relation to existing conditions. In addition, the proposed 1.29 acre wetland conservation area and 0.29 acre stormwater retention pond on the east side of the development serves as a buffer from the existing single-family dwellings and protects the environmentally sensitive land on site. The proposed density and lots sizes are reflective of the mobile home park to the south. The site plan proposes to extend Hall Road and appears to show an efficient system of internal circulation with a potential future connection at the north end of the site. A 5' wide concrete sidewalk is proposed along the western side of the road. The County Transportation Department had no objections to the site plan dated March 1, 2023, subject to conditions.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains agricultural uses, mobile homes, and single family residential, and therefore the proposed residential use is compatible with the surrounding development pattern.

Overall, staff finds that the proposed residential development is consistent with the intent of the Residential-4 Future Land Use designation. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing and planned development pattern found within the surrounding area.

#### **Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1701

Rezonings

<all other values>

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

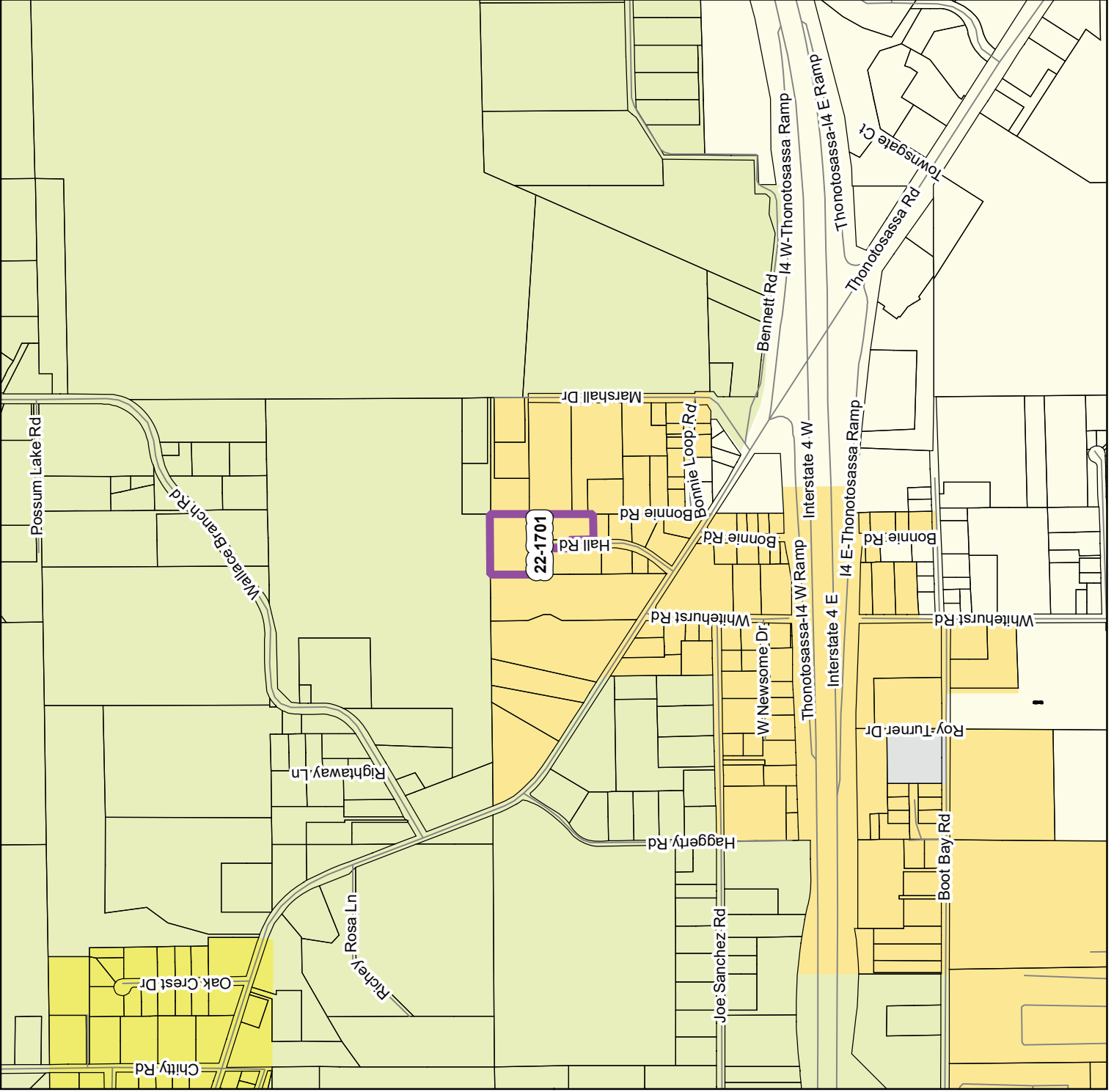
Parcels

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user seek to approve without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the user seek to approve without specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 12/19/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezonings\System\MapProjects\HC\Gis\Rezonings - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Michael Owen  
Donna Cameron Cepeda  
Joshua Wostal

**COUNTY**

**ADMINISTRATOR** Bonnie  
M. Wise **COUNTY**

**ATTORNEY** Christine M.  
Beck **INTERNAL AUDITOR**  
Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Oaks of Plant City

Zoning File: RZ-PD (22-1701) Modification: None

Atlas Page: None Submitted: 07/21/23

To Planner for Review: 07/21/23 Date Due: ASAP

Contact Person: : Colin Rice; Older, Lundy, Koch & Martino Phone: 813-915-6371/ crice@olderlundy.com

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Christopher Grandlienard Date: 07/21/2023

Date Agent/Owner notified of Disapproval: \_\_\_\_\_







# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** East Rural/ Northeast

**DATE:** 06/01/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 22-1701

- |                                     |   |
|-------------------------------------|---|
| <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**

- 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.

**Other Conditions**

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”
- Add a note to the site plan that reads “Parking to be provided per the Hillsborough County Land Development Code.”

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels totaling +/- 3.66 acres from Residential Single Family Conventional – 4 (RSC-4) and Agricultural Single Family Conventional -1 (ASC-1) to Planned Development (PD). The proposed Planned Development is seeking entitlements for 1 single family dwelling unit and 9 mobile homes. The site is generally located on the north of dead end of Hall Road, +/- 800 feet north of the intersection of Hall Road and Thonotosassa Road. The Future Land Use designation of the site is Residential – 4 (R-4).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter that indicated that due to the number of trips generated by the proposed Planned development, a detailed traffic analysis is not required. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4 4 Single Family Dwelling Units (ITE 210)	38	3	4
ASC-1, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
Total	47	4	5

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 9 Mobile Homes (ITE code 240)	64	4	5
PD, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
Total	73	5	6

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+26</b>	<b>+1</b>	<b>+1</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Hall Road. Hall Road is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-15 ft. of pavement. The existing right-of-way on Hall Road varies from +/- 41 feet to +/- 50 feet. There are no sidewalks or bicycle facilities on either side of the roadway within the vicinity of the subject property.

**SITE ACCESS**

The project proposes one full access connection to Hall Road. Cross access was not required per the Hillsborough County Land Development Code section 6.04.03.Q

**ROADWAY LEVEL OF SERVICE (LOS)**

Hall Road is not a Hillsborough County regulated roadway and as such was not included in the Level of Service Report.

Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hall Road	County Local - Urban	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

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	47	4	5
Proposed	73	5	6
Difference (+/-)	+26	+1	+1

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

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

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

**COMMISSION**

Joshua Wostal CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Gwendolyn "Gwen" W. Myers  
 Michael Owen



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
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 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> June 20, 2023</p> <p><b>PETITION NO.:</b> 22-1701</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> June 2, 2023</p> <p><b>PROPERTY ADDRESS:</b> 1614 and 1651 Hall Road, Plant City</p> <p><b>FOLIO #:</b> 0820010000, 0820020000, &amp; 0820030000</p> <p><b>STR:</b> 24-28S-21E</p>
<p><b>REQUESTED ZONING:</b> Rezoning from ASC-1 and RSC-1 to Residential 4.</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	December 30, 2022
<b>WETLAND LINE VALIDITY</b>	Valid ERP
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetland pond in eastern portion of project area
<p><b>Please allow these revised comments to supersede the previous EPC comments issued on January 5, 2023.</b></p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>	

*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)



must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The site plan depicts wetland impacts that have been authorized by the Executive Director of the EPC on June 1, 2023. These wetland impacts are indicated for the internal roadway. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Under no circumstance may wetland impacts occur until EPC staff has received the documentation of the purchase of the credits from the mitigation bank.
- 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 / app

ec: Oaks of Plant City, Owner - [OaksofPlantCity@gmail.com](mailto:OaksofPlantCity@gmail.com)  
Colin Rice, Agent - [crice@shumaker.com](mailto:crice@shumaker.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** 2/6/23 **Acreage:** 3.68 (+/- acres)  
**Jurisdiction:** Hillsborough County **Proposed Zoning:** ASC -1; RSC-1  
**Case Number:** PD 22-1701 **Future Land Use:** R-4  
**HCPS #:** RZ-496 **Maximum Residential Units:** 10  
**Address:** 1651 & 1614 Hall Road, Plant City  
 Florida 33565 **Residential Type:** Mobile Homes  
**Parcel Folio Number(s):** 082001.0000.  
 082002.0000, 082003.0000

School Data	Cork Elementary	Tomlin Middle	Strawberry Crest High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	935	1712	2323
<b>2022-23 Enrollment</b> K-12 enrollment on 2022-23 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	650	1503	2560
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	70%	88%	110%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/6/2023	41	24	0
<b>Students Generated</b> 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> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	74%	89%	110%

**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

E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)

P: 813.272.4429 C: 813.345.6684



**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

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**TO:** Zoning Review, Development Services

**DATE:** 04/05/2023

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** David B Singer, Colin Rice, Older Lundy Koch & Martir **PETITION NO:** 22-1701

**LOCATION:** 1651 & 1614 Hall Rd

**FOLIO NO:** 82001.0000 82002.0000 82003.0000

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**Estimated Fees:**

Mobile Home (Fee estimate is based on a 1,500 s.f., 3 bedroom)

Mobility: \$4,885 \* 9 = \$43,965

Parks: \$1,957 \* 9 = \$17,613

School: \$7,027 \* 9 = \$63,243

Fire: \$335 \* 9 = \$3,015

Total per unit \$14,204 (Total 9 units \$127,863)

**Project Summary/Description:**

Rural Mobility, Northeast Parks/Fire - 9 Mobile Homes added to property. 1 existing SFR remaining (no additional impacts for SFR)

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

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**PETITION NO.:** PD22-1701      **REVIEWED BY:** Randy Rochelle      **DATE:** 1/3/2023

**FOLIO NO.:** 82001.0000, 82002.0000 & 82003.0000

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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.





# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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

ZONE HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Zoning Hearing Master

DATE: Tuesday, June 20, 2023

TIME: Commencing at 6:32 p.m.  
Concluding at 10:28 p.m.

PLACE: Hillsborough County Board of  
Commissioners  
601 East Kennedy Boulevard  
Second Floor  
Tampa, Florida 33601

Reported via Zoom Videoconference by:  
Jennifer Cope, Court Reporter No. GG 187564

1 They have 18 per. We can have 18 kids in each one.  
2 And there are about a half a dozen campsites around  
3 the perimeter of the property that are ideal for  
4 outdoor camping because they have the appropriate  
5 fire rings, et cetera.

6 So six campsites, seven cabins, times 18 kids,  
7 and we're well under the 163.

8 HEARING MASTER FINCH: Thank you for that  
9 clarification. If you could, please sign in with  
10 the clerk's office, sir.

11 All right. Does that complete your rebuttal  
12 testimony?

13 MS. MAIER: It does. Thank you.

14 HEARING MASTER FINCH: Thank you. I  
15 appreciate it. Then with that we'll close Major  
16 Modification 22-1639 and go to the next case.

17 MS. HEINRICH: Our next item is Item D-3, PD  
18 Rezoning 22-1701. The applicant is requesting to  
19 rezone the property to PD. Chris Grandlienard with  
20 Development Services will provide staff findings  
21 after the applicant's presentation.

22 HEARING MASTER FINCH: Good evening.

23 MR. RICE: Good evening. My name is Colin  
24 Rice with law firm Older Lundy here on behalf of  
25 the applicant, Oaks of Plant City. I'll put some

1       visuals on the overhead for you.

2               HEARING MASTER FINCH: Absolutely.

3               MR. RICE: Oh, and my address for the record  
4       is 1000 West Cass.

5               HEARING MASTER FINCH: Thank you.

6               MR. RICE: All right. So we're here this  
7       evening, it's for a request for rezoning from RFC-4  
8       and ASC-1 to plan development to allow for the  
9       addition of nine mobile home units on approximately  
10      3.7 acres. There's one structure existing that  
11      will remain for a total of ten units on the  
12      property.

13              To orient you, we're in the eastern  
14      Hillsborough County near the Plant City limits  
15      north of I-4 and Thonotosassa Road South of West  
16      Sam Allen Road.

17              Zooming in, this project is proposed to the  
18      north of existing mobile homes. Future land use  
19      designation here is R-4. And the ten total units  
20      are within the maximum allowable density.

21              The zoning to the east, west, and north is  
22      ASC-1. To the south is RSC-4. The 50-acre tract  
23      to the north is vacant and owned by Hillsborough  
24      County. All other adjacent uses are single-family  
25      residential.

1           So this is an image from the end of Hall Road  
2           facing north depicting the site. As you can see,  
3           it's under-utilized acreage, vacant, and abutting a  
4           wetland area. Now showing you the site plan --  
5           I'll move it up.

6           Through a number of productive discussions  
7           with staff this project has evolved somewhat to  
8           accommodate some unique site characteristics. At  
9           the northeast corner of the site you'll find a T  
10          turn around here, largely designed this way to  
11          minimize impacts to the wetland system that is  
12          present on the northeast portion of the site.

13          The EPC has already reviewed and authorized as  
14          the wetland impacts in the final mitigation  
15          proposal. I've got a copy of that approval I'll  
16          submit to the record, as well. In total there will  
17          be .34 total acres of impact. And the required  
18          wetland setbacks are already accounted for on the  
19          site plan. It's a separate county requirement, but  
20          those are accounted for.

21          Eight of the units are here along the  
22          northwest furthest from the wetland area. And then  
23          one more mobile home unit here to the southeast and  
24          then here's the existing structure to remain for a  
25          total of ten.



1           The ten units are consistent with the future  
2 land use element policy 13.3 implying the  
3 environmentally sensitive land credit, as well.

4           So we are seeking just one waiver this  
5 evening. Section 6.01.06.1 of the code, strictly  
6 speaking septic is not permitted for multifamily  
7 uses per the land development code.

8           It's provision makes sense in a vacuum that  
9 you wouldn't want that for an apartment complex,  
10 for example. But this is a little bit different in  
11 that these are only multifamily in that there are  
12 more than three units per zoning lot, but they  
13 really function more like single-family  
14 residential.

15           HEARING MASTER FINCH: So let me stop you  
16 there.

17           MR. RICE: Sure.

18           HEARING MASTER FINCH: I think that's the crux  
19 of this is that that's one lot and that's -- so  
20 it's over three units and so that's what triggers  
21 the multifamily requirement?

22           MR. RICE: It's three folios. It is nine  
23 units, but the bulk of the units are on one folio.  
24 So it is more than three on one folio number. So  
25 it's correct per -- if you're reading the code

1 strictly. But as I'll get to, staff is in support of  
2 this waiver, as well.

3 HEARING MASTER FINCH: Because it is a mobile  
4 home?

5 MR. RICE: Exactly. I contextualize it.

6 HEARING MASTER FINCH: Understood.

7 MR. RICE: I don't know if I can zoom. But if  
8 you can see here we've got our site outlined in  
9 yellow. This is the Plant City jurisdictional  
10 line. We're less than 800 feet from Plant City.  
11 So while we're within the rural area, we're quite  
12 close to a municipality.

13 The effects of a strict application of this  
14 section of the code from which we're seeking a  
15 waiver is that it would be virtually impossible to  
16 have mobile home communities within the rural area.  
17 And they are prevalent, some of them historic. But  
18 a requirement to connect strictly to public  
19 utilities would be cost prohibitive for most of  
20 these projects.

21 So we think it's appropriate in this case.  
22 And, again, we're grateful to have staff's  
23 concurrence or no objection to this waiver request.  
24 We're also proud to have earned the support of  
25 Hillsborough County staff, Planning Commission

1 staff, and the Environmental Protection Commission.

2 And with that, we will conclude. We  
3 appreciate your time this evening. I know it's  
4 been a late one. So with that, I will close.  
5 Respectfully request your approval. We think this  
6 is an appropriate site.

7 Available for any questions.

8 HEARING MASTER FINCH: No, that was my only  
9 question.

10 MR. RICE: Thank you.

11 HEARING MASTER FINCH: I appreciate it. If  
12 you could please --

13 MS. RICE: And I'll submit these to the  
14 record.

15 HEARING MASTER FINCH: Thank you. Appreciate  
16 it.

17 Development services?

18 MR. GRANDLIENARD: Good evening, again. Chris  
19 Grandlienard, Development Services, planner with  
20 Development Services. I'm here to present PD  
21 Application 22-1701.

22 The applicant is proposing to rezone from  
23 existing RSC-4 and ASC-1 to PD, PD 22-1701. Their  
24 approximate 3.68-acre property is comprised of  
25 three parcels. Folio 82001 is zoned RSC-4 with a

1 single-family home. Folio 82002 is our vacant right  
2 of way zoned ASC-1. Folio 82003 is a vacant lot  
3 zoned ASC-1.

4 The subject property is located in the general  
5 location of 800 feet north of intersection of  
6 Bonnie Road and Thonotosassa Road. The applicant  
7 proposes develop nine mobile homes and leave one  
8 existing single-family residence for a total of ten  
9 dwelling units on the site.

10 The area consists of single-family  
11 residential, mobile homes, and agricultural uses.  
12 The project's minimum setbacks would be 10 feet to  
13 the north, south, east, and west. The maximum  
14 building height would be 35 feet, or one story.

15 The project would be limited to a maximum of  
16 ten residential units for the 300 -- 3.68 acres,  
17 which is the maximum allowed by the property's  
18 designated future land use of Residential-4.

19 The applicant is requesting release from Land  
20 Development Code Section 6.01.06.1, no multiple  
21 family unit shall use septic tanks.

22 In summary, the applicant's justification for  
23 the waiver is mobile home communities are not a  
24 typical multifamily use. And strict application of  
25 the regulation would prohibit mobile home

1 communities which is a form of attainable housing  
2 outside of the urban service area.

3 Staff does not object to the requested waiver  
4 and it notes that the mobile home parks are not an  
5 atypical use in areas -- in rural areas, quite  
6 common, including the existing mobile home park to  
7 the south which is also served by septic.

8 The subject property is designated R-4. On  
9 the future land use map the Planning Commission  
10 finds the proposed use consistent with the  
11 comprehensive plan. The surrounding uses are  
12 similar to the request, low-density residential.

13 Therefore the rezoning of the subject parcel  
14 from RFC-4 and ASC-1 to PD with the mobile home  
15 park use would be consistent with the existing  
16 zoning pattern of the area.

17 Based on the Residential-4 use, Residential-4  
18 for future land use classification, the surrounding  
19 zoning and development pattern and the proposed  
20 uses for the plan development district, staff finds  
21 the request approvable subject to proposed  
22 conditions.

23 That concludes my staff report. If any  
24 questions, I would be glad to answer.

25 HEARING MASTER FINCH: No questions at this

1 time.

2 MR. GRANDLIENARD: Thank you.

3 HEARING MASTER FINCH: Thank you. I  
4 appreciate it.

5 Planning commission?

6 MS. PAPANDEW: Andrea Papandrew, Planning  
7 Commission staff. This site is in the Residential-  
8 4 Future Land Use Category. It is not located  
9 within a community plan. This site is in the rural  
10 area which is intended for long-term agricultural  
11 uses and large lot low-density rural residential  
12 uses.

13 This site is in the rural area is also  
14 Residential-4 for the future land use map and is  
15 intended for residential suburban scale  
16 neighborhood commercial, office uses, and  
17 multipurpose projects.

18 The proposed density of ten dwelling units is  
19 compatible with existing character of development  
20 as there's an existing mobile home park directly  
21 adjacent south of this site. This site is  
22 surrounded by the Residential-1, Residential-4  
23 future land use designations.

24 The area mainly contains agricultural and low-  
25 density residential uses. And the proposed



1 development will allow the area to remain rural in  
2 character.

3 The proposal is also consistent with Policy  
4 13.3 for the environmentally sensitive land credit  
5 and the associated policies in Objective 3.5 of the  
6 Environmental and Sustainability Section of the  
7 comprehensive plan.

8 The proposed rezoning meets the intent of  
9 Objective 16 and its policy in the future land use  
10 element. The proposal includes appropriate  
11 setbacks and buffers. The proposed wetland  
12 conservation area and storm water retention pond on  
13 the east side of the development serves as a buffer  
14 from the existing single-family properties and  
15 protects the environmentally sensitive land on  
16 site.

17 The proposed density and lot size is  
18 reflective of the mobile home park to the south.  
19 And this site proposes to extend Hall Road and  
20 shows an efficient system of internal circulation  
21 with a potential future connection at the north end  
22 of the site.

23 The site also meets Objective 12-1 and Policy  
24 12-1.4 of the community design component with new  
25 development being compatible with established

1 character of the surrounding area. And the  
2 development pattern mainly contains agricultural  
3 uses, mobile homes, and single-family residential.

4 Based on this, Planning Commission staff finds  
5 the proposed plan development consistent with the  
6 Unincorporated Hillsborough County Comprehensive  
7 Plan subject to the conditions proposed by the  
8 Development Services Department.

9 HEARING MASTER FINCH: Thank you so much. I  
10 appreciate it.

11 Is there anyone in the room or online that  
12 would like to speak in support? Anyone in favor?

13 All right. Seeing no one, anyone in  
14 opposition to this request?

15 MS. MACATEE: Opposition?

16 HEARING MASTER FINCH: Yes.

17 MS. MACATEE: Oh, yes.

18 HEARING MASTER FINCH: Yes. All right. While  
19 she's coming up, is there anyone else either in the  
20 room or online that would like to speak in  
21 opposition?

22 All right. Seeing no one. Good evening.

23 MS. MACATEE: First of all, I do apologize for  
24 my attire. I didn't expect to be speaking.

25 HEARING MASTER FINCH: Not a problem. We're

1 glad you're here. Could you give us --

2 MS. MACATEE: And I don't have any pictures.

3 Can I use your map with pictures?

4 MR. RICE: I already submitted them.

5 MS. MACATEE: Oh, okay.

6 HEARING MASTER FINCH: Could you give us your  
7 name and address?

8 MS. MACATEE: My name is Patricia Macatee.

9 And I live and own at 3102 Thonotosassa Road. I am  
10 the property adjacent, 6 acres from Thonotosassa  
11 Road back to the preserve.

12 I am the property that has a pond out there.  
13 It's not a retention pond. It's a pond. It's got  
14 it's own little spring and everything. And it's my  
15 pond that's going to be flooded if we develop more  
16 stuff over there. Okay.

17 I already have flooding problems where I am.  
18 I don't have any problem at all with the trailer  
19 park. I get along with 80 percent of the trailer  
20 park people that are there now and they're  
21 wonderful. Okay. They respect what we do. They  
22 respect our privacy and everything is fine.

23 The proposal is to put eight units that will  
24 back right up 10 feet from my pond. Okay. That's  
25 not workable for me. You know, I bought 6 acres

1 out here at 73 years old so I could have some privacy.  
2 And I was under the belief that the preserve  
3 wrapped all the way around, but now I find out that  
4 it hasn't.

5 I don't want to put a stop to development, but  
6 I would like to have some requirements. Okay. If  
7 they want to put mobile homes that close to my  
8 property, because I mean it's 15 feet from the  
9 property line to where the pond is, if they want to  
10 build a 6- or 8-foot wall, you know, solid block  
11 wall that they're going to take care of -- the  
12 gentleman now doesn't take care of the property at  
13 all. And our chain link fence is knocked down in  
14 about five different places from his trees  
15 collapsing down on them.

16 I have horses out there. That's what I use  
17 the pond for. If they put septic tanks and  
18 everything and keep flooding my pond, I'm not going  
19 to be able to use it for my animals, you know. So,  
20 you know, I'm not here to say, you know, no more  
21 trailer parks.

22 You know, I really wish you could like move  
23 them to the other side of the property.

24 HEARING MASTER FINCH: Ma'am, you have to  
25 speak this way towards me.

1 MS. MACATEE: Oh, if you could move them to the  
2 other side of the property or build a wall so  
3 they're not looking right on, you know, our  
4 property there. We use it for picnics. We use it  
5 for volunteer work. You know, we use it for all  
6 kinds of things.

7 And this all kind of came out of the blue. So  
8 I would appreciate any help that you could give the  
9 little landowner. I didn't know I could have  
10 pictures and everything or I would have brought  
11 pictures. But if we can work out some agreement, I  
12 will not fuss about you putting more trailers over  
13 there.

14 If we can't work out an agreement to have some  
15 kind of privacy block and to make sure the flooding  
16 is taken care of, then I'm not going to be a  
17 pleasant neighbor anymore. And, you know, I hate  
18 to go there because I get along with all those  
19 people really nice, you know.

20 What I don't want is a little -- like an  
21 apartment complex of trailers, you know, all lined  
22 up in a row right on my property.

23 HEARING MASTER FINCH: Understood.

24 MS. MACATEE: Okay. So I appreciate you  
25 letting me speak and any help I would love to have.

1 HEARING MASTER FINCH: Thank you for coming  
2 down. I appreciate it. Could you please sign in  
3 right here with the clerk's office?

4 MS. MACATEE: Yes.

5 HEARING MASTER FINCH: Thank you so much.

6 All right. Seeing no one else in opposition  
7 we'll go back to Development Services.

8 Anything further?

9 MS. HEINRICH: No, ma'am.

10 HEARING MASTER FINCH: All right. Then we'll  
11 go back to the applicant. Mr. Rice, you have five  
12 minutes for rebuttal.

13 MR. RICE: Good evening. Colin Rice again for  
14 the applicant. I'll start by offering up that of  
15 course all of these applications are publicly  
16 noticed. There's a sign posted. There are letters  
17 that went out. I actually did have conversations  
18 with neighbors to -- until five minutes ago we  
19 weren't aware of any opposition to this project.

20 I wasn't. Under oath. So to that end,  
21 unfortunately we're a little bit late in the game  
22 to be starting to think about moving this project  
23 around, particularly because we've got our EPC  
24 approval dependent specifically on the eastward  
25 bias of these units that protects that wetland



1 system. It's the minimal impact that we possibly  
2 could have had for that wetland system.

3 So frankly to that end, the basis for an  
4 approval here must be based on competent  
5 substantial evidence. I'll address the storm water  
6 comments will be required at site development to  
7 accommodate all storm water onsite. That is part  
8 of the plan. That's part of every one of these  
9 processes.

10 So per code, you know, we can't be pushing  
11 storm water to other properties. I mean to the  
12 extent that there are any maintenance concerns, I  
13 mean it's uninhabited now, there will be residents  
14 living there once this is developed.

15 HEARING MASTER FINCH: Could you discuss the  
16 permitting process of the septic tanks if the  
17 waiver is approved, what requirements that those  
18 will have to meet in terms of the health department  
19 permitting standards for a permit?

20 MR. RICE: I know that it will go through  
21 Hillsborough County's permitting portal and it will  
22 be reviewed by Hillsborough County. They obviously  
23 won't permit any development of the site until the  
24 septic is approved. You know, I can't speak  
25 specifically. That's not necessarily my discipline

1 to address how the septic will work, but I know that  
2 nothing will be installed unless the county  
3 approves of it.

4 HEARING MASTER FINCH: Okay.

5 MR. RICE: So with that, you know, I'll just  
6 offer again that we have consistent across the  
7 board support from all agencies reviewing. We have  
8 competent substantial evidence in the record for  
9 support. And we're just at a stage in the process.  
10 We need to proceed. So I appreciate your time and  
11 attention this evening.

12 HEARING MASTER FINCH: All right. Thank you  
13 so much. I appreciate it. And with that we'll  
14 close Rezoning 22-1701 and go to the last case.

15 MS. HEINRICH: Our next item is Item D-4, PD  
16 Application 23-0041. This is a rezoning to plan  
17 development. I've reviewed this for Development  
18 Services and will provide staff findings after the  
19 applicant's presentation.

20 HEARING MASTER FINCH: Okay. Good evening.

21 MS. CORBETT: Good evening. Kami Corbett,  
22 again, Hill, Ward, Henderson, 101 East Kennedy  
23 Boulevard, Suite 3700. I do want to say that one  
24 of our team members has not been sworn, so if we  
25 could go ahead and take care of that I'd appreciate

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and Pamela Jo Hatley  
Zoning Hearing Masters

DATE: Monday, May 15, 2023

TIME: Commencing at 6:00 p.m.  
Concluding at 9:30 p.m.

PLACE: Hillsborough County Board of County  
Commissioners  
601 East Kennedy Boulevard, 2nd Floor  
Tampa, Florida 33601

Reported via Cisco Webex Videoconference by:  
Diane DeMarsh, CER No. 1654

1 application is out of order to be heard and is being continued  
2 June 20, 2023, ZHM hearing.

3 Item A.12, Major Mod application, 22-1639. This  
4 application is being continued by staff to the June 20, 2023,  
5 ZHM hearing.

6 Item A.13, 22-1647. This application is being  
7 continued by staff to the June 20, 2023, ZHM hearing.

8 Item A.14, Standard Rezoning 22-1654. This  
9 application has been withdrawn from the ZHM process.

10 Item A.15, PD application 22-1688. This application  
11 is being continued by the applicant to the June 20, 2023, ZHM  
12 hearing.

13 Item A.16, PD application 22-1701. This application  
14 is being by staff to the June 20, 2023, ZHM hearing.

15 Item A.17, PD application 22-1706. This application  
16 is being withdrawn from the ZHM process.

17 Item A-18. This application or -- application PD  
18 22-0041. This application is being continued by staff to June  
19 20, 2023. ZHM hearing. Oh, sorry. That's a correction. Item  
20 A-18, that's for PD application 23-0041. And again, it is  
21 continued by staff to the June 20 2023, ZHM hearing.

22 Item A.19, PD application 23-0059. This application  
23 is being -- is out of order to be heard and is being continued  
24 to the June 20, 2023, ZHM hearing.

25 Item A.20, PD application 23-0109. This application

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, April 17, 2023

TIME: Commencing at 6:00 p.m.  
Concluding at 9:43 p.m.

Reported via Cisco Webex Videoconference by:  
Diane DeMarsh, CER No. 1654

1 continued by the applicant to the May 15, 2023 ZHM Hearing.

2 Item A.17, PD 22-1647. This application is out of  
3 order to be heard and is being continued to the May 15, 2023 ZHM  
4 Hearing.

5 Item A.18, PD 22-1688. This application is being  
6 continued by the applicant to the May 15, 2023 Zoning Hearing  
7 Master Hearing.

8 Item A.19, PD 22-1701. This application is out of  
9 order to be heard and is being continued to the May 15, 2023 ZHM  
10 Hearing.

11 Item A.20, PD 22-1703. This application is being  
12 continued by the applicant to the May 15, 2023 ZHM Hearing.

13 And lastly, Item PD or A.21, PD 23-0041. This  
14 application is being continued by the applicant to the  
15 May 15, 2023 ZHM Hearing.

16 And that concludes the agenda.

17

18 HEARING MASTER: All right. Thank you so much. I  
19 appreciate it. Let me start by going over our hearing  
20 procedures. Our hearing today consists of agenda items that  
21 require a public hearing by a zoning hearing master. I'll  
22 conduct a hearing on each agenda item and we'll file a  
23 recommendation within 15 business days following tonight's  
24 hearing. Those recommendations are then sent to the Board of  
25 County Commissioners who make the final decision on each item.



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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.  
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of  
County Commissioners  
601 East Kennedy Boulevard  
2nd Floor Boardroom  
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607  
U.S. Legal Support  
4200 West Cypress Street, Suite 750  
Tampa, Florida 33607  
(813)223-7321

1 Zoning Hearing Master Hearing.

2 Item A22, Rezoning Standard 22-1681. This application  
3 is out of order to be heard and is being continued to the  
4 April 17, 2023 Zoning Hearing Master Hearing.

5 Item A23, Rezoning PD 22-1688. This application is  
6 out of order to be heard and is being continued to the  
7 April 17, 2023 Zoning Hearing Master Hearing.

8 Item A24, Rezoning PD 22-1701. This application is  
9 out of order to be heard and is being continued to the  
10 April 17, 2023 Zoning Hearing Master Hearing.

11 Item A25, Rezoning PD 22-1702. This application is  
12 out of order to be heard and is being continued to the  
13 April 17, 2023 Zoning Hearing Master Hearing.

14 Item A26, Rezoning PD 22-1703. This application is  
15 out of order to be heard and is being continued to the  
16 April 17, 2023 Zoning Hearing Master Hearing.

17 Item A27, Rezoning PD 22-1706. This application is  
18 out of order to be heard and is being continued to the  
19 April 17, 2023 Zoning Hearing Master Hearing.

20 Item A28, Rezoning Standard 23-0081. This application  
21 is out of order to be heard and is being continued to the  
22 April 17, 2023 Zoning Hearing Master Hearing.

23 And Item A29, Rezoning Standard 23-0082. This  
24 application is out of order to be heard and is being  
25 continued to the April 17, 2023 Zoning Hearing Master



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 6/20/2023 HEARING MASTER: Susan Finch  
6:00 pmPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  23-0115	PLEASE PRINT NAME <u>Dilip Agarwal</u> MAILING ADDRESS <u>301 WCLAT 7 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>812-421-5719</u>
APPLICATION #  23-0115  VS	PLEASE PRINT NAME <u>James Paul</u> MAILING ADDRESS <u>8323 King Blossom Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3215</u> PHONE _____
APPLICATION #  23-0203	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>607 S. Alexander St #101</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-747-9100</u>
APPLICATION #  23-0203	PLEASE PRINT NAME <u>Rodney Smith</u> MAILING ADDRESS <u>10016 Ohio Ave</u> CITY <u>Thalassas</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813-494-5048</u>
APPLICATION #  23-0330	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 24 Ave S #451</u> CITY <u>T. Petersburg</u> STATE <u>FL</u> ZIP <u>33714</u> PHONE <u>813-727-1760</u>
APPLICATION #  23-0351	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 24 Ave S #451</u> CITY <u>T. Petersburg</u> STATE <u>FL</u> ZIP <u>33714</u> PHONE <u>813-727-1760</u>



SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

PAGE 2 OF 3

DATE/TIME: 6/20/2023  
6:00pm

HEARING MASTER: Susan Finch

**PLEASE PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>23-0351</u></p>	<p>PLEASE PRINT NAME <u>Lynelle Creech</u></p> <p>MAILING ADDRESS <u>2212 E College Ave</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 525 8888</u></p>
<p>APPLICATION # <u>23-0442</u></p>	<p>PLEASE PRINT NAME <u>John LaRocca</u></p> <p>MAILING ADDRESS <u>3225 S. MacDiill Ave #129-320</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 695 0469</u></p>
<p>APPLICATION # <u>23-0469</u></p>	<p>PLEASE PRINT NAME <u>Dallas Evans</u></p> <p>MAILING ADDRESS <u>3810 Northdale Blvd, Ste 100</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7449</u></p>
<p>APPLICATION # <u>23-0469</u></p>	<p>PLEASE PRINT NAME <u>Margaret Tassone</u></p> <p>MAILING ADDRESS <u>2810 Northdale Blvd Suite 100</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7449</u></p>
<p>APPLICATION # <u>22-1390</u></p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # <u>22-1390</u></p>	<p>PLEASE PRINT NAME <u>Don Hampton</u></p> <p>MAILING ADDRESS <u>16692 Carlton Road St.</u></p> <p>CITY <u>Wintersville</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____</p>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 6

DATE/TIME: 6/20/2023  
6:00pm

HEARING MASTER: Susan Finch

**PLEASE PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>22-1390</u></p>	<p>PLEASE PRINT NAME <u>STEVEN J Henry</u></p> <p>MAILING ADDRESS <u>5023 W. LAMAR ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Jaime Maier</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd. Ste 3700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 506 5184</u></p>
<p>APPLICATION # <u>22-1639</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Matthew Norman</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd. Ste 3700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Mary Brigham</u></p> <p>MAILING ADDRESS <u>18050 S US 301</u></p> <p>CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-503-6530</u></p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Rina Tabak</u></p> <p>MAILING ADDRESS <u>4812 Bay Crest Dr</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>727-365-7239</u></p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Kathryn Burges S</u></p> <p>MAILING ADDRESS <u>16029 Goose Ribbon Pl</u></p> <p>CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>803-589-2659</u></p>



SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

DATE/TIME: 6/20/2023  
6:00 pm

HEARING MASTER: Susan Finch PAGE 4 OF 6

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-1639</u>	PLEASE PRINT NAME <u>John D Hooker</u> MAILING ADDRESS <u>John @ JohnDHooker.com</u> <u>8621 N Willow Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-503-1802</u>
APPLICATION # <u>22-1639</u> <u>VS</u>	PLEASE PRINT NAME <u>Mike Alfieri</u> MAILING ADDRESS <u>13620 Metropolis Ave., Ste. 110</u> CITY <u>Fort Myers</u> STATE <u>FL</u> ZIP <u>33912</u> PHONE <u>(239) 264-5300</u>
APPLICATION # <u>22-1639</u>	PLEASE PRINT NAME <u>Eric Bace</u> MAILING ADDRESS <u>4914 SANDY STOKES</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>8133103954</u>
APPLICATION # <u>22-1701</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W Cass</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>239 904 2771</u>
APPLICATION # <u>22-1701</u>	PLEASE PRINT NAME <u>Patricia Macatee</u> MAILING ADDRESS <u>3102 Thonotajassa Dr</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33565</u> PHONE <u>727-543-6134</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 6/20/2023  
6:00 pm

HEARING MASTER: Susan Finch

PAGE 5 OF 6

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>23-0041</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>1019 Kennel Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION #  <u>23-0041</u>	PLEASE PRINT NAME <u>STEVEN Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION #  <u>23-0041</u>	PLEASE PRINT NAME <u>STEVE LUCE</u> MAILING ADDRESS <u>111 S. ARMENIA</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-767-5763</u>
APPLICATION #  <u>23-0041</u>	PLEASE PRINT NAME <u>JOHN REGAN</u> MAILING ADDRESS <u>5051 SANDY BROOK CIR</u> CITY <u>WIMAUWA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-938-4058</u>
APPLICATION #  <u>23-0041</u>	PLEASE PRINT NAME <u>Don Hampton</u> MAILING ADDRESS <u>16692 Carlton Road St</u> CITY <u>Geneva</u> STATE <u>FL</u> ZIP <u>33928</u> PHONE <u>86-286-0655</u>
APPLICATION #  <u>23-0041</u>	PLEASE PRINT NAME <u>Bill Martinez</u> MAILING ADDRESS <u>Wimauma PSC</u> <u>5229 SR 674</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>754-226-4773</u>



SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 6

DATE/TIME: 6/20/2023  
6:00pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>MIKE LAMARCA</u> MAILING ADDRESS <u>10759 STANDING STONE DR</u> CITY <u>WIMAUMA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813 3804890</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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JUNE 20, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, June 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

📄 Susan Finch, ZHM, after a delay, called the meeting to order at 6:31 p.m., led in the pledge of allegiance to the flag, and introduced Development Services.

A. WITHDRAWALS AND CONTINUANCES

📄 Michelle Heinrich, Development Services, introduced staff, and reviewed changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

📄 Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0648

📄 Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1681

📄 Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

C.2. RZ 23-0115

📄 Michelle Heinrich, Development Services, called RZ 23-0115.

📄 Testimony provided.


📄 Susan Finch, ZHM, closed RZ 23-0115.

TUESDAY, JUNE 20, 2023

C.3. RZ 23-0203

 Michelle Heinrich, Development Services, called RZ 23-0203.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0203.

C.4. RZ 23-0330

 Michelle Heinrich, Development Services, called RZ 23-0330.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0330.

C.5. RZ 23-0351


 Michelle Heinrich, Development Services, called RZ 23-0351.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0351.

C.6. RZ 23-0442


 Michelle Heinrich, Development Services, called RZ 23-0442.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0442.

C.7. RZ 23-0469

 Michelle Heinrich, Development Services, called RZ 23-0469.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0469.


TUESDAY, JUNE 20, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-1390

 Michelle Heinrich, Development Services, called RZ 22-1390.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 22-1390.

D.2. MM 22-1639

 Michelle Heinrich, Development Services, called MM 22-1639.


 Testimony provided.

 Susan Finch, ZHM, closed MM 22-1639.

D.3. RZ 22-1701

 Michelle Heinrich, Development Services, called RZ 22-1701.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 22-1701.

D.4. RZ 23-0041

 Michelle Heinrich, Development Services, called RZ 23-0041.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0041.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 10:28 pm.

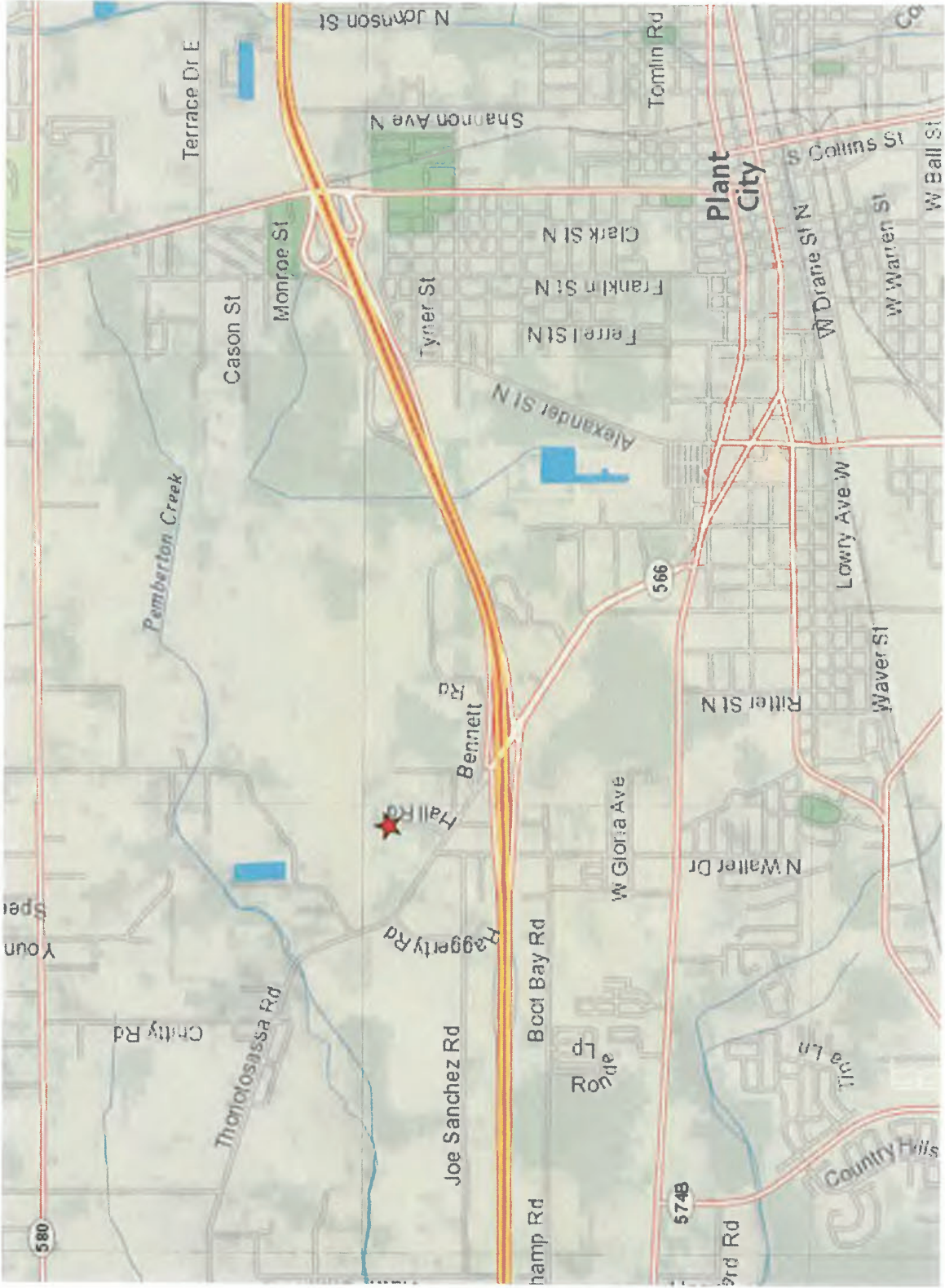


# Oaks of Plant City RZ PD 22-1701

Zoning Hearing Master | June 20, 2023



Application No. RZ 22-1701  
Name: Colin Rice, ZHM  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 6/20/2023













## Waivers:

- 6.01.06.1 – No Multiple Family Unit shall use septic tanks.
  - Without waiver Mobile Home Parks would never be economically feasible outside of the Urban Service Area
  - No objection from Staff







## Agency Support:

- Hillsborough County: “Recommendation: Approval, subject to proposed conditions”
- Planning Commission: Consistent
- EPC: “EPC Executive Director authorizes wetland impacts and the final mitigation proposal subject to the conditions enumerated below.”

Thank You



## COMMISSION

Joshua Wostal CHAIR  
Harry Cohen VICE-CHAIR  
Donna Cameron Cepeda  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" W. Myers  
Michael Owen



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. AIR DIVISION

June 1, 2023

Oaks of Plant City, LLC  
c/o Jeffrey Anderson  
[jjanderscivil@gmail.com](mailto:jjanderscivil@gmail.com)  
3811 S. Frontage Rd  
Plant City, FL 33566

Owner:	Oaks of Plant City, LLC
EPC Review Number:	76604
Type of Permit / Authorization:	AUTHORIZATION FOR WETLAND IMPACT with MITIGATION PLAN
Project Address:	1651 Hall Road, Plant City
STR:	24-28S-21E
Folios:	082001-0000; 082002-0000; 082003-0000

Dear Mr. Anderson:

The staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the subject application submitted on March 2, 2023 and the most recent additional information submitted on May 15, 2023 by Naylor Environmental Solutions on behalf of Oaks of Plant City, LLC (Applicant) to impact wetlands and/or Other Surface Waters (OSW) in Hillsborough County, hereinafter collectively referred to as "wetland(s)" unless otherwise stated. The impacts consist of 0.34 acres of permanent wetland impacts for development of the Hall Road Mobile Home Park project (hereinafter "Property").

In accordance with the EPC's Wetlands Rule, Chapter 1-11, Rules of the EPC (Chapter 1-11), the Applicant demonstrated sufficient justification in the application for the wetland impact in that the proposed impact is necessary for the reasonable use of the land as described in Section 1-11.07, Rules of the EPC and the environmental benefits of the area will be protected through mitigation in accordance with Section 1-11.08, Rules of the EPC. Therefore, the EPC Executive Director authorizes wetland impacts and the final Mitigation proposal subject to the conditions enumerated below.

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act), any person whose interests are protected by the EPC Act and who is adversely affected or otherwise aggrieved by this action has the right to appeal this action. The EPC reserves the right to stop this Permit from becoming effective under any of the following circumstances: (1) if the EPC revokes the Permit pursuant to Section 1-2.052, Rules of the EPC; or (2) if a "Notice of Appeal" or "Request for Extension of Time to File a Notice of Appeal" under Part IV of Section 1-2, Rules of the EPC (see Attachment A for Notice of Rights) is timely filed. The Applicant shall be noticed in writing if any of these occur. It is recommended that the Applicant publish at its own expense the notice of this agency

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**Environmental Protection Commission - Roger P. Stewart Center**  
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action (see Attachment C) in a newspaper of general circulation as identified in Chapter 50, F.S. in Hillsborough County, Florida, so as to provide constructive notice to potentially aggrieved parties and to limit the time period for filing an administrative appeal.

**MITIGATION RELATED CONDITIONS - SECTION 1-11.08**

1. Only those wetland impacts identified in the table below are authorized for impact:

Wetland ID	FLUCCS (Florida Land Use, Cover and Forms Classification System)	Impact Acreage	Functional Loss	Mitigation Type
Wetland A	617 ( <i>Mixed Wetland Hardwoods</i> )	0.34	0.21	Mitigation Bank Credit
<b>Total Impacts</b>		<b>0.34 ac</b>	<b>0.21 FL</b>	

2. Mitigation is required to compensate for the wetland impacts to the 0.34 acres of Mixed Wetland Hardwoods (FLUCCS 617). Utilizing the Uniform Mitigation Assessment Method outlined in Chapter 62-345, Florida Administrative Code (F.A.C.), it was determined that the proposed impacts will result in the loss of 0.21 functional units, while the proposed mitigation will result in the gain of 0.21 functional units. The Applicant shall mitigate the wetland impacts via the purchase of freshwater forested credits from an appropriate mitigation bank prior to any of the above-identified wetland impacts. The Applicant has indicated the required credits will be acquired from the Wiggins Prairie Mitigation Bank.
3. Before any wetland impacts occur, the Applicant shall send to the EPC written documentation of the purchase of the credits from the Wiggins Prairie Mitigation Bank and the ledger of remaining credits in the mitigation bank. Under no circumstance may wetland impacts occur until EPC staff has received the documentation of the purchase of the credits from the mitigation bank.
4. EPC staff must review and approve the construction/development plans required by City of Plant City for this project.
5. The Applicant shall notify the EPC in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property where the impacts are located. In the event of sale of the mitigation areas, the Applicant, in coordination with the fee simple owner, shall specifically retain the obligation to obtain the mitigation credit.
6. The Applicant may transfer this Authorization to a new owner with EPC written approval. If the terms of the Authorization are to be assigned and assumed, the Applicant must cooperate with the EPC in good faith to ensure this authorization is transferred to the new property owner/applicant within 60 days after any sale, conveyance, or other transfer of ownership or control.
7. This authorization for wetland and/or OSW impacts is valid for a period of five years from the date of this original authorization letter (**expiration date June 1, 2028**). If the site plans are altered or the time period for the allotted impact expires, the Applicant is not authorized to impact wetlands or OSW. In the event the Applicant requests an extension of time for the permit prior to the expiration, the EPC may extend the expiration date if site conditions and relevant laws and rules have not changed. In the event the

authorization is expired, the Applicant must re-submit a complete application with the appropriate review fee for any future proposed impacts. The conditions of monitoring of any wetland mitigation areas shall survive the expiration of this authorization and continue to be enforceable until all EPC success criteria is met.

#### GENERAL CONDITIONS

8. This approval applies only to the development proposal as submitted under Chapter 1-11, and in no way does it provide EPC approval for any other EPC permitting program. In addition, this approval does not imply exemption from obtaining all proper permits from other governmental agencies.
9. 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 EPC Executive Director or designee, would be a violation of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11.
10. This Authorization does not convey to the Applicant or create in the Applicant any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the Applicant or convey any rights or privileges other than those specified in this authorization and Chapter 1-11 or other applicable rules.
11. All activities shall be implemented following the plans, specifications and other criteria approved by this authorization. Any deviations must be authorized in a written modification. Any deviations that are not so authorized may subject the Applicant to enforcement action. The Applicant shall notify the EPC in writing of changes required by any other regulatory agency that require changes to the permitted activity. 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.
12. Upon reasonable notice to the Applicant, EPC staff shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the authorization.

If you require additional information, please contact Mary James at [jamesm@epchc.org](mailto:jamesm@epchc.org) or at (813) 627-2600, extension 1233.

Sincerely,

*Janet D. Lorton*

Janet D. Lorton, Executive Director  
Environmental Protection Commission  
of Hillsborough County

Attachments:

- A. Notice of Rights
- B. Approved Wetland Impact Plan
- C. Recommended Publication Notice

cc: Abbey Naylor, [anaylor@naylorenv.com](mailto:anaylor@naylorenv.com)

## ATTACHMENT A

### NOTICE OF RIGHTS

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC) any person whose interests are protected by Chapter 84-446, Laws of Florida and who is adversely affected or otherwise aggrieved by this action has the right to appeal this agency action/decision. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), within twenty (20) days of receipt of this notice.** Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, and telephone number of the Appellant; the name, address, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

**Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a REQUEST FOR EXTENSION OF TIME TO FILE A NOTICE OF APPEAL.** The Request for Extension of Time must include a statement when and how the Appellant received notice of the agency decision and a statement why good cause exists for the extension. The Request must be sent to and received by the EPC Legal Department at the address, e-mail, or fax noted above within twenty (20) calendar days of receipt of this notice.

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

**This Order is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, a Notice of Appeal or files a Request for Extension of Time to file a Notice of Appeal for a formal hearing.** Pursuant to Section 1-2.31(e), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after receipt of this Order shall constitute a WAIVER of one's right to have an appeal heard, and this unappealed Order shall automatically become a final and enforceable Order of the Commission.

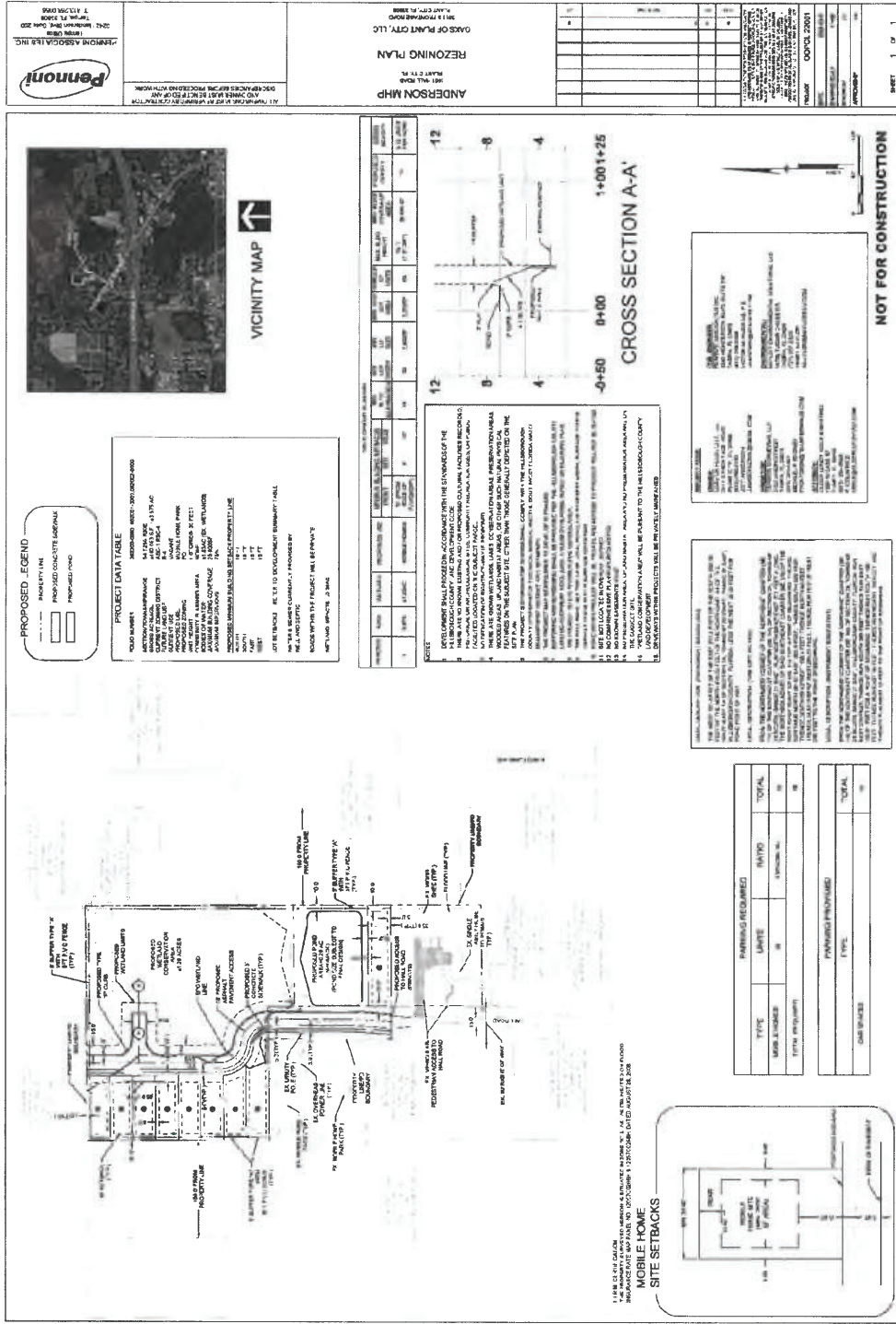
Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation before the EPC. Pursuant to Section 1-2.35, Rules of the EPC, the EPC will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, and the Administrative Procedure Act, Chapter 120, part II, Florida Statutes, 1961 by filing an appeal under rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of the final administrative decision becoming an order of the EPC.

Copies of EPC rules referenced in this Order may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org> or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired.



ATTACHMENT B  
 APPROVED WETLAND IMPACT PLAN



**ANDERSON MHP**  
 4815 W. 10th St.  
 PLANT CITY, FL 34686  
 813.853.1111

**REZONING PLAN**

**OAKS OF PLANT CITY, LLC**  
 10000 S. W. 10th St.  
 PLANT CITY, FL 34686  
 813.853.1111

**Pennoni**  
 411 W. 10th St., 2nd Floor  
 PLANT CITY, FL 34686  
 813.853.1111

**DATE:** 05/2023

**SHEET 1 OF 1**

## ATTACHMENT C

### RECOMMENDED PUBLICATION NOTICE

It is recommended that the Applicant publish at their own expense the following notice of this agency action in a newspaper of general circulation in Hillsborough County, Florida, for a minimum of one day so as to provide constructive notice to potentially aggrieved parties. It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired.

### ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY NOTICE OF AGENCY ACTION

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of an Authorization to fill wetlands pursuant to Chapter 84-446, Laws of Florida, as amended. The Authorization addresses approval for filling wetlands located at 1651 Hall Road, Plant City. The agency action document/permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, Florida 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV of Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), within 20 days of the date of this publication. Failure to file a notice of appeal within that time shall constitute a WAIVER of one's right to file an appeal.



**PARTY OF  
RECORD**

**NONE**