

# PD Modification Application: PRS 26-0179

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: January 13, 2026



**Hillsborough  
County** Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Lanette Glass with Habitat for Humanity of Hillsborough County

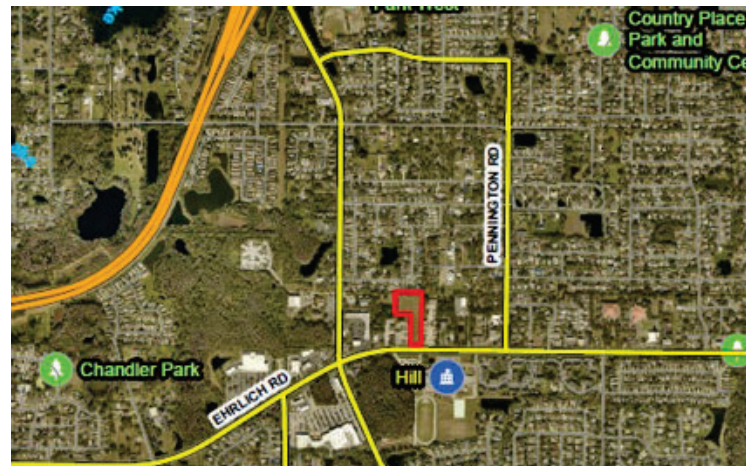
FLU Category: RES-4

Service Area: Urban

Site Acreage: 3.18 AC

Community Plan Area: Greater Carrollwood Northdale

Overlay: None



### Introduction Summary:

The applicant proposes a Minor Modification to PD 85-0486, as most recently modified by MM 24-0241. The site consists of two parcels. The PD is approved for three development options: (1) development of limited PD-O uses; (2) development of BPO uses and a fire station; and, (3) development of affordable housing with an affordable housing density bonus within only the subject parcel.

### Existing Approval(s):

Development Option 3: Internal roadway to be privately maintained.

### Proposed Modification(s):

Development Option 3: Internal roadway to be publicly maintained.

### Additional Information:

#### PD Variation(s):

None Requested as part of this application

#### Waiver(s) to the Land Development Code:

### Planning Commission Recommendation:

Inconsistent

### Development Services Recommendation:

Not supported

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



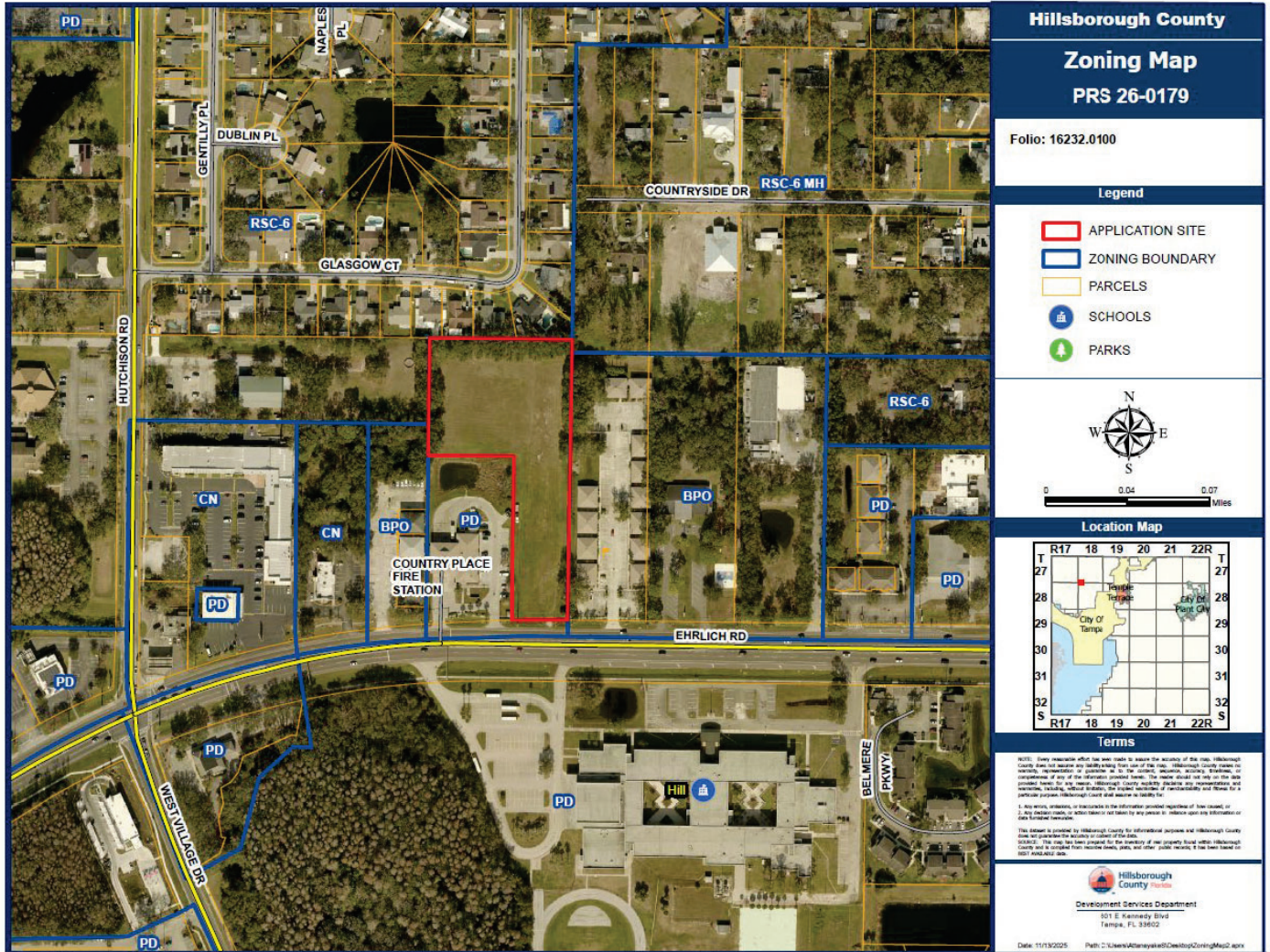
### Context of Surrounding Area:

The project site is located along Ehrlich Road, developed with commercial, institutional, and residential land uses. Office Professional uses are located on both the east and west sides of the project site with Ben Hill Middle School to the south. The site is located within the Greater Carrollwood-Northdale community.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map

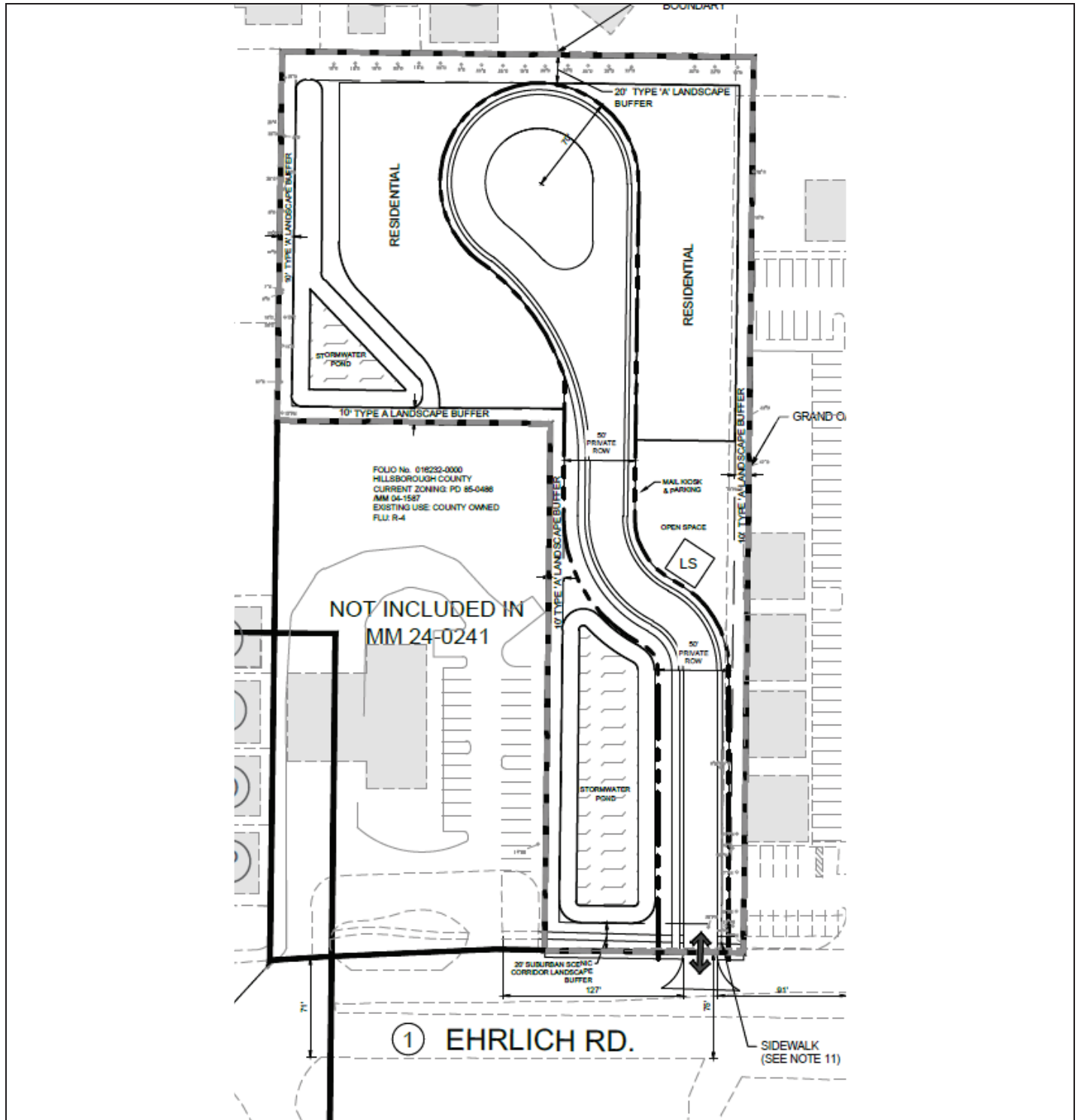


#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 units per acre	Residential	Residential
South	PD 74-0004	0.25 FAR (Per RES-4 FLU)	Mixed Use	Public School
East	BPO	0.20 FAR	Business, Professional Office	Office
West	RSC-6 and BPO	6 units per acre 0.20 FAR	Residential and Office	Church and Office

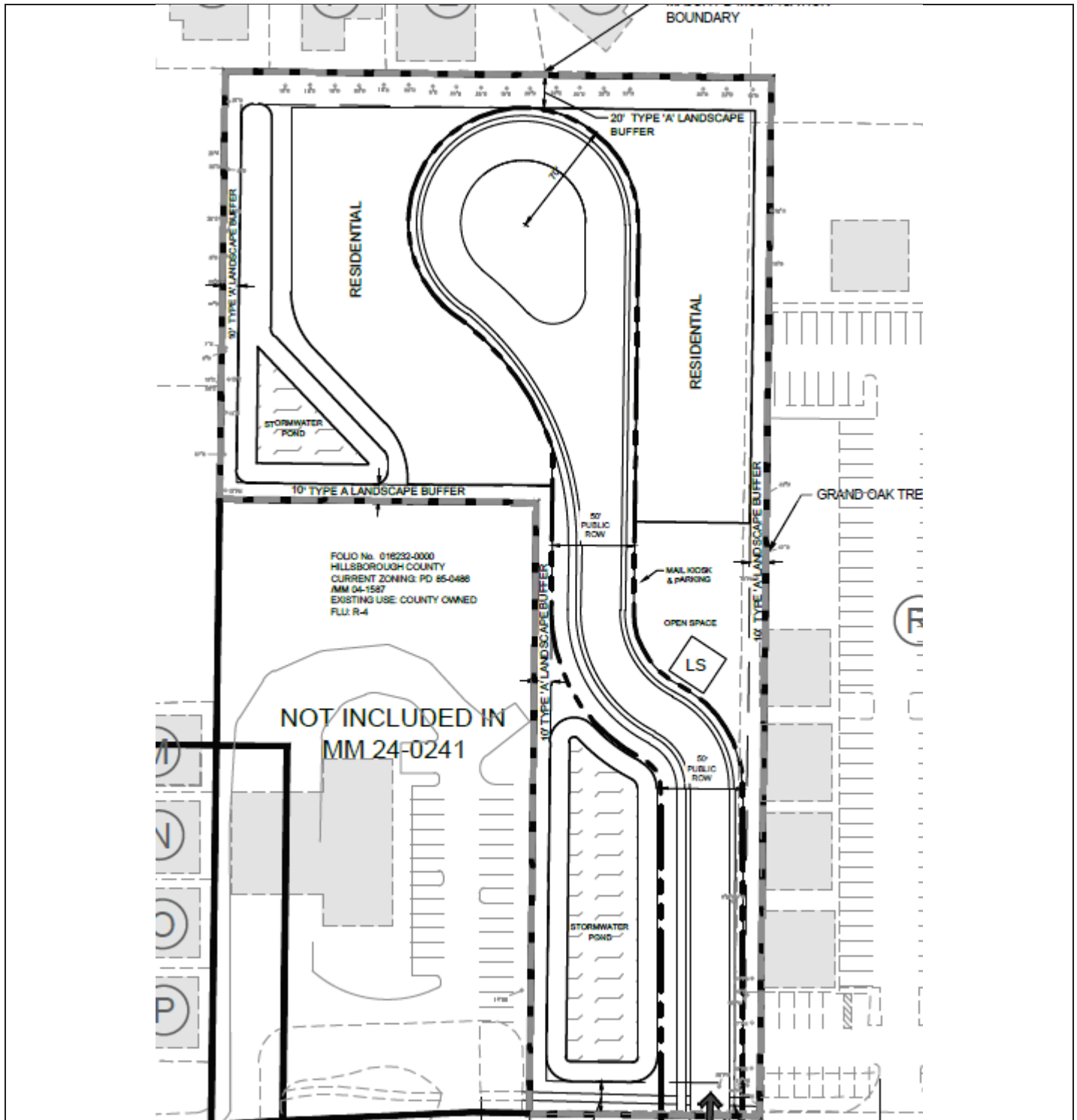
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**APPLICATION NUMBER:** PRS 26-0179

ZHM HEARING DATE: N/A

**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
Ehrlich Road	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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 Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	206	21	15
Proposed	206	21	15
Difference (+/-)	No Change	No Change	No Change

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

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

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

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other 180' AMSL Airport Height Restriction _____				
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  No comments were received from this Agency.				
<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 type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed modification seeks no changes to the approved uses, intensity/density, development standards, or access points. Therefore, no compatibility issues are noted.

### 5.2 Recommendation

Not supported.

The proposed public maintenance of internal roadways is inconsistent with the Comprehensive Plan (Policy 4.1.4, Mobility Section), which requires roadways accepted by the County for ownership or maintenance serve a public purpose by:

- A. Completing the connection between two or more roadways defined as arterial, collector, or major local roads; or
- B. Stubbing out to adjacent properties that can reasonably provide opportunities to complete connections between two or more roadways defined as arterial, collector, or major local road; or
- C. Providing a significant public health benefit through enhanced multimodal connectivity and/or improved safety; or
- D. Connecting community facilities to the surrounding population.

The subject site only has frontage on Ehrlich Rd, a county arterial roadway. Since no other roadway abuts the subject site, a connection between another arterial, collector, or major local road cannot be completed preventing the proposed internal roadway from serving a public purpose.

The proposed PD site plan does not propose a stubout to adjacent properties that could reasonably provide an opportunity to complete a connection between Ehrlich Rd and another arterial, collector, or major local road, serving a public purpose.


The applicant has not proposed enhancement of multimodal connectivity or safety improvements to provide a significant benefit to public health.

Additionally, the site does not provide an opportunity to connect the surrounding population to community facilities as there are none within the vicinity of the subject site.



6.0 PROPOSED CONDITIONS

N/A

<b>Zoning Administrator Sign Off:</b>	
<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b> 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.	

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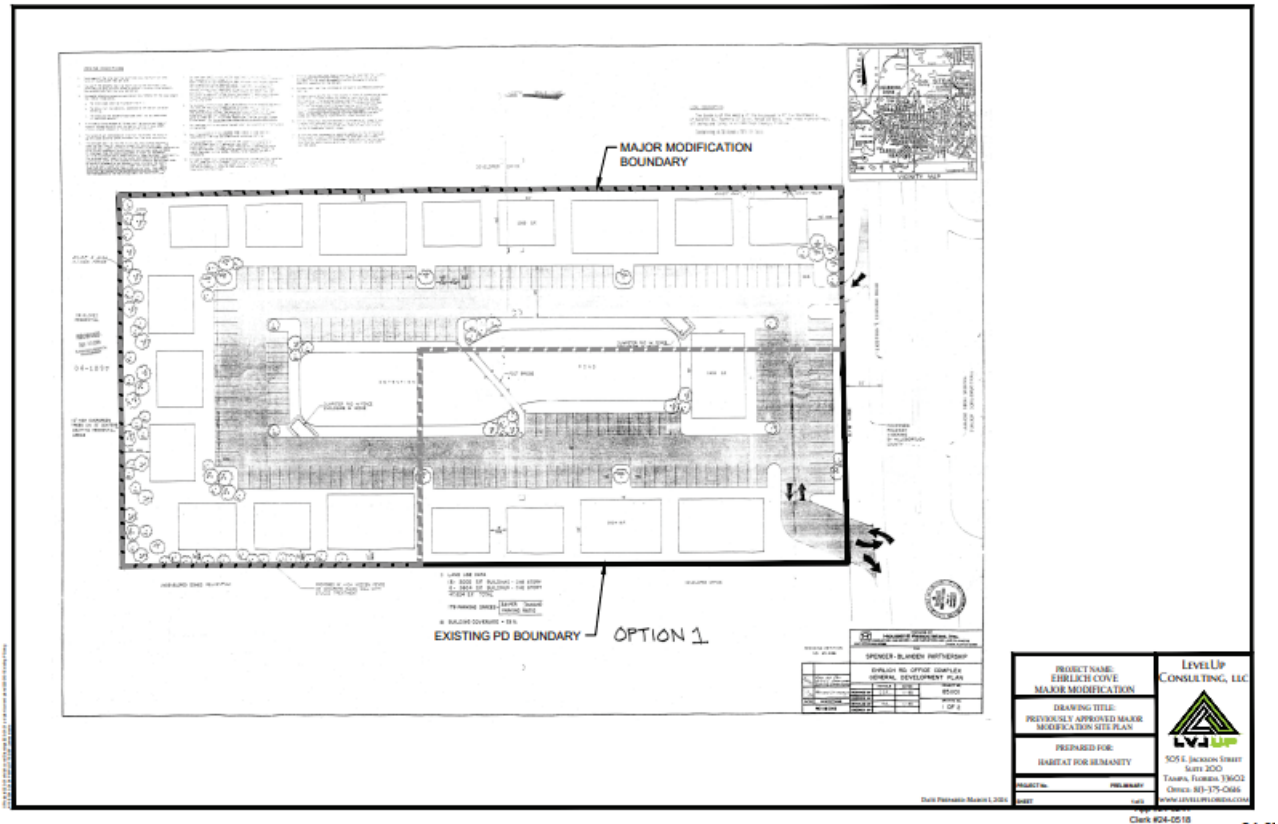
Case Reviewer: Tania C. Chapela

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

## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)





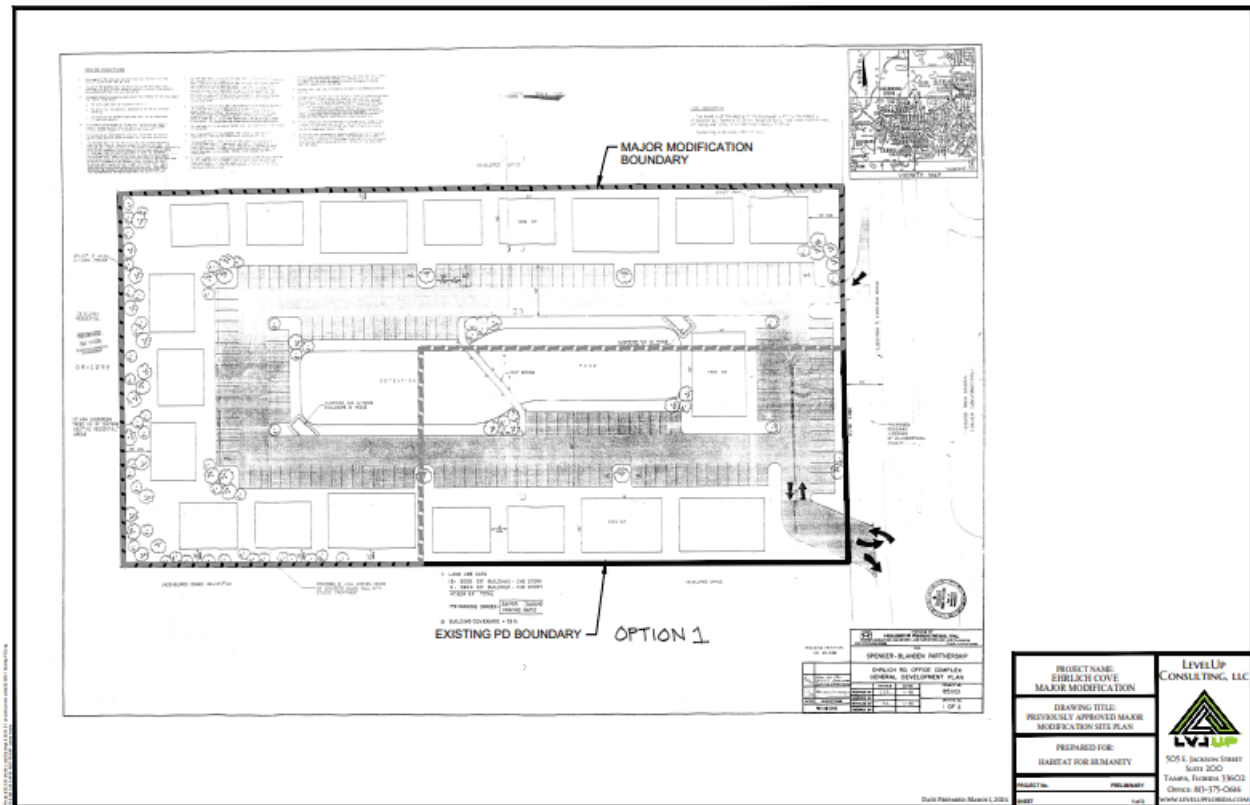
## 8.1 Approved Site Plan (Full)

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## 8.0 SITE PLANS (FULL)

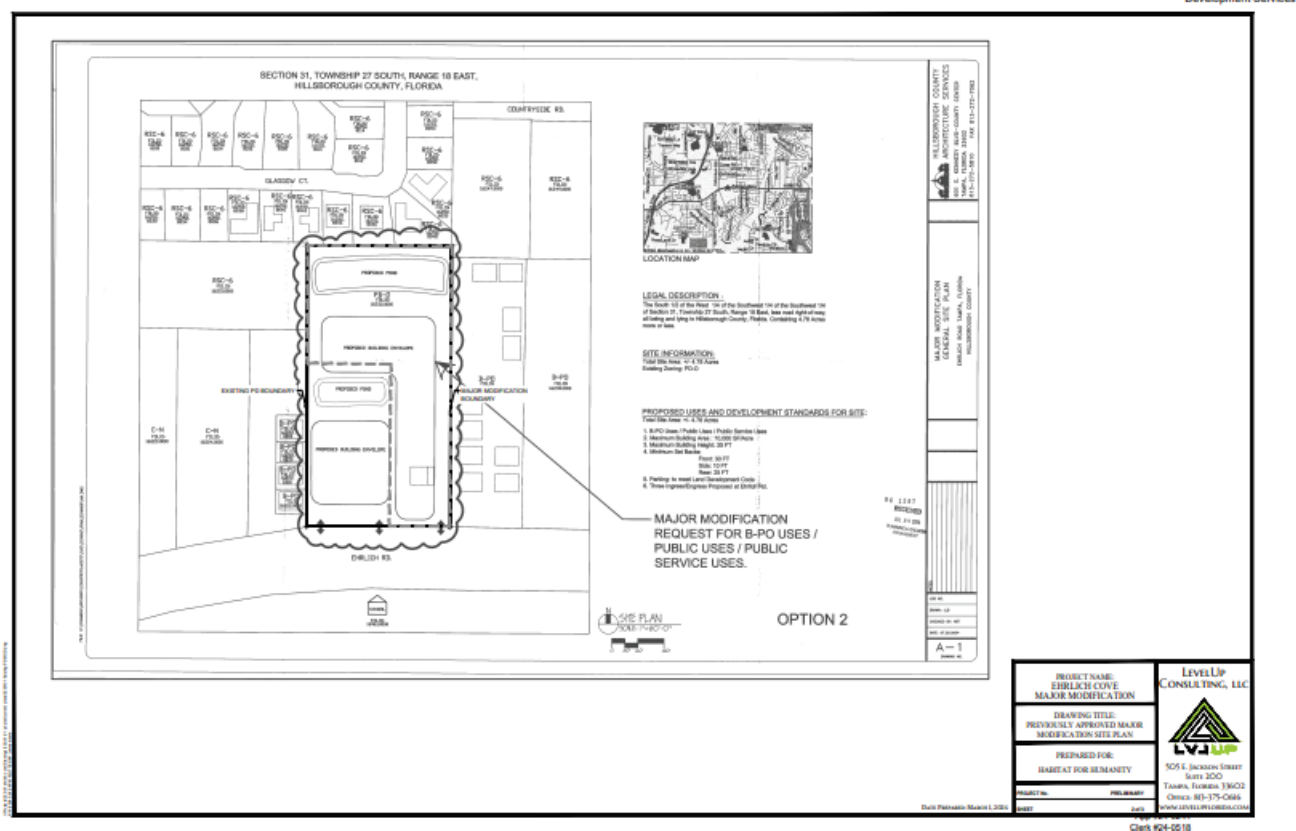
### 8.2 Proposed Site Plan (Full)

Development Services





## 8.2 Proposed Site Plan (Full)



## 8.2 Proposed Site Plan (Full)

**APPLICATION NUMBER: PRS 26-0179**

ZHM HEARING DATE: N/A

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Case Reviewer: Tania C. Chapela

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## **9.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Carrollwood Northdale

PETITION NO: PRS 26-0179

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

### **RATIONALE FOR OBJECTION**

The request is to modify existing Condition of Approval No. 40 associated with Development Option 3 of the existing PD. Therefore, the discussion below is focused on Development Option 3 rather than the overall PD.

The proposed public maintenance of internal roadways is inconsistent with the Unincorporated Hillsborough County Comprehensive Plan, Mobility Element, Goal 4, Policy 4.1.4 which requires roadways accepted by the County for ownership and/or maintenance serve a public purpose by:

- A. Completing the connection between two or more roadways defined as arterial, collector, or major local roads; or
- B. Stubbing out to adjacent properties that can reasonably provide opportunities to complete connections between two or more roadways defined as arterial, collector, or major local road; or
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The proposed PD site plan does not propose a stubout to adjacent properties that could reasonably provide an opportunity to complete a connection between Ehrlich Rd and another arterial, collector, or major local road, serving a public purpose.

The applicant has not proposed enhancement of multimodal connectivity or safety improvements to provide a significant benefit to public health.

Additionally, the site does not provide an opportunity to connect the surrounding population to community facilities as there are none within the vicinity of the subject site.

The submitted request acknowledges Policy 4.1.4 of the Hillsborough County Comprehensive Plan's Mobility Element but does not provide justification within the framework of this policy to permit the internal roadways to be publicly maintained.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to PD 85-0486, most recently modified by MM 24-0241. The existing PD is approved for three development options, of which Development Option 3 permits a maximum of 18 affordable housing units. Existing Condition of Approval No. 40 requires private maintenance of the internal project roadways. The applicant is requesting to revise this condition to permit public maintenance of the internal project roadways.

### **Trip Generation Analysis**

Staff prepared a comparison of the trips potentially generated under the existing/proposed zoning designations, utilizing a generalized worst-case scenario. The request does not change the project's anticipated trip generation. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved/Proposed Zoning (Option 3 only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 18 Affordable Housing Units (ITE LUC 223)	206	21	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	No Change	No Change	No Change

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Ehrlich Road. Ehrlich Rd is a 4-lane, divided, substandard, arterial road characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 132-foot-wide right of way along the project's frontage. There are +/- 5-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project, however there are no sidewalks along the project frontage. There are bicycle facilities (on paved shoulders) along both sides Ehrlich Rd in the vicinity of the proposed project.

### **SITE ACCESS**

Development Option 3 of the existing PD permits one access connection to Ehrlich Rd to serve the proposed residential subdivision. The request does not propose any changes to the permitted access connection to Ehrlich Rd.

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

The roadway level of service provided below for Ehrlich Rd is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Ehrlich Road	Lynn Turner Road	Dale Mabry Highway	D	D

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 1, 2024.

The project will be limited to three development Options.

The following conditions shall apply to Development Option 1:

1. Development of the site shall be restricted to a maximum floor area ratio of 10,000 square feet per acre.
2. The use of the property shall be restricted to the “Services” uses permitted in a PD-O District except a hospital; nursing, convalescent, and extended care facility; or sanitarium.
3. A minimum building setback of 15 feet shall be maintained from all property boundaries that abut residential zoning or development unless a greater setback is indicated on the site plan.
4. The height of all structures on site shall not exceed one story or 25 feet above existing grade, whichever shall be more restrictive.
5. The boundary of the project shall be buffered from neighboring residential land uses and zoning by a combination of trees and a solid six-foot wooden fence, a minimum of seventy-five percent opaque. For the tree portion of the buffer, the existing trees on site shall be used along with 10-foot-high trees on 15-foot centers to fill-in areas where no trees exist. A six-foot masonry wall may be provided instead of the fence. The fence shall be installed prior to any construction.
6. The developer or the designate thereof shall be responsible for maintenance of the buffer.
7. Any illumination which may emanate from lights on site shall not concurrently illuminate any area and/or structure off site.
8. The developer shall screen all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
9. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.
10. Driveway radius returns shall not extend in front of properties adjacent to the site. The west access, as shown on the site plan, violates this condition. The developer should develop a plan with the adjacent property owner for a shared access that will intersect Ehrlich Road at a right angle and directly across from the Junior High School access, unless otherwise approved by Traffic Operations Services Section of Hillsborough County Engineering Department. If this plan cannot be developed, both accesses shall be combined at the east access and restricted to right turn-in, right turn-out only.
11. All buildings shall be architecturally finished on all sides in such a manner that features, such as roof line, are carried to the back of the buildings, so as to achieve the intent of keeping a similar quality of appearance from all sides.
12. The following conditions shall apply to Development Option 2:

13. Development of the site shall be restricted to a maximum of 47,800 square feet of BPO (Business-Professional Office) uses, including a fire station.
14. The project will be subject to the development standards of the Business-Professional Office (BP-O) Zoning District, unless otherwise indicated herein:
  - i. Front: 30 feet setback
  - ii. Side: 10 feet setback
  - iii. Rear: 25 feet setback
  - iv. Maximum Building Height: 35 feet or 2 stories
15. The subject property would be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code. The applicant will be required to provide a 20-foot buffer with Type "C" Screening to the north of the project.
16. Dumpster location must be in compliance with the Land Development Code and be reflected on the general site plan submitted for certification.
17. The subject property would be subject to the lighting requirements of Section 6.10.01 of the Hillsborough County Land Development Code.
18. The applicant will be required to comply with the Hillsborough County Land Development Code and all other ordinances, standards and current applicable conditions in effect at the time of development, including, but not limited to: the internal traffic circulation and parking requirements, the construction of sidewalks adjacent to the site; driveway width, throat depth and location; any right-of-way requirements; and any applicable roadway improvements needed to off-set the development's impacts. Final review and approval will be based on additional information, supplied by the applicant to the Engineering Review Division of Development Services Department.
19. Billboards, pole signs, banners, and pennants shall be prohibited.
20. The following conditions shall apply to both Development Option 1 and 2:
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
23. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

24. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
25. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
26. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
27. The following conditions shall apply to Development Option 3:
28. The project shall allow development, consisting of 18 units (9 duplex structures) in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan) If not developed in compliance with the Affordable Housing Density Bonus provision of the Hillsborough County Comprehensive Plan, the project shall be limited to a maximum of 12/ units (4 units per acre).
29. Development in excess of 12 units (6 duplex structures) shall require compliance with the Affordable Housing Density bonus provisions in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.2, which includes the following:
30. The units shall remain affordable for a minimum of 30 years.
31. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.
32. All the units shall be deemed affordable to households making 80% or less AMI. The distribution of affordable units shall be:
- 9 units set aside for households earning 50% or less of the area median income ("AMI"),
  - 9 units at 80% or less of the AMI.
33. Development standards shall be as follows:

Minimum Lot Size:	1,850 SF
Minimum Lot Width:	25'
Minimum Setback Front:	20'
Minimum Setback Rear:	10'
Minimum Setback Side Yard Corner Lot:	15'
Minimum Setback Side:	0' / 5'
Maximum Building Height:	30' / 2 - Stories
Maximum Building Coverage:	55%

34. Buffering and Screening Shall be provided as depicted on the site plan.
35. The depicted 20' Suburban Scenic Corridor buffer along Erlich Road shall be measured from the ROW dedication line where applicable.
36. Buffers shall be platted as a separate tract and not included in the minimum lot size or required rear yard setback. The tract shall be owned and maintained by the Homeowner's Association or a similar entity.
37. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
38. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency-only connections). The developer shall include a note in each site/construction plan submittal that indicates the same.
39. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-foot wide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings, or other vertical structures shall be permitted within 2 feet of the east or west sides of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
40. Internal project roadways shall be constructed to the Typical Section – 3 (TS-3) standard and be privately maintained. Project streets shall be ungated.
41. If MM 24-0241 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated March 13, 2024) which has been found approvable by the County Engineer (on March 14, 2024). Approval of this variance will waive the Ehrlich Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. This variance applies only to PD Option 3.
42. Natural Resources staff identified many significant trees on and immediately adjacent to the site including potential Grand Oaks. Every effort must be made to avoid the disturbance of these trees and design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal.
43. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
44. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
45. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.



46. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
47. 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.
48. 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.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Carrollwood Northdale

PETITION NO: PRS 26-0179

- 
- |                                     |   |
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### **RATIONALE FOR OBJECTION**

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The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to PD 85-0486, most recently modified by MM 24-0241. The existing PD is approved for three development options, of which Development Option 3 permits a maximum of 18 affordable housing units. Existing Condition of Approval No. 40 requires private maintenance of the internal project roadways. The applicant is requesting to revise this condition to permit public maintenance of the internal project roadways.

### **Trip Generation Analysis**

Staff prepared a comparison of the trips potentially generated under the existing/proposed zoning designations, utilizing a generalized worst-case scenario. The request does not change the project's anticipated trip generation. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved/Proposed Zoning (Option 3 only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 18 Affordable Housing Units (ITE LUC 223)	206	21	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	No Change	No Change	No Change

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Ehrlich Road. Ehrlich Rd is a 4-lane, divided, substandard, arterial road characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 132-foot-wide right of way along the project's frontage. There are +/- 5-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project, however there are no sidewalks along the project frontage. There are bicycle facilities (on paved shoulders) along both sides Ehrlich Rd in the vicinity of the proposed project.

### **SITE ACCESS**

Development Option 3 of the existing PD permits one access connection to Ehrlich Rd to serve the proposed residential subdivision. The request does not propose any changes to the permitted access connection to Ehrlich Rd.

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

The roadway level of service provided below for Ehrlich Rd is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Ehrlich Road	Lynn Turner Road	Dale Mabry Highway	D	D

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



## COMMISSION

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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> January 13, 2026	<b>COMMENT DATE:</b> December 11, 2025
<b>PETITION NO.:</b> 26-0179	<b>PROPERTY ADDRESS:</b> 5203 Ehrlich Rd, Tampa, FL 33624
<b>EPC REVIEWER:</b> Liam Huxhold	<b>FOLIO #:</b> 0162320100
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1247	<b>STR:</b> 31-27S-18E
<b>EMAIL:</b> <a href="mailto:huxholdl@epchc.org">huxholdl@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No wetlands per aerial review
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

*Environmental Excellence in a Changing World*

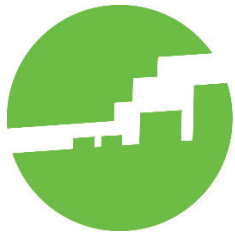
**Roger P. Stewart Center**

**3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)**

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

Lh / aow

ec: Lanette Glass; [lglass@habitahillsborough.org](mailto:lglass@habitahillsborough.org)  
Stephen Sposato; [stephen@levelupflorida.com](mailto:stephen@levelupflorida.com)



**Hillsborough County**  
**City-County**  
**Planning Commission**

Memorandum

December 23, 2025

To: Brian Grady, Hillsborough County Development Services Department

From: Willow Michie, Hillsborough County City-County Planning Commission

RE: PRS 26-0179

The applicant is requesting a Personal Appearance/Minor Modification (PRS) to Planned Development (PD) 85-0486. Based on the Site Plan dated December 12, 2025, that was submitted in the Optix document repository system, the request is to change the dedication of the sole internal street on the PRS Site Plan from private to public. This change would result in Hillsborough County owning and maintaining the associated right-of-way improvements rather than the homeowner's association (HOA). This proposed modification is reflected in a revised site plan and in redlined revisions to the Conditions of Approval. This PRS does not propose any changes to the development options. The requested revisions to the PD Site Plan are limited to updating General Note #13 and the right-of-way (ROW) labeling to indicate that the internal street will be publicly owned and maintained by Hillsborough County. Within the Conditions of Approval for the site, Condition #40 will be revised to reflect that the roadway will be publicly maintained, and Condition #41 will be removed. Condition #41 previously addressed approval of a Section 6.04.02.B Administrative Variance associated with Major Modification (MM) 24-0241, which waived Ehrlich Road substandard roadway improvements for PD Option 2. As the variance has already been approved and is no longer applicable to the requested PRS, the condition is no longer necessary. Condition 40 has been revised to read as follows:

*Condition 40: Internal project roadways shall be constructed to the Typical Section - 3 (TS-3) standard and be publicly maintained. Project streets shall be ungated.*

The site is located within the Residential-4 (RES-4) Future Land Use (FLU) category. The RES-4 category is intended to accommodate low-density residential development and allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The maximum permitted density within this category is 4 dwelling units per gross acre, with a maximum non-residential intensity of 0.25 Floor Area Ratio (FAR). The project site was originally zoned to Planned Development (PD 85-0486) in 1985. In 2004, Hillsborough County took ownership of the property, and a Major Modification (MM 04-0486) was approved to allow for two development options. The first option allowed for a maximum of 10,000 square feet per acre of Public Service Uses with a PD-O district and the second option permitted up to 47,800 square feet of Business-Professional Office (BPO) uses. In 2022, Hillsborough

County awarded the property to Habitat for Humanity of Hillsborough County through a Request for Proposals (RFP) process for the purpose of developing an affordable housing project. In 2023, the site was deeded to the Habitat for Humanity by allowing for the meaningful use of surplus County land that had not generated property tax revenue for approximately 21 years. After receiving this award, Habitat for Humanity submitted and received approval of a Major Modification (MM 24-0241) to PD 85-0486, which authorized the development of up to 18 affordable housing units, having been approved for the affordable housing density bonus. The restrictions on the income for housing are in the Conditions of Approval and state that 9 of the units shall be set aside for households earning 50% or less of the area median income (AMI) and 9 units at 80% or less of the AMI. During review of MM 24-0241, Hillsborough County staff required the internal right-of-way to be privately maintained, citing Policy 4.1.4 of the Mobility Section of the Comprehensive Plan. This requirement was based on the lack of viable roadway interconnections due to the surrounding development pattern, including the location of the county's Fire Rescue Station within the PD.

Following the approval of the Major Modification in 2024, Habitat for Humanity prepared cost models to help determine the overall project feasibility. The analysis demonstrated that private ownership and maintenance of the internal roadway and right-of-way would have a harmful impact on the viability of the project, given the required affordability restrictions. The applicant indicated that the long-term roadway maintenance responsibilities would place an inordinate financial burden on the small community of low-income households. Based on this analysis, the applicant states that public ownership and maintenance of the internal roadway is necessary for the project's financial feasibility.

While Planning Commission staff acknowledge and appreciate the applicant's efforts to provide affordable housing, the request to change the site's internal street from privately maintained to publicly maintained by Hillsborough County is inconsistent with Mobility Section Policy 4.1.4 in the *Unincorporated Hillsborough County Comprehensive Plan*. Mobility Section Policy 4.1.4 reads as follows:

*Policy 4.1.4: Ensure that roadways accepted by the County for ownership and/or maintenance serve a public purpose by:*

- *A. Completing the connection between two or more roadways defined as arterial, collector, or major local roads; or*
- *B. Stubbing out to adjacent properties that can reasonably provide opportunities to complete connections between two or more roadways defined as arterial, collector, or major local road; or*
- *C. Providing a significant public health benefit through enhanced multimodal connectivity and/or improved safety; or*
- *D. Connecting community facilities to the surrounding population.*

The applicant asserts that this non-profit affordable housing development should meet the requirement in Policy 4.1.4 of "serving a public purpose", as it has received an Affordable Housing Verification Letter and is a valuable community facility. However, the site's only access road does not complete a connection between two or more roadways classified as arterial, collector, or major local roads, as is required in the policy. The applicant indicates that the lack of roadway connectivity is due to the limited size of the parcel, the prior development layout, and the location of the County Fire

Rescue Station. While staff acknowledge these constraints and recognizes the benefit of affordable housing in the County, they do not alter specific criteria established in Mobility Policy 4.1.4 for County acceptance of roadways. The internal street serves only the proposed development and does not meet the first criterion of the policy. Affordable Housing is clearly identified as a priority within the Comprehensive Plan, as reflected with multiple policies that incentive and support its development. FLUS Policy 2.3.10 incentivizes the development of affordable housing by utilizing density bonuses, as further outlined in the Housing Section Objective 1.3, which was utilized for this subject site. Housing Section Objective 1.1 and 1.4 further support a range of housing types and financing strategies to meet current and future housing needs. While these policies demonstrate strong County support for affordable housing, they do not identify public ownership and maintenance of internal project roadways as an incentive or implementation strategy. As such, although affordable housing is a recognized priority of the Comprehensive Plan, it is not directly identified as a qualifying public purpose for County roadway acceptance under Mobility Section Policy 4.1.4. Based on the request being inconsistent with this policy, Planning Commission staff cannot support the requested Personal Appearance/Minor Modification.

The site is located within the limits of the Greater Carrollwood Northdale Community Plan, however, there are no policies that directly relate to the request.

In conclusion, the proposed Minor Modification to PD 85-0486, which seeks to change the dedication of the sole internal street on the PRS Site Plan from private to public, is inconsistent with the *Unincorporated Hillsborough County Comprehensive Plan*. The Plan established certain criteria for County acceptance of roadways, and the proposed internal roadway does not meet those criteria. This is reinforced by objectives and policies outlined in the Mobility Section and the Housing Section of the Comprehensive Plan.

The request has been found **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*. This request would be in direct conflict with policy direction in the Mobility Section. The following Goals, Objectives, and Policies of the *Comprehensive Plan* apply to this Personal Appearance/Minor Modification request (PRS 26-0179) and are used as a basis for an inconsistency finding:

## **FUTURE LAND USE SECTION**

### ***Density and Intensity Bonuses***

***Policy 2.3.10:*** *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the housing Section.*

## **MOBILITY SECTION**

***Policy 4.1.4:*** *Ensure that roadways accepted by the County for ownership and/or maintenance serve a public purpose by:*

- *Completing the connection between two or more roadways defined as arterial, collector, or major local roads; or*



- *Stubbing out to adjacent properties that can reasonably provide opportunities to complete connections between two or more roadways defined as arterial, collector, or major local road; or*
- *Providing a significant public health benefit through enhanced multimodal connectivity and/or improved safety; or*
- *Connecting community facilities to the surrounding population.*

## **HOUSING SECTION**

### ***Supply***

***Policy 1.1:*** *Support a range of housing options to affordably meet the needs of current and future residents*

### ***Affordable Housing Density Bonus***

***Policy 1.3:*** *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.*

### ***Finance Strategies***

***Policy 1.4:*** *Support a range of housing finance strategies to help ensure the supply of housing is consistent with the demand.*

If you have any questions regarding these comments or need further information, please contact me at (813) 212-0650.



## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 11/12/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 11/26/2025

**PROPERTY OWNER:** Habitat For Humanity of Hillsborough County FL, Inc.    **PID:** 26-0179

**APPLICANT:** Lanette Glass with Habitat for Humanity of Hillsborough County FL, Inc.

**LOCATION:** 5203 Ehrlich Rd. Tampa, FL 33624

**FOLIO NO.:** 16232.0100

### AGENCY REVIEW COMMENTS:

For this application, the applicant requests a Minor Modification (PRS) to Planned Development PD 85-0486 and MM 04-1587 for the Ehrlich Cove affordable housing project. This PRS does not propose any additional changes to the third development option. The only changes to the PD Site Plan will be to General Note #13 and the right-of-way (ROW) label which states the streets will be private. The proposed updated note will state that the streets will be public and maintained by Hillsborough County.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is located within the Wellhead Resource Protection Area (WRPA) Zone 1. Activities/uses on the property are limited and subject to the restrictions and prohibitions associated with the WRPA Zone 1 which can be found in [Sec. 3.05.03.A.](#) and [Sec. 3.05.04.A.](#) of the Hillsborough County Land Development Code (LDC).

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Surface Water Resource Protection Area (SWRPA), and/or WRPA Zone 2, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

Based on the above and information provided in the application, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

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PETITION NO.: PRS 26-0179

REVIEWED BY: Clay Walker, E.I. DATE: 12/1/2025

FOLIO NO.: 16232.0100

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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 8 inch water main exists ☐ (approximately \_\_\_\_ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the north Right-of-Way of Ehrlich Road. 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 12 inch wastewater forcemain exists ☐ (approximately \_\_\_\_ feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the south Right-of-Way of Ehrlich Road. 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 rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

## AGENCY REVIEW COMMENT SHEET

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

**DATE: 25 Nov. 2025**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Strphen Sposato**

**PETITION NO: PRS 26-0179**

**LOCATION: 5203 Ehrlich Rd., Tampa, FL 33624**

**FOLIO NO: 16232.0100**

**SEC: 27 TWN: 18 RNG: 31**

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- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

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