

Variance Application: VAR 26-0148**LUHO Hearing Date:** January 12, 2026**Case Reviewer:** Tania C. Chapela**Hillsborough
County Florida****Development Services Department**

Applicant: Peter McConaghey, Maronda Homes **Zoning:** PD
Location: 4001 & 3701 W. Knights Griffin Road, Plant City; Folios: 80605.0000, 80610.0000, 80620.5004, 81001.1000

Request Summary:

The applicant is seeking a variance to the Rural Scenic Roadways requirements to allow a fence within the scenic easement area, along the perimeter of the single-family residential development on W Knights Griffin Road.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.06.03.I.2.a	Rural Scenic Roadways. In rural areas, in the AM, A, AR, AE, PEC 1/2, and RES-1 Comprehensive Land Use Plan classifications, a 30-foot scenic easement shall be provided, which shall be left in a natural state, unless actively used for agricultural purposes.	Allow a 6-foot-high fence within 30-foot scenic easement	6-foot-high fence within 30-foot scenic easement

Findings:

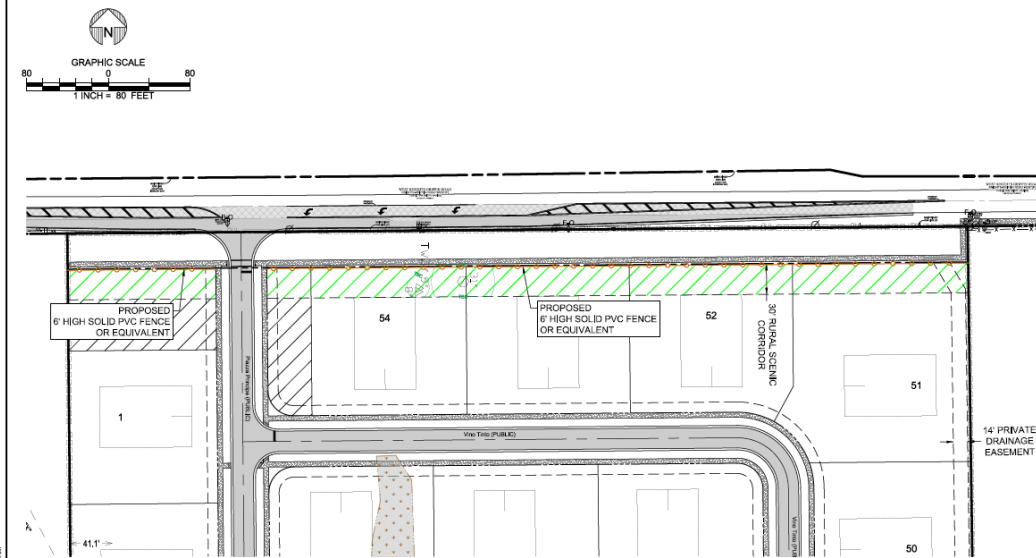
None.

Zoning Administrator Sign Off:Colleen Marshall
Wed Dec 24 2025 10:48:19**DISCLAIMER:**

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN

Received December 11, 2025
 Development Services



J:\2210096\CAZ\CAZ\Fence Exhibit\2210096 - FENCE EXHIBIT.dwg - 2025-12-01 10:21 AM

KNOTTS GRIFFIN FENCE EXHIBIT	
MARIONDA HOMES 4000 MARIONDA WAY SANFORD, FL 32771	
LANDMARK Engineering & Surveying Corporation 8515 PGA Drive, Suite 100 Tampa, Florida 33618 (813) 971-1111 www.landmark.com CA # 20254	
1	

26-0148

APPLICATION NUMBER: VAR 26-0148

LUHO HEARING DATE: January 12, 2026

Case Reviewer: Tania C. Chapela

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Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The applicant is requesting a variance from Section 6.06.03.I(2)(a) of the Hillsborough County LDC, which requires a 30' natural scenic easement along designated along W. Knights Griffin Road, a rural scenic roadway.

The purpose of this variance request is to allow for a 6' horizontal semi-private fence along W. Knights Griffin Road, which abuts the side property line of Lots 1 & 51, as well as the rear property line of lots 52-54 within the Knights Griffin subdivision bordering the rural scenic corridor, as shown on the attached fence exhibit (Exhibit A). The fence would be constructed along the property boundaries, in lieu of the required 30' open space buffer typically required in the rural scenic corridor.

The variance request entails a waiver of the 30' natural scenic easement requirement along W. Knights Griffin Road, to allow the installation of a 6' horizontal semi-private fence, in lieu of a fully natural buffer. The requested variance would permit development of the fence, in lieu of leaving the entire road frontage in a natural state. Instead, the applicant proposes a semi-private fence design, similar to the images shown as Exhibit B. The proposed fence is in keeping with the rural style, and will maintain a rural character in the corridor. With back and side yards fronting the roadway, with only a natural buffer, the homeowners will have no protection for their families and property from negative intrusion from pedestrians, bicyclists or cars leaving the roadway in accident conditions. The semi-private fence is not only aesthetically pleasing and in keeping with the character of the area, but also enhances safety, a critical need for families.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

The applicant is requesting a variance from Section 6.06.03.I(2)(a) of the Hillsborough County LDC regarding Rural Scenic Roadways, which states that property in the RES-1 FLU designation includes a 30' scenic easement left in a natural state.

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☐ Public Water ☐ Public Wastewater ☒ Private Well ☒ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The 30' natural buffer along W. Knights Griffin Road consumes a disproportionate amount of usable area of the yards, leaving these landowners within the subdivision facing a unique hardship – no ability to protect their property or families. It is important to note that similar and inferior fencing treatments have been permitted or existed prior to the ordinance imposing the rural scenic corridor, as shown on Exhibit C.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Requiring full compliance with the 30' natural scenic easement would deprive the future homeowners of the ability to achieve functional privacy and safety typically enjoyed within a homeowners back and side yards adjacent to rights of way, rights that are commonly exercised by other landowners in the area. In effect, strict enforcement would shift the burden of the requirement to the specific families living on the lots adjacent to the scenic corridor whereas the proposed variance would lessen this burden and provide a degree of safety currently missing in a strict interpretation of the Code. The proposed semi-private fence would preserve rural character while avoiding a disproportionate loss of enjoyment of their property.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The proposed 6' horizontal semi-private fence, is aesthetically pleasing and would not impair the visibility, privacy, or property values of adjacent landowners. In fact, the area would retain a rural aesthetic, which aligns with the community character. The intent of the 30' easement is to maintain visual and scenic integrity, which this alternative design will accomplish without imposing on neighboring rights. Furthermore, no significant change to traffic, noise, or light impacts would result from the variance.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

The requested variance supports the intent of the LDC to promote orderly development, protect community character, and ensure compatibility per Section LDC 1.02.02, while balancing environmental and aesthetic values with private property rights. The 6' horizontal semi-private fence achieves the spirit of the scenic roadway protections without imposing rigid design standards where they would cause undue hardship. The Comprehensive Plan emphasizes context-sensitive design and rural preservation, which this proposal respects. The variance allows for flexibility without undermining the broader policy framework.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The scenic roadway designation and its buffer requirements apply uniformly, but the impact on this parcel is unique due to its physical configuration and the fence is not grandfathered like many in the area. The request is not an attempt to circumvent regulations but a legitimate response to disproportionate impacts caused by strict code application.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Denial of the variance would impose a significant hardship by limiting the reasonable development potential of the property, potentially rendering several lots undesirable due to the lack of safety or forcing costly redesign. In contrast, granting the variance in support of the construction of a semi-private fence would still uphold the public benefit of scenic roadway protecting, while avoiding undue burden on the applicant and the families directly impacted living on these lots. The result would balance individual property rights and community aesthetics, ensuring a fair and equitable outcome consistent with the LDC's purpose and intent. Due to the increased safety added by the installation of such a fence, we request the County grant the waiver of the full 30' natural scenic easement requirement along W. Knights Griffin Road, to allow the installation of a semi-private fence in lieu of the natural easement.

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This instrument prepared by and
after recording return to:

Troy W. Finnegan, Esq.
Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, Florida 32801

TAX PARCEL ID. NOS.:
080605-0000; 080610-0000;
081001-1000; 080620-5004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 20th day of June, 2025, by **KNIGHTS-GRIFFIN, LLC**, a Florida limited liability company (hereinafter referred to as the "Grantor"), whose address is 13026 Waterford Run Drive, Riverview, Florida 33569, to **TPG AG EHC III (MAR) MULTI STATE 2, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee"), whose address is c/o Maronda Homes, 4033 W. First Street, Sanford, FL 32771.

Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures, public bodies and quasi-public bodies).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, convey, and transfer unto Grantee, all of that certain land lying and being in the County of Hillsborough, State of Florida (hereinafter referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; subject to ad valorem real property taxes accruing subsequent to December 31, 2024, and, subject only to those matters specifically set forth on **Exhibit "B"** attached hereto, provided reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

KNIGHTS-GRIFFIN, LLC,
a Florida limited liability company

Print Name: SEPHALIE PATEL

By: Yogesh M. Patel
Yogesh Patel, Manager

Address: 13026 WATERFOUR RUN DR
RIVERVIEW, FL 33569

Print Name: BHARAT G PADALIA

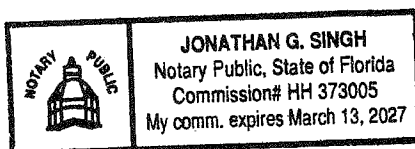
Address: 13002 BELL CREEK CHASE
RIVERVIEW, FL 33569

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization this 9TH day of JUNE, 2025, by Yogesh Patel, as Manager of **KNIGHTS-GRIFFIN, LLC**, a Florida limited liability company, on behalf thereof. Said person [] is personally known to me, or [☒] produced FL DRIVER LICENSE as identification.

[Affix Notary Seal]



Print Name: JONATHAN SINGH
Notary Public
Commission No.: HH 373005
My Commission Expires: 03/13/2027

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

The North 225 feet of the West 130 feet of the East 650 feet of the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 28 South, Range 21 East. Subject to road right-of-way on the North side, all lying and being in Hillsborough County, Florida.

Parcel 2

The Southeast 1/4 of the Southwest 1/4 of Section 1, Township 28 South, Range 21 East, Hillsborough County, Florida.

Parcel 3

The North 1/2 of the Northeast 1/4 of the Northwest 1/4, LESS the East 396 feet of Section 12, Township 28 South, Range 21 East, Hillsborough County, Florida.

Parcel 4

Lot 2, Watkins Subdivision, according to the map or plat thereof as recorded in Plat Book 76, Page 1 of the Public Records of Hillsborough County, Florida.

Overall Description (As Surveyed)

LOT 2, WATKINS SUBDIVISION, as recorded in Plat book 76, page 1 of the Public Records of Hillsborough County, Florida; TOGETHER WITH the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 28 South, Range 21 East, Hillsborough County, Florida; ALSO TOGETHER WITH a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 28 South, Range 21 East, Hillsborough County, Florida; ALL being more particularly described as follows:

BEGIN at the Northwest corner of said LOT 2; thence N.89°32'34"E., 882.37 feet along the Southerly right-of-way line of W. Knights Griffin Road to the Northeast corner of said LOT 2; thence along the Easterly boundary line of said LOT 2, the following two courses: S.00°48'44"E., 665.93 feet; thence S.02°37'19"E., 629.94 feet to the Southeast corner of said LOT 2; thence N.89°17'30"E., 93.81 feet along the Northerly boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 1 to the Northeast corner thereof; thence S.00°48'11"E., 1321.01 feet along the Easterly boundary line of said Southeast 1/4 of the Southwest 1/4 of said Section 1 to the Southeast corner thereof; thence S.89°13'58"W., 396.00 feet along the Southerly boundary line of said Southeast 1/4 of the Southwest 1/4 of said Section 1; thence S.00°24'52"E., 664.75 feet along the Westerly boundary line of the East 396.00 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 12 to the Southerly boundary line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence S.89°17'42"W., 926.53 feet along said Southerly boundary line to the Southwest corner of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence N.00°30'46"W., 663.74 feet along the Westerly boundary line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 12 to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of said Section 1; thence N.00°31'26"W., 1324.50 feet along the Westerly boundary line of said Southeast 1/4 of the Southwest 1/4 of said Section 1 to the Northwest corner thereof; thence N.89°23'03"E., 6.08 feet along the Northerly boundary line of said Southeast 1/4 of the Southwest 1/4 of said Section 1 to the Southwest corner of said LOT 2; thence N.00°07'33"W., 435.51 feet along the Westerly boundary line of said LOT 2 to the Southerly boundary line of LOT 3 of said WATKINS SUBDIVISION; thence N.89°49'47"E., 305.70 feet along said Southerly boundary line of said LOT 3 to the Southeast corner thereof; thence N.00°32'09"W., 864.65 feet along the Easterly boundary line of said LOT 3 to the POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATKINS SUBDIVISION, as recorded July 19, 1995 in Plat Book 76, Pages 1 and 2, Inclusive, Public Records of Hillsborough County, Florida. (As to Parcel 4)
2. Subject to Road Right-of-Way on North side of property as evidenced by Warranty Deed recorded in Book 4267, Page 594, Public Records of Hillsborough County, Florida. (As to Parcel 1)



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0148
Hearing(s) and type: Date: 01/12/2026
Date: _____

Type: LUHO
Type: _____

Intake Date: 10/30/2025
Receipt Number: 531505
Intake Staff Signature: Charles Phillips

Property Information

Address: 3701 W Knights Griffin Road City/State/Zip: Plant City, FL 33565
TWN-RN-SEC: S12/T28/R21 Folio(s): 80605 0000, 80620 5004, 80610 0 Zoning: PD Future Land Use: RES-1 Property Size: 83.80
81001.1000

Property Owner Information

Name: Wendy Stoeckel of TPG AG EHC III (MAR) Multi State 2, LLC, A Delaware limit Daytime Phone: (954) 822-4617
Address: 245 Park Avenue, 26th Floor City/State/Zip: New York, NY 10167
Email: leer@maronda.com Fax Number: _____

Applicant Information

Name: Peter McConaghey of Maronda Homes Daytime Phone: (954) 822-4617
Address: 3917 Riga Blvd City/State/Zip: Tampa, FL 33619
Email: torresc@maronda.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Todd C. Amaden of Landmark Engineering and Surveying Corp Daytime Phone: (813) 621-7841
Address: 8515 Palm River Road City/State/Zip: Tampa, FL 33619
Email: comments@lesc.com Fax Number: _____

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

Signature of the Applicant

Peter McConaghey

Type or print name

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

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

Wendy Stoeckel
Wendy Stoeckel, Authorized Representative of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (MAR) Multi State 2, LLC

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: _____

Applicant/Representative: TPG AG EHC III MAR MULTI STATE 2 LLC Phone: (954) 822-4617

Representative's Email: torresc@maronda.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

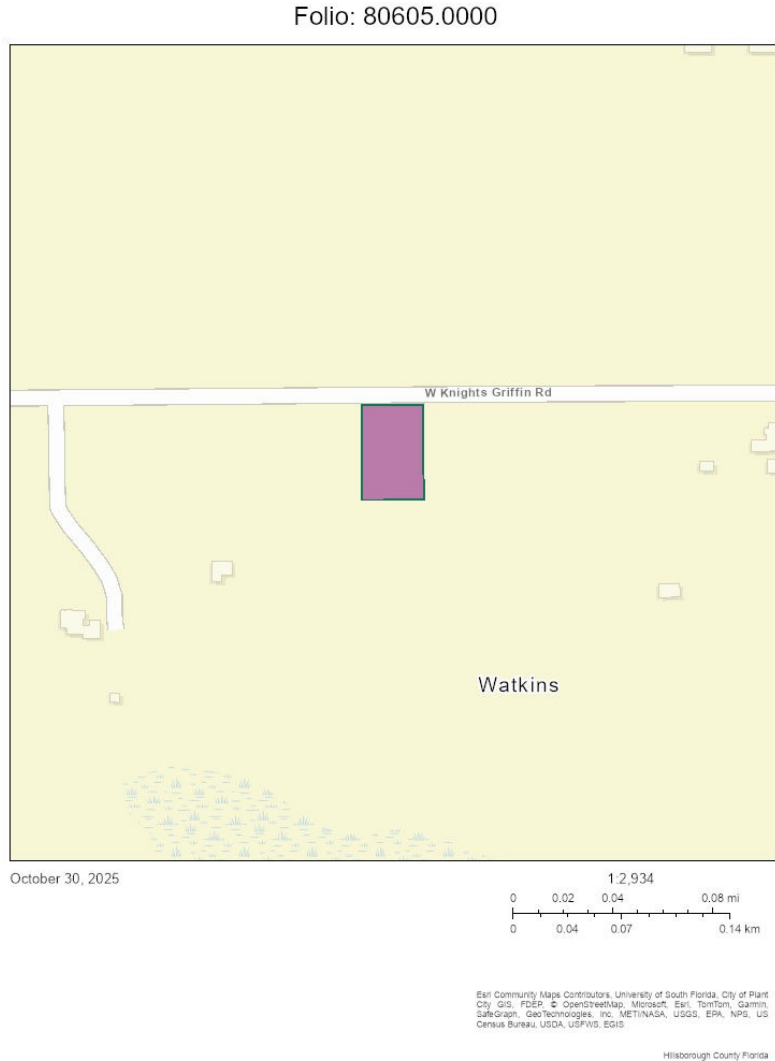
Additional Submittal Requirements for a Variance

- 1 ☒ Project Description/Written Statement of the Variance Request
- 2 ☒ Variance Criteria Response
- 3 ☒ Attachment A (if applicable)
- 4 ☒ Survey/Site Plan
- 5 ☐ Supplemental Information (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	04-1157
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0260H
FIRM Panel	12057C0260H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120260C
County Wide Planning Area	East Rural
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	05-1304,07-0722, 22-0523
Census Data	Tract: 010106 Block: 2005
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 3
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 80605.0000
PIN: U-01-28-21-ZZZ-000003-40590.0
Tpg Ag Ehc Iii Mar Multi State 2 Llc
Mailing Address:
 C/o Maronda Homes
 4033 W State Road 46
 Sanford, FL 32771-9721
Site Address:
 3701 W Knights Griffin Rd
 Plant City, FL 33565
SEC-TWN-RNG: 01-28-21
Acreage: 0.6
Market Value: \$38,862.00
Landuse Code: 0000 VACANT RESIDENT

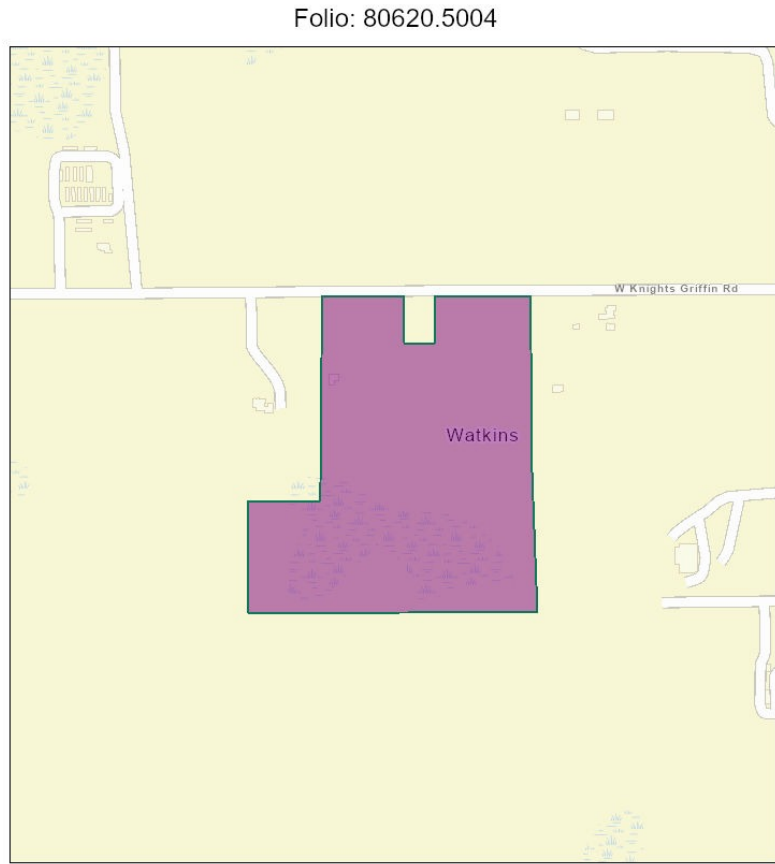
Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations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

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



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	04-1157
Flood Zone:AE	FLOODWAY
Flood Zone:AE	
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
FIRM Panel	0260H
FIRM Panel	12057C0260H
Suffix	H
Effective Date	Thu Aug 28 2008
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Pre 2008 Firm Panel	1201120260C
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Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	05-1304,07-0722, 22-0523
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ROW/Transportation Impact Fee	ZONE 3
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



October 30, 2025



Esri Community Maps Contributors, University of South Florida, City of Plant City, GIS, FDEP, & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 80620.5004
PIN: U-01-28-21-2YD-000000-00002.0
Tpg Ag Ehc Iii Mar Multi State 2 Llc
Mailing Address:
 C/o Maronda Homes
 4033 W State Road 46
 Sanford, FL 32771-9721
Site Address:
 4001 Knights Griffin Rd
 Plant City, FL 33565
SEC-TWN-RNG: 01-28-21
Acreage: 30.14
Market Value: \$1,317,505.00
Landuse Code: 6900 AGRICULTURAL

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

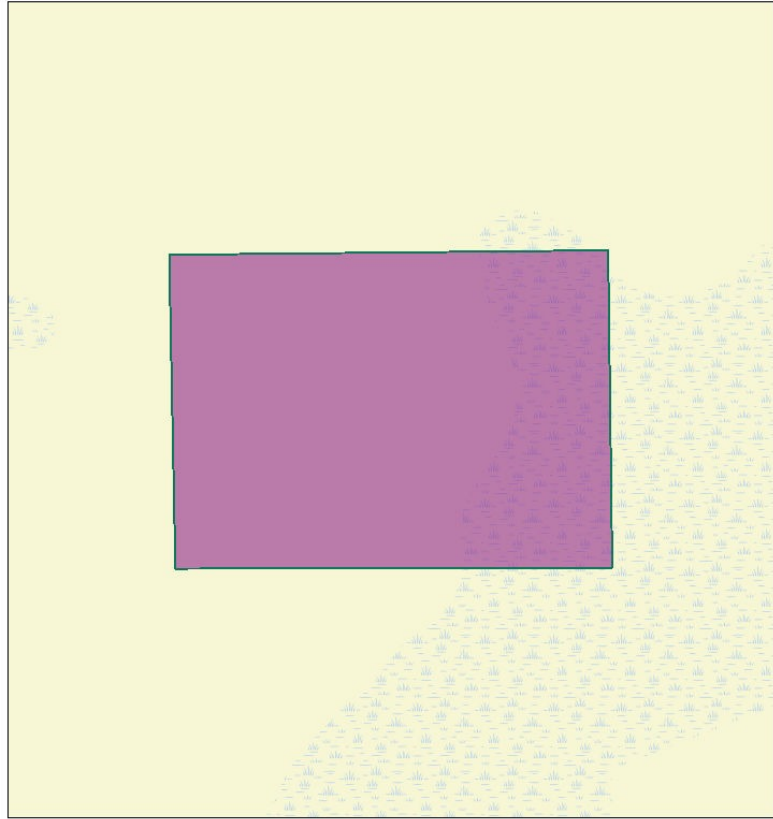
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
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Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 81001.1000



October 30, 2025

1:2,934
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Esri Community Maps Contributors, University of South Florida, City of Plant City, GIS, FDEP, & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 81001.1000
PIN: U-12-28-21-ZZZ-000003-52860.0
Tpg Ag Ehc Iii Mar Multi State 2 Llc

Mailing Address:
 C/o Maronda Homes
 4033 W State Road 46
 Sanford, FL 32771-9721

Site Address:
 0 Holbrook Rd
 Plant City, FL 33565
SEC-TWN-RNG: 12-28-21

Acreage: 14.14
Market Value: \$310,013.00

Landuse Code: 0000 VACANT RESIDENT

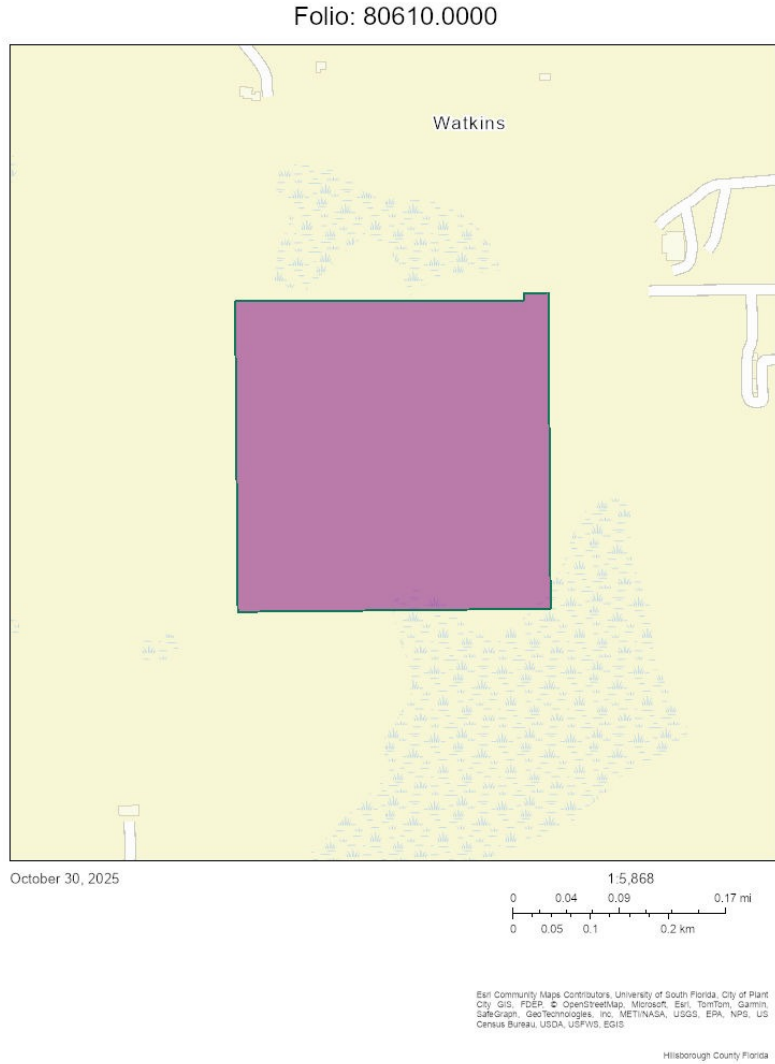
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	04-1157
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	FLOODWAY
Flood Zone:AE	
Flood Zone:AE	BFE = 97.0 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
FIRM Panel	0260H
FIRM Panel	12057C0260H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120260C
County Wide Planning Area	East Rural
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	05-1304,07-0722, 22-0523
Census Data	Tract: 010106 Block: 2005
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 3
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 80610.0000
PIN: U-01-28-21-ZZZ-000003-40650.0
Tpg Ag Ehc Iii Mar Multi State 2 Llc
Mailing Address:
 C/o Maronda Homes
 4033 W State Road 46
 Sanford, FL 32771-9721
Site Address:
 0 Knights Griffin Rd
 Plant City, FL 33565
SEC-TWN-RNG: 01-28-21
Acreage: 39.7
Market Value: \$1,122,517.00
Landuse Code: 9900 VACANT ACREAGE

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