



**Special Use Application: SU-GEN 25-1135**

**LUHO Meeting Date:** December 15, 2025

**Case Reviewer:** Tim Lampkin, AICP

**J 1.0 APPLICATION SUMMARY**

**Applicant:** Hillsborough County  
Water Resource Department

**Zoning:** AR

**FLU Category:** A/R

**Service Area:** Rural

**Site Acreage:** 213.8 +/-

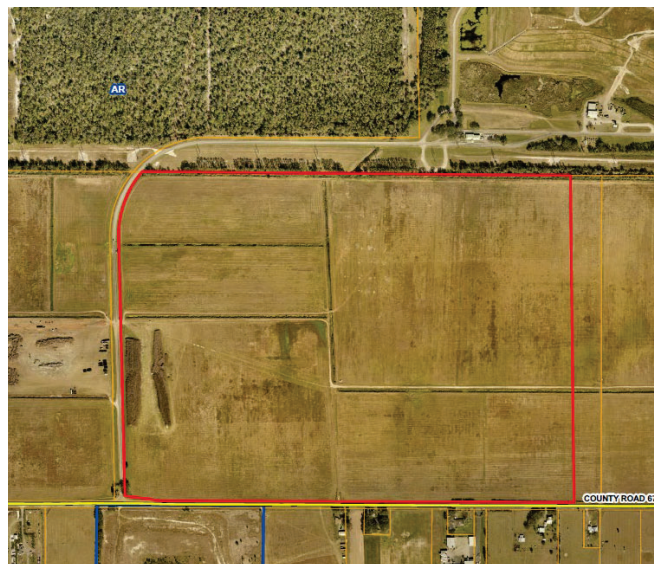
**Community Plan Area:** Balm & SouthShore Areawide Sys.

**Overlay:** Lithia/Southeast County Overlay

**Special District:** None

**Request:** Special Use Permit for a Water Treatment Facility, Type III

**Location:** 15060 Hwy. 672 | Lithia



Folio: 88588.0000

**Request Details:**

The applicant is requesting approval for a Special Use to allow for a Wastewater Treatment Facility, Type III, in accordance with Land Development Code Section 6.11.102. The request includes five (5) waivers and three (3) variances detailed in the report with the applicant’s justification. The property is currently vacant.

Setbacks:	Required AR Setbacks	Required Setbacks LDC 6.11.102	Proposed Setbacks
North (side)	25 feet	500 ft. from project boundary	25 feet
South (front)	50 feet	500 ft. from project boundary	70 feet
East (side)	25 feet	500 ft. from project boundary	25 feet
West (front)	50 feet	500 ft. from project boundary	50 feet

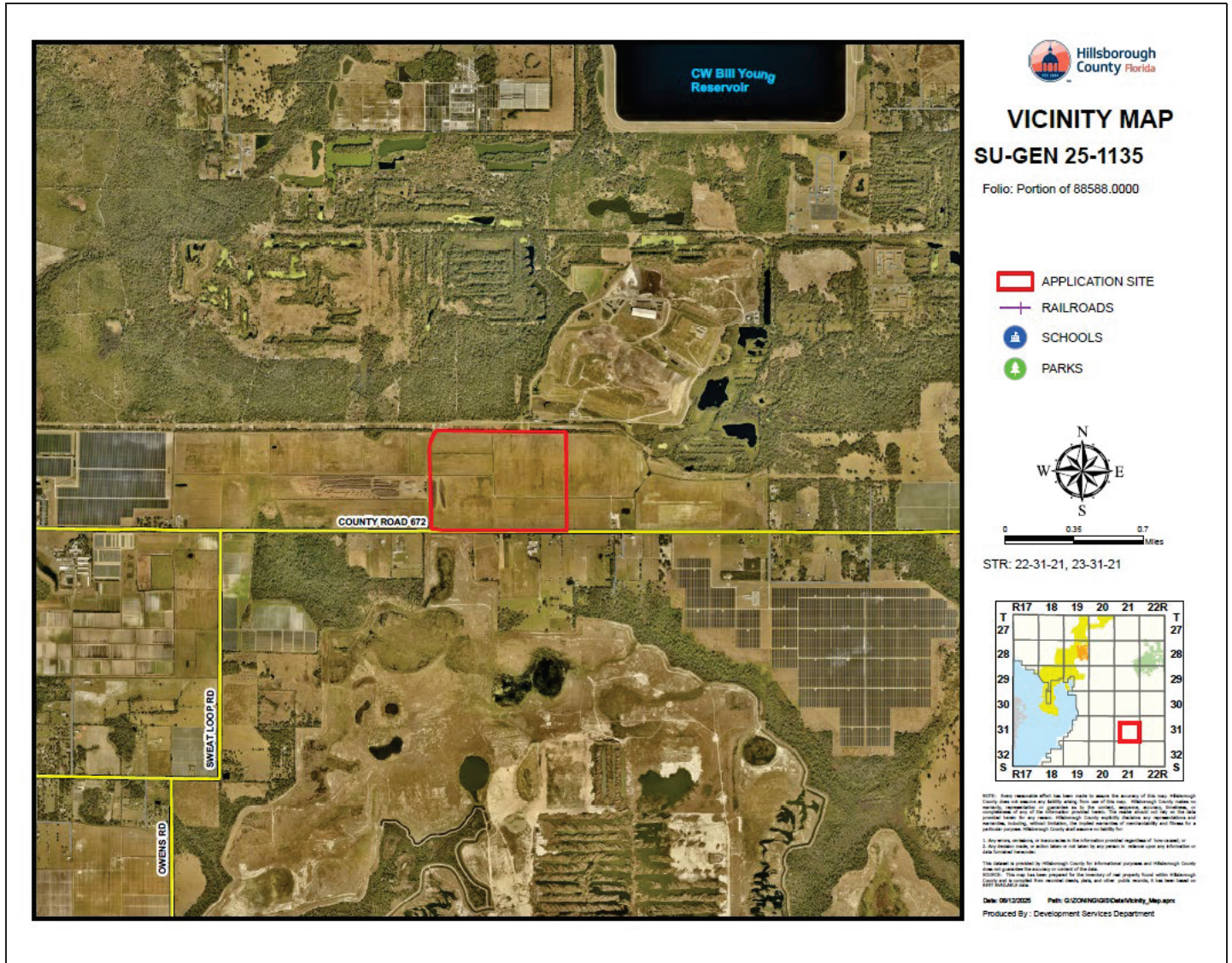
**Additional Information:**

Waiver(s) to the Land Development Code	Yes
Variances(s) to the Land Development Code	Yes

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

### 2.1 Vicinity Map

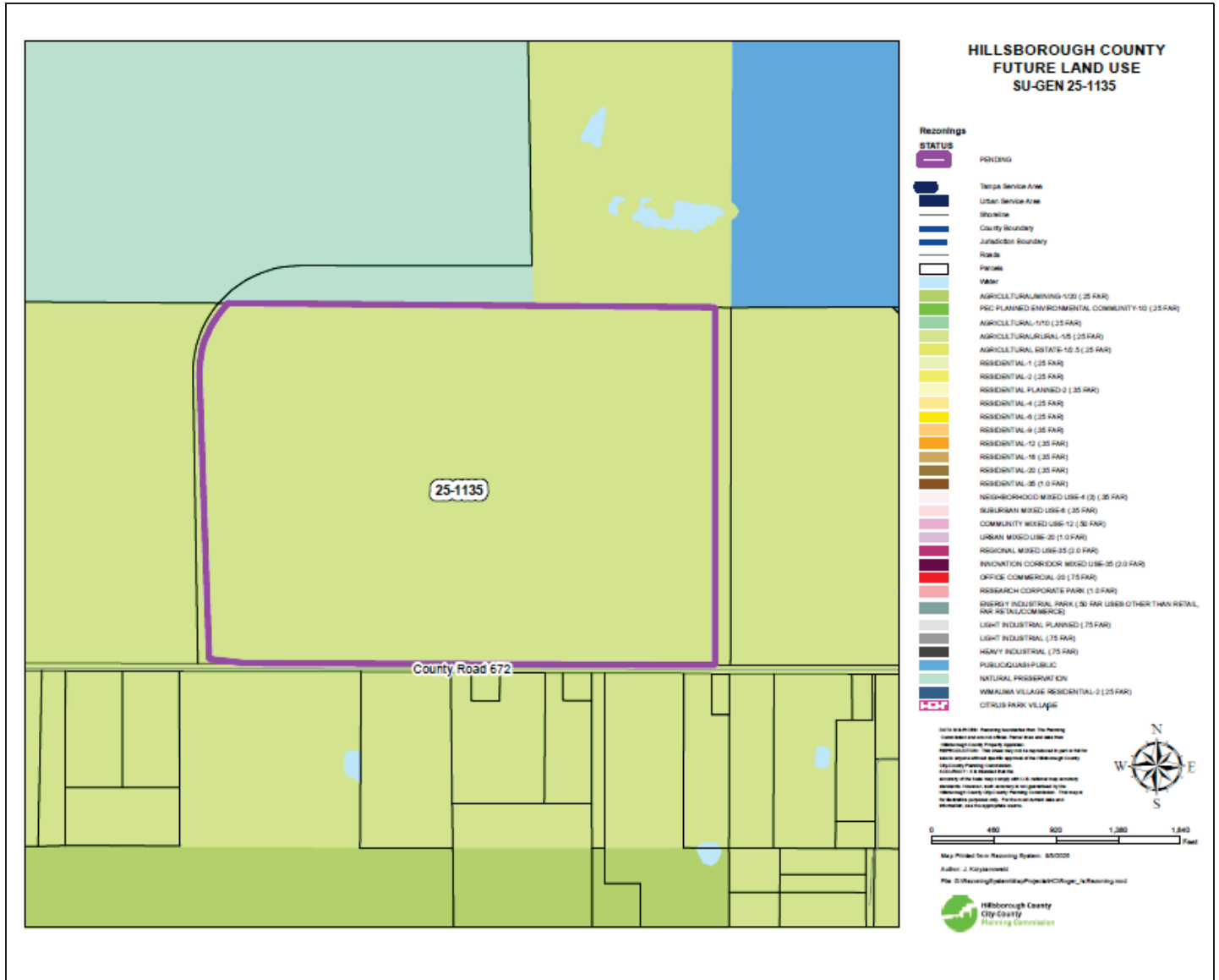


#### Context of Surrounding Area:

Adjacent and nearby land uses consist of property owned by Hillsborough County to the west, north and east of the subject site. To the south of the subject site is property owned by Tampa Electric, agricultural lands and single-family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

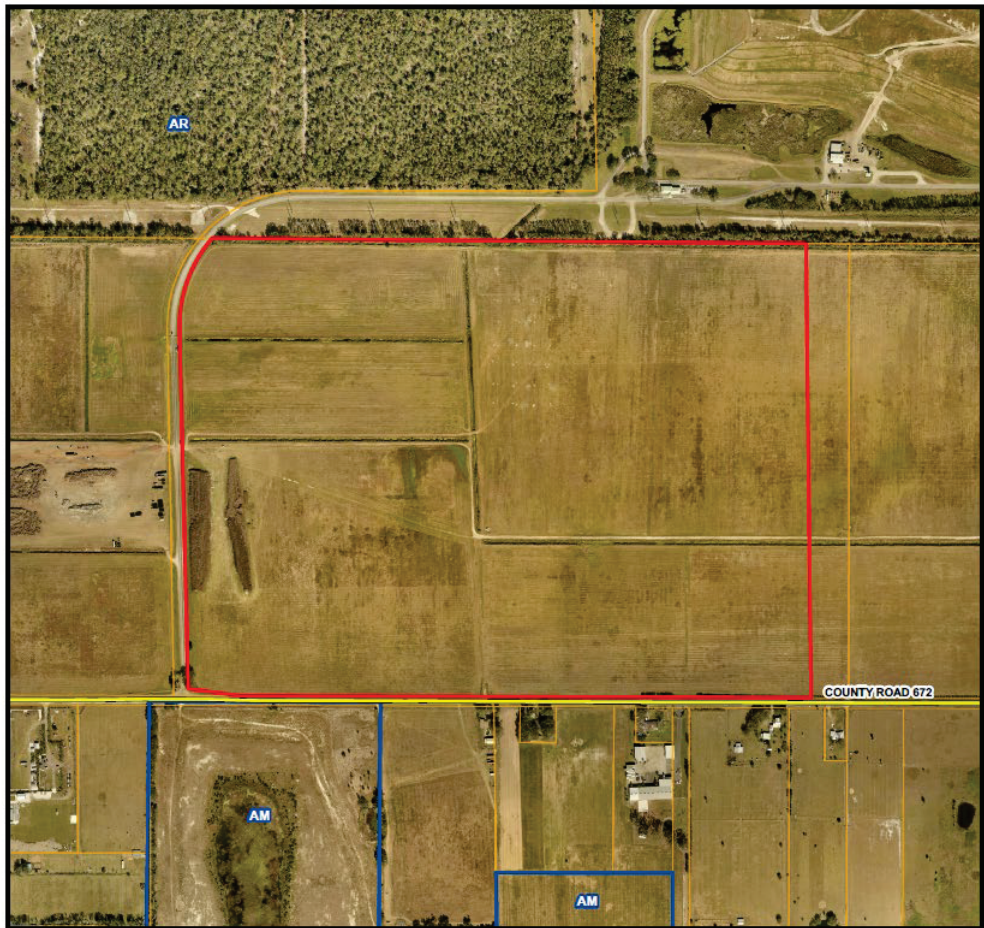


Subject Site Future Land Use Category:	A/R
Maximum Density/F.A.R.:	1 DU/ 5 Acres 0.25 FAR, or up to 40,000 sf neighborhood commercial, office or industrial, whichever is less.
Typical Uses:	Farms, ranches, feed lots, residential, neighborhood commercial, offices, industrial uses related to agricultural uses and mining related activities.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**  
**SU-GEN 25-1135**  
 Folio: Portion of 88588.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 540 1,080 Feet

STR: 22-31-21, 23-31-21

NOTES: These maps are for informational purposes only. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee, in any form, for the accuracy, reliability, or completeness of the information shown on this map. Hillsborough County makes no representation or guarantee as to the accuracy, reliability, or completeness of the information shown on this map. Hillsborough County makes no representation or guarantee as to the accuracy, reliability, or completeness of the information shown on this map. Hillsborough County makes no representation or guarantee as to the accuracy, reliability, or completeness of the information shown on this map.

Date: 09/12/2025 Path: G:\ZONING\GIS\DelZoning\_Maps.mxd  
 Produced By: Development Services Department

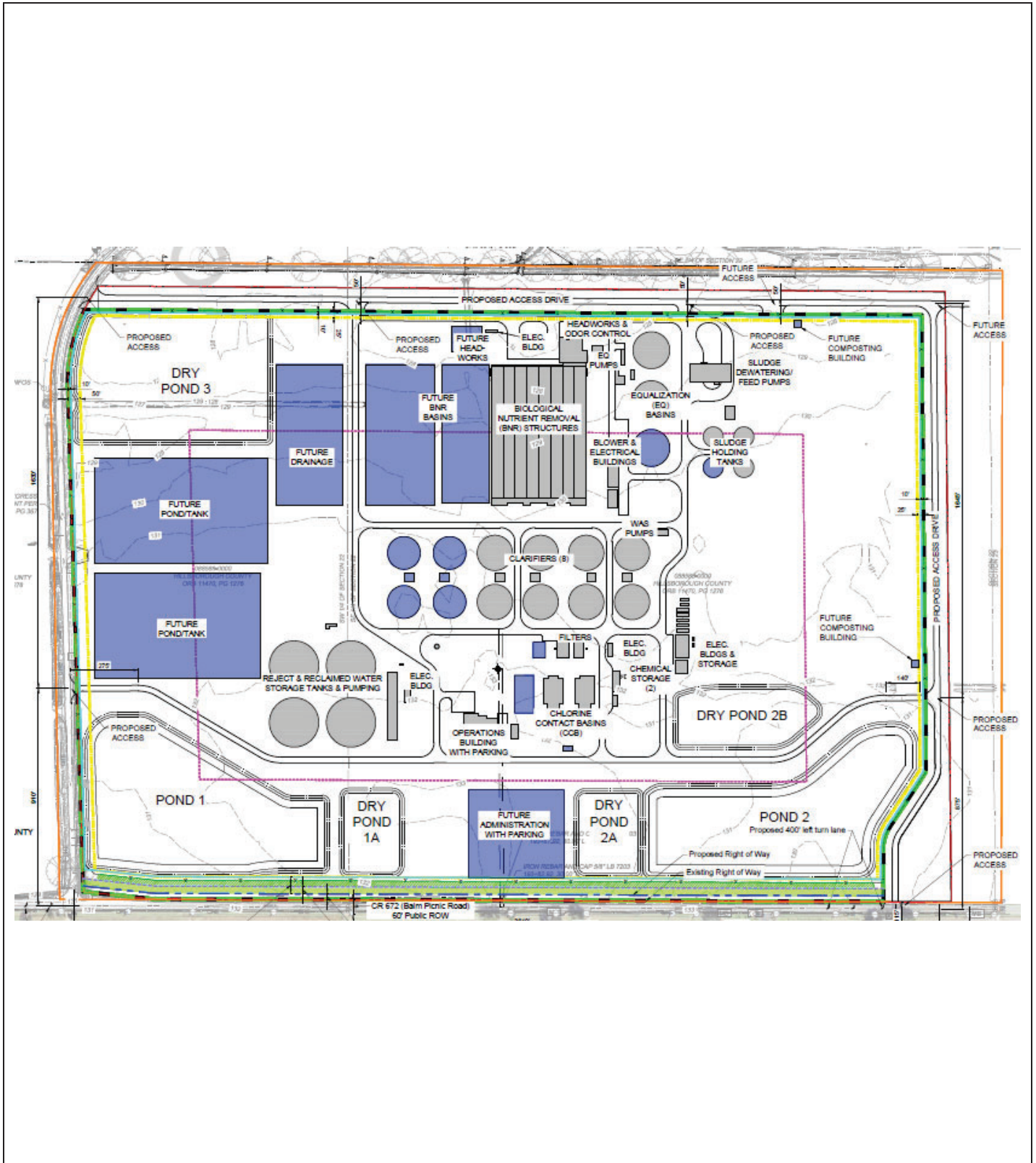
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 DU/5 acres Max. 0.25 FAR	Agricultural, Single-Family	Vacant, Government owned
West	AR	1 DU/5 acres Max. 0.25 FAR	Agricultural, Single-Family	Vacant, Government owned
South	AR	1 DU/5 acres Max. 0.25 FAR	Agricultural, Single-Family	Vacant
	AM	1 DU/10 acres Max. 0.25 FAR	Agricultural, Single-Family	Vacant
East	AR	1 DU/5 acres Max. 0.25 FAR	Agricultural, Single-Family	Vacant, Government owned



### 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 REQUESTED WAIVERS TO LDC SECTION 6.11.102.F.3.b**

Requested Waiver: Reduction of the minimum 500-foot setback from the Wastewater Treatment Facility to the property boundary.	Result: Reduce the EAST (side) setback by 475 feet to allow a 25-foot setback from the Wastewater Treatment Facility.
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Justification:

The applicant representative’s justification for the waiver is as follows:

The proposed site for the Hillsborough County Wastewater Treatment Facility is bordered on the east, west, and north by other County-operated facilities, including Solid Waste operations. The 200-acre parcel has been designated for development of a Wastewater Treatment Facility to serve South Hillsborough County residents, beginning with an initial 30 MGD plant and future expansion capacity.

To meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.

**3.1 REQUESTED WAIVERS TO LDC SECTION 6.11.102.F.3.b**

Requested Waiver: Reduction of the minimum 500-foot setback from the Wastewater Treatment Facility to the property boundary.	Result: Reduce the NORTH (side) setback by 475 foot to allow a 25-foot setback from the Wastewater Treatment Facility.
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Justification:

The applicant representative’s justification for the waiver is as follows:

The proposed site for the Hillsborough County Wastewater Treatment Facility is bordered on the east, west, and north by other County-operated facilities, including Solid Waste operations. The 200-acre parcel has been designated for development of a Wastewater Treatment Facility to serve South Hillsborough County residents, beginning with an initial 30 MGD plant and future expansion capacity.

To meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.

**3.2 REQUESTED WAIVERS TO LDC SECTION 6.11.102.F.3.b**

Requested Waiver: Reduction of the minimum 500-foot setback from the Wastewater Treatment Facility to the property boundary.	Result: Reduce the SOUTH (front) setback by 450 feet to allow a 70-foot setback from the Wastewater Treatment Facility.
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Justification:

The applicant representative’s justification for the waiver is as follows:

The proposed site for the Hillsborough County Wastewater Treatment Facility is bordered on the east, west, and north by other County-operated facilities, including Solid Waste operations. The 200-acre parcel has been designated for



development of a Wastewater Treatment Facility to serve South Hillsborough County residents, beginning with an initial 30 MGD plant and future expansion capacity.

To meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.

**3.3 REQUESTED WAIVERS TO LDC SECTION 6.11.102.F.3.b**

Requested Waiver: Reduction of the minimum 500-foot setback from the Wastewater Treatment Facility to the property boundary.	Result: Reduce the WEST (front) setback by 450 feet to allow a 50 feet setback from the Wastewater Treatment Facility.
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**Justification:**

The applicant representative’s justification for the waiver is as follows:

The proposed site for the Hillsborough County Wastewater Treatment Facility is bordered on the east, west, and north by other County-operated facilities, including Solid Waste operations. The 200-acre parcel has been designated for development of a Wastewater Treatment Facility to serve South Hillsborough County residents, beginning with an initial 30 MGD plant and future expansion capacity.

To meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.

**3.4 REQUESTED WAIVERS TO LDC SECTION 6.11.102.F.3.b**

Requested Waiver: Reduction of the minimum 500-foot setback from the Wastewater Treatment Facility to single-family residence.	Result: A reduction of 385 feet to allow 115 feet distance from the Wastewater Treatment Facility boundary to the single-family home property.
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**Justification:**

The applicant’s justification of not meeting LDC Section 6.11.102.F.3.b required minimum 500-foot setback requirement from dwelling units. A reduction of the minimum 500 ft requirement to the single-family residence located south of the property includes existing CR 672 Right-of-Way.

To meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.

**4.0 REQUESTED VARIANCES**

LDC Section:	LDC Requirement:	Variance:	Result:
LDC Sec. 6.06.03.1.2.a	30-foot scenic corridor along County Road 672 (designated Scenic Corridor).	Applicant proposes not to keep it in its natural state.	The 30-foot scenic area is already predominantly sodded and not in its natural state. The applicant proposes to provide additional plantings that currently do not naturally exist in the buffer area.
LDC Sec. 6.06.03.B	Requires 6 trees per acre (~1200 trees total).	Applicant proposes to waive the requirement to provide 6 trees per acre.	Requirement to be waived. The applicant does not specify the number of trees to be provided, stating that the tree roots may conflict with the underground infrastructure.
LDC Sec. 6.06.04.D	Vehicular Use Area Buffer comprising 6 feet in width.	Applicant proposes not providing a VUA buffer.	Reduce the 6-foot VUA buffer to 0 feet.

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



**5.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
County Road 672	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
SE Landfill Road	Private Driveway	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	604	34	43
Proposed	132	50	50
Difference (+/-)	-472	+16	+7

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

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

<b>Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request</b>		
Road Name/Nature of Request	Type	Finding
Notes:		

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input 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	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input checked="" type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 Transportation 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 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> N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<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	



## 7.0 IMPLEMENTATION RECOMMENDATIONS

### 7.1 Compatibility

This Special Use Permit shall be limited to a Wastewater Treatment Plant, Type 3 and facilities per Land Development Code Section 6.11.102. The proposed +/-213.8-acre Advanced Wastewater Treatment Facility (AWWTF) will be located on the north side of County Road 672, approximately two-and-a-half miles west of the intersection of County Road 672 and S. County Road 39. The site will include stormwater management, utility process and piping installation, internal roadways, emergency storage, operations and administration buildings.

The properties to the west, east and north sides are bounded by Hillsborough County-owned properties. To the south there are small farms, single-family homes and agricultural uses. The applicant proposes stormwater ponds along the southern portion of the property between the facility and County Road 672, providing a geographical and visual buffer between the proposed use and the agricultural and residential uses to the south of the site.

The applicant's narrative request states that the Wastewater Treatment Plant is needed *to meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.*

Per LDC Section 6.11.102, the applicant is requesting waivers to the minimum 500-foot distance requirement which states in part that *"For Type 3 Plants there shall be a distance requirement of 500 feet from the Plant to the project boundary"*. It further requires that *there shall be no platted lots or dwelling units within this distance requirement*, which the applicant is also requesting a waiver. The applicant has provided justification within their application narrative submittal for each waiver requested. On the north, east, and west sides of the property, the project is surrounded by additional County-owned property, which functionally serves as an additional buffer/setback between the proposed project and other properties in the area. On the south side of the property, the project is bordered by County Road 672, an approximately 60-foot-wide County arterial roadway, which separates the proposed facility from properties to the south. The design of the project places large ponds, dry pond area, and an administrative building in closest proximity to the properties to the south and places the main functional elements of the wastewater treatment plant on the northern portion of the site. Staff has no objection to the proposed waivers.

County Road 672 is designated a Rural Scenic Roadway and shall comply with the tree planting requirements during site and construction plan review. The applicant has requested a Variance of these requirements of Section 6.06.06 for Landscaping and Buffering, as detailed in the applicant's Variation Criteria form. Additional landscaping Variances include not providing the 6-foot Vehicle Use Area buffer and a Variance to not provide 6 trees per acre. The applicant provides more detailed responses for these variances within their Criteria Responses for each Variance.

Should this application be approved, the site will be subject to site development review requirements. The conditions staff has proposed will set forth a framework for site development review (including but not limited to compliance with LDC Sections 6.11.102) and will be examined at the time of site and construction plan review.

Transportation staff finds the request approvable subject to conditions of approval. Planning Commission staff finds the request consistent with the unincorporated Hillsborough County Comprehensive Plan.

## **7.2 Recommendation**

Based on the above findings, staff finds the Special Use request complies with LDC Section 6.11.102 Wastewater Treatment Plant, Type 3, and recommends approval, subject to the recommended conditions.



## 8.0 PROPOSED CONDITIONS

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

1. This Special Use Permit shall be limited to a Wastewater Treatment Facility, Type III.
2. Development shall be as generally depicted on the December 4, 2025, site plan.
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.00. unless otherwise depicted on the general site plan or in the conditions herein.
  - a. County Road 672 is a designated Urban Scenic Roadway and shall not be subject to the planting requirements of LDC Section 6.06.03.I.2.a, if a variance is approved by the LUHO.
  - b. Shall not be subject to LDC Sec. 6.06.03.B, and shall require 1 tree per gross acre, if a variance is approved by the LUHO.
  - c. Shall not be subject to LDC Sec. 6.06.04.D, Vehicular Use Area Buffer requirements, if a variance is approved by the LUHO.
4. Development of the site shall be consistent with LDC Section 6.11.102; unless otherwise specified on the site plan or herein.
5. The maximum building height of any structures within the Wastewater Treatment Facility shall be 75 feet. Storage tanks shall be limited to 45 feet, and electrical buildings shall be limited to 20 feet in compliance with the December 4, 2025, site plan.
6. If lighting is provided for Wastewater Treatment Facility, lighting shall be in compliance with LDC Section 6.10.00, exterior Lighting.
7. Parking shall be in accordance with Hillsborough County LDC Section 6.05.02 and as shown on the site plan.
8. The project site shall be limited to a maximum of two (2) full access connections to County Road 672.
9. The proposed eastern access connection does not meet minimum access spacing standards therefore the developer shall submit an Administrative Variance request for relief from LDC Sec. 6.04.07 regulating minimum access connection spacing. If the required Administrative Variance is not approved, the proposed eastern access to County Road 672 will not be permitted and the existing SE Landfill Road access shall be the only site access.
10. Prior to or concurrent with the initial phase of development, the developer shall extend the existing eastbound to northbound left turn lane on County Road 672 at the intersection with SE Landfill Road.
11. If the easternmost access connection is permitted, the developer shall construct an eastbound to northbound left turn lane on County Road 672 at the easternmost project access connection prior to or concurrent with the initial phase of development.
12. Construction access to the site shall be restricted to the vehicular access connections shown on the SU site plan and referenced in condition 8 and 9, above.
13. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its County Road 672 frontage such that a minimum of 54 feet of right of way is preserved north of the

existing right of way centerline. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

14. As County Road 672 is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) standards may be considered through the Design Exception (DE) or Design Deviation Memorandum (DDM) process, as applicable.
15. Notwithstanding anything shown on the SU site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.
16. The subject application is adjacent to Balm Boyette Scrub Nature Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
17. The developer is responsible for referencing the Compatibility Plan within the Homeowner's Deed Restrictions. The Compatibility Plan must be identified as an exhibit within the Restrictions. The developer is also responsible for recording the Deed Restrictions with the Clerk of the Circuit Court and transmitting a copy of the recorded Deed Restrictions to both the Natural Resource Team of the Planning and Growth Management Department and the Conservation and Environmental Lands Management Department within sixty (60) days from the Board of County Commissioner's acceptance of the Final Plat for Recording.
18. 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.
19. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
20. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
21. 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.
22. 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.

**Zoning Administrator Sign-Off:**

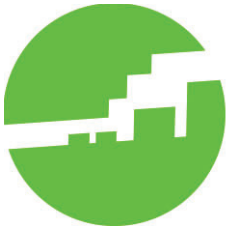


Colleen Marshall  
Mon Dec 8 2025 12:00:32

**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 obtaining all necessary building permits for on-site structures.





**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
 813 – 272 – 5940  
 601 E Kennedy Blvd  
 18<sup>th</sup> floor  
 Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
<p><b>Hearing Date:</b> December 15, 2025</p> <p><b>Report Prepared:</b> December 4, 2025</p>	<p><b>Case Number:</b> SU 25-1135</p> <p><b>Folio(s):</b> Portion of 88588.0000</p> <p><b>General Location:</b> North of County Road 672, west of South County Road 39, and east of Balm Boyette Road</p>
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Agricultural/Rural-1/5 (1du/5ga; 0.25 FAR)
<b>Service Area</b>	Rural
<b>Community Plan(s)</b>	Balm & SouthShore Areawide Systems
<b>Special Use Request</b>	Special Use to develop an Advanced Wastewater Treatment Facility (AWWTF), including secondary treatment and disinfection with a buildout capacity of 30 million gallons per day (MGD)
<b>Parcel Size</b>	+/- 213.8 acres
<b>Street Functional Classification</b>	County Road 672 – <b>County Arterial</b> South County Road 39 – <b>County Arterial</b> Balm Boyette Road– <b>County Collector</b>
<b>Commercial Locational Criteria</b>	N/A

Evacuation Area	N/A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Agricultural/Rural-1/5	AR	Public/Quasi-Public
North	Agricultural/Rural-1/5 + Natural Preservation + Public/Quasi-Public	AR	Public/Quasi-Public
South	Agricultural/Rural-1/5 + Agricultural/Mining-1/20	AR + AM	Vacant + Agricultural + Single-Family Residential
East	Agricultural/Rural-1/5 + Public/Quasi-Public + Agricultural/Rural-1/10	AR + A + AM	Public/Quasi-Public
West	Agricultural/Rural-1/5 + Agricultural/Rural-1/10	AR + A	Public/Quasi-Public

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

The ± 213.8-acre subject site is located north of County Road 672, west of South County Road 39, and east of Balm Boyette Road. The site is in the Rural Area and is within the limits of the Balm Community Plan and the SouthShore Areawide Systems Plan. The applicant is requesting a Special Use approval for an Advanced Wastewater Treatment Facility (AWWTF) that will provide secondary treatment and disinfection, with a proposed buildout capacity of 30 million gallons per day (MGD). The site will include grading, stormwater management, utility process and piping installation, internal roadways, emergency storage, and necessary maintenance and operations buildings. Temporary construction trailers and laydown area will also be required onsite during the estimated 3-year construction period. The project will consist of a construction phase followed by a final buildout phase. The site is currently zoned Agricultural Rural (AR), and the proposed use is classified as a Type 3 Wastewater Facility.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall 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 (FLUM) as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use (FLU) category is Agricultural/Rural-1/5 (AR-1/5), which allows for the consideration of farms, ranches, feed lots, residential,

neighborhood commercial, offices, industrial uses related to agricultural uses, and mining related activities. The proposed Advanced Wastewater Treatment Facility is consistent with the intent of the Rural Area policies as it provides essential public infrastructure that will support surrounding areas. While the facility represents a more intensive use than typical agricultural parcels, the site consists of a large single parcel that can be proposed with site design measures to maintain the rural character of the area. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The subject site currently consists of county owned public/quasi-public uses, with additional county owned parcels located to the west, north, and east of the site. To the south, across County Road 672, there are vacant parcels, single-family residential, and agricultural uses. The proposal for an Advanced Wastewater Treatment Facility (AWWTF) meets the intent of FLUS Objective 1.2, FLUS Policy 1.2.1, and FLUS Policy 3.1.3. The proposed uses are compatible with the existing uses in the area and there are adequate mitigation measures such as buffering, screening, noise control measures, and odor control measures in place to minimize potential impacts on the adjacent residential properties.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Agricultural/Rural-1/5 Future Land Use category, which allows for the consideration of farms, ranches, feed lots, residential, neighborhood commercial, offices, industrial uses related to agricultural uses and mining related activities. The proposed maximum building area square footage is 1,372,140 square feet, which is within the allowable maximum 0.25 FAR that can be considered for the site (213.8 acres x 43,560 sq ft = 9,313,128 sq ft x 0.25 FAR = 2,328,282 sq ft). As the language states, the proposed uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of county owned public/quasi-public land, with some agricultural and single-family residential uses located to the south across County Road 672. The proposed Advanced Wastewater Treatment Facility is compatible with the existing development to the north, west, and east of the site. According to the site plan submitted to Optix on November 4, 2025, several ponds are proposed along the southern portion of the property between the facility and County Road 672. These ponds will provide a physical and visual buffer between the proposed use and the agricultural and residential uses to the south of the site. In addition, the site plan includes a potential landscaped berm along the southern boundary to further mitigate potential impacts. With these mitigation measures in place, including the noise and odor control features, the project is compatible with the surrounding development pattern and consistent with the intent and allowable uses of the Agricultural/Rural-1/5 Future Land Use category. Overall, the request supports and maintains the character of the surrounding area.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is within the limits of the Balm Community Plan and the SouthShore Areawide Systems Plan. While the Balm Community Plan does not contain specific policies

that align directly with this proposal, the SouthShore Areawide Systems Plan encourages activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The One Water project is an important infrastructure program led by the Hillsborough County Water Resources Department and has been launched to meet both long-term and short-term water and wastewater needs in the Hillsborough County South-Central Service area. The inclusion of the proposed Advanced Wastewater Treatment Facility would bring long-term improvements to this area by providing new wastewater and reclaimed water infrastructure, and therefore contribute to sustainable growth and long-term service reliability in the region.

Overall, staff finds that the proposed use is allowable in the Agricultural/Rural-1/5 (AR-1/5) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the SouthShore Areawide Systems Plan. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section and the Livable Communities Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Service Department.

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

#### **FUTURE LAND USE SECTION**

##### **Rural Area**

**Objective 1.2:** *The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.*

**Policy 1.2.1:** *Within the Rural Area, 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 Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.*

##### **Relationship to the Future Land Use Map**

**Goal 2:** *Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*

**Objective 2.1:** *The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

**Policy 2.1.1:** *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*



## **Future Land Use Categories**

**Objective 2.2:** *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

**Policy 2.2.1:** *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.*

## **Compatibility**

**Policy 3.1.1:** *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

**Policy 3.1.2:** *Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

**Policy 3.1.3:** *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.*

## **Community Planning**

**Objective 3.2:** *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the longrange viability of its communities through a community and special area studies planning effort.*

**Policy 3.2.4:** *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.*

## **Development**

**Policy 4.1.1:** *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

**Policy 4.1.2:** *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.*

**4.1.6:** *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 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.*

## **Neighborhood/Community Development**

**Objective 4.4:** *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

**Policy 4.4.1:** *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN**

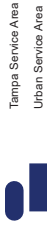
**Economic Development Objective:** The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

# HILLSBOROUGH COUNTY FUTURE LAND USE SU-GEN 25-1135

Rezoning  
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (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 PLANNED-2 (35 FAR)



RESIDENTIAL-4 (25 FAR)



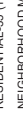
RESIDENTIAL-6 (25 FAR)



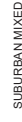
RESIDENTIAL-9 (35 FAR)



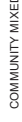
RESIDENTIAL-12 (35 FAR)



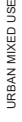
RESIDENTIAL-16 (35 FAR)



RESIDENTIAL-20 (35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (3), (35 FAR)



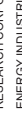
SUBURBAN MIXED USE-6 (35 FAR)



COMMUNITY MIXED USE-12 (50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



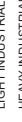
REGIONAL MIXED USE-35 (2.0 FAR)



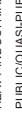
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



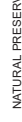
OFFICE COMMERCIAL-20 (75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



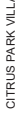
ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL (75 FAR)



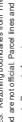
HEAVY INDUSTRIAL (75 FAR)



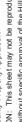
PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)

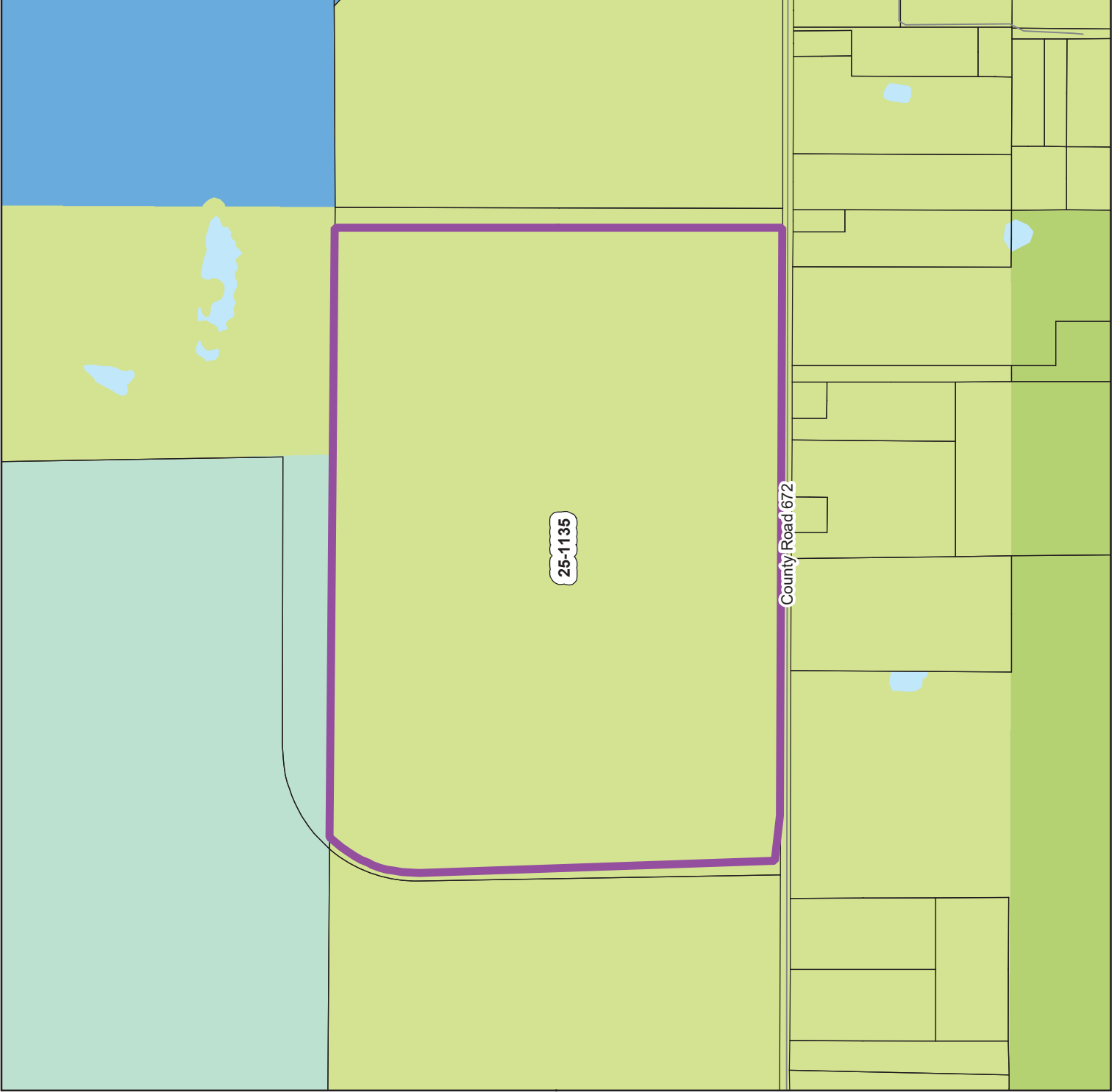


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All other data are for informational purposes only. The information presented on this map is for informational purposes only and does not constitute an offer of any product or service. The information is provided in part as a public service to the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information presented on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/3/2025  
 Author: J. Krzyzanowski  
 File: G:\Rezoning\System\Map\Projects\HIC\Proj\_HicRezoning.mxd







**10.0 FULL TRANSPORTATION REPORT (see following pages)**



# Additional / Revised Information Sheet

Office Use Only		
Application Number: 25-1135	Received Date:	Received By:

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

Application Number: 25-1135 Applicant's Name: Hillsborough County Water Resource Dept

Reviewing Planner's Name: Jessica Kowal/Timothy Lampkin Date: 12/5/2025

Application Type:

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

Current Hearing Date (if applicable): 12/15/2025

### Important Project Size Change Information

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

Will this revision add land to the project?  Yes  No

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

Will this revision remove land from the project?  Yes  No

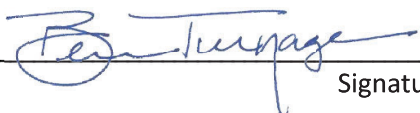
If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

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

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

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

  
\_\_\_\_\_  
Signature

12/5/2025  
\_\_\_\_\_  
Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 25-1135

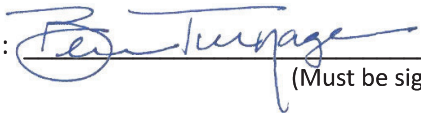
Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

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

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

Signature:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

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

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

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





# **One Water – South Wastewater Conveyance and Treatment Project Advanced Wastewater Treatment Facility – AWWTF Special Use Submittal**

## **Proposed Project Narrative**

The “One Water Project,” an important infrastructure program by Hillsborough County Water Resources Department, has been launched to meet both short-term and long-term water and wastewater needs in the Hillsborough County South-Central Service Area. The long-term improvements to this service area are to be new wastewater and reclaimed water infrastructure.

The AWWTF is an advanced wastewater treatment facility, including secondary treatment and disinfection with a future capacity of up to approximately 45 million gallons per day (MGD). The land surrounding the site of the AWWTF is all owned by Hillsborough County, except to the South. The site will include grading, stormwater management, utility process and piping installation, internal roadways, emergency storage, and necessary maintenance and operations buildings. Temporary construction trailers and laydown area will also be required onsite during the 3-year construction period.

A site plan is provided to reflect the anticipated site buildout. The Special Use limits contain 213.8 acres, while the plant site contains 200 acres. The additional 13.8 acres contain the proposed perimeter roadway that will be used by the plant and future solid waste facilities. The ultimate 45 MGD plant layout is shown in the Figure and will include advanced treatment and an education/administration building.

The site is currently zoned AR, with a proposed use of Type 3 Wastewater Facility in accordance with LDC 6.11.102. The application will meet all the necessary criteria except for the distance requirement.

In support of this Special Use application, three (3) Variance requests, and five (5) Administrative Waivers, accompany this Special Use request. Two (2) Administrative Variance requests will be deferred to Site Development for further review, under separate cover.

Due to future wastewater needs for South Hillsborough County, three (3) Variance applications are necessary. These requests are as follows:

- Variance 1 - to LDC Section 6.06.03.I (Rural Scenic Roadways)
- Variance 2 - to LDC Section 6.06.03.B (Minimum Number of Trees)
- Variance 3 - to LDC Section 6.06.04 (Off-Street Vehicular Use Areas)



Furthermore, five (5) Administrative Waivers of the Hillsborough County Land Development Code Sec. 6.11.102 are requested:

- Administrative Waiver 1 - to Section 6.11.102.F.3.b of the Hillsborough County LDC to reduce the minimum requirement of 500-foot East Side setbacks from the Wastewater Treatment Plant to the Property Boundary from 500 ft to 25ft.
- Administrative Waiver 2 - to Section 6.11.102.F.3.b of the Hillsborough County LDC to reduce the minimum requirement of 500-foot North Side setbacks from the Wastewater Treatment Plant to the Property Boundary from 500 ft to 25ft.
- Administrative Waiver 3 - to Section 6.11.102.F.3.b of the Hillsborough County LDC to reduce the minimum requirement of 500-foot South Front setback from the Wastewater Treatment Plant to the Property Boundary from 500 ft to 50ft.
- Administrative Waiver 4 - to Section 6.11.102.F.3.b of the Hillsborough County LDC to reduce the minimum requirement of 500-foot South Front setback from the Wastewater Treatment Plant to the Property Boundary from 500 ft to 50ft.
- Administrative Waiver 5 - request for a reduction to the Hillsborough County LDC Section 6.11.102.F.3.b requirement of the minimum 500-foot setback from dwelling units. A reduction of the minimum 500 ft requirement to the single-family residence South of the Property Boundary from 500 ft to 115 ft (includes existing CR 672 Right-of-Way).

Independently of this Special Use package, two (2) Administrative Variance requests will be deferred to Site Development for review. Details and final design of items associated with these Administrative Variances will be further developed to satisfy requirements of Site Development in accordance with Hillsborough County Land Development Code:

- Administrative Variance 1 - Driveway Access Spacing to Section 6.04.02.B of the Hillsborough County Land Development Code Section 6.04.07 to accommodate access connection to the One Water project - Advanced Wastewater Treatment Facility. The County's proposal is to construct a ~200 acres Wastewater Treatment Facility having two (2) access points of connection 1) from the existing SE Landfill Road, and 2) from a new "Ring Road" entrance with connectivity to Balm-Picnic Rd (CR 672). These access points will be interconnected to provide the necessary connectivity to the County's facilities and add flexibility with shared use of the Ring Road with the Solid Waste Management Department.
- Administrative Variance 2 - Substandard Roads to Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code which requires improvements of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. As discussed for Variance 1 above, the project will entail connectivity at two access points: at SE Landfill Road and at the proposed intersection of the new Ring Road and CR 672.



This narrative corresponds to the attached Site Plan showing the limits of the requested Administrative Waivers, the Right-of-Way improvements (i.e. existing and proposed turn lane improvements) and site information regarding setbacks, variances to the scenic corridor, parking requirements, etc. The Traffic Report previously submitted, supports the Administrative Variance applications for proposed use itself and the intended extent of site development needs; the substandard road, driveway access spacing, and anticipated traffic.



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

Office Use Only		
Application Number: 25-1135	Received Date:	Received By:

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

Application Number: 25-1135 Applicant's Name: Hillsborough County Water Resource Dept

Reviewing Planner's Name: Jessica Kowal Date: \_\_\_\_\_

Application Type:

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

Current Hearing Date (if applicable): 11/17/2025

### Important Project Size Change Information

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

Will this revision add land to the project?     Yes     No

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

Will this revision remove land from the project?     Yes     No

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

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

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

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

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

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

Signature

11/3/2025

Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 25-1135

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

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

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

Signature: 

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_





# Additional / Revised Information Sheet

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

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

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

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



November 3, 2025

Hillsborough County  
Planning & Zoning Department  
601 E. Kennedy Blvd.  
Tampa, FL 33602  
[zoningintake-DSD@hcf.gov](mailto:zoningintake-DSD@hcf.gov)

RE: One Water– South Wastewater Conveyance and Treatment Project (aka OWP-AWWTF)  
25-1135 SU GEN  
Special Use / Variance / Admin Waiver RFAI 4 Resubmittal

To Whom It May Concern:

On behalf of the Applicant, Hillsborough County Water Resources Department, please accept this Special Use for a Wastewater Treatment Facility and Variance from Landscaping and Buffering Requirements package for the OWP-AWWTF project. The project is located at 15960 CR 672, Lithia in Hillsborough County, within Folio 088588.0000. The site is currently Zoned AR, such that a special use is requested to construct a Type 3 Wastewater Facility in accordance with LDC 6.11.102.

**The following items are included with this submittal:**

**SU-GEN Part A:**

0. Additional Information Sheet
1. Revised Site Plan

**VAR2 – Min Number of Trees (LDC Sec. 6.06.03.B):**

0. VAR2 Part B Checklist
1. VAR2 Project Description/Written Statement
2. VAR2 Variance Criteria Response

**AW 5 – Reduce Setback of Single-Family Residence South:**

0. AW 5 Waiver Request Written Statement

➤ **Staff Email from Tim Lapkin on 11/3/2025**



## WAIVERS

Thanks for the resubmittal. It appears that your current justification for the waiver only addresses the public demand component. Please expand the narrative to include justification related to hardship on the land, existing land uses, compatibility, and similar considerations.

Be sure to address how the wastewater facility will or will not create impacts, noting that the nearest building is set farther back from the south property boundary, among other relevant site conditions.

The information provided below focuses on the need for the project but does not sufficiently justify the waivers themselves.

Following up, the other 4 waivers, while not substantial, appear sufficient. The concern is the 5<sup>th</sup> waiver for the distance to the SF home.

On behalf of the Applicant, Hillsborough County Water Resources Department, Ardurra Group, Inc. (Ardurra) is submitting this request for an Administrative Waiver of the Hillsborough County Land Development Code Sec. 6.11.102. Wastewater Treatment Plans and Facilities to accommodate the One Water project - Advanced Wastewater Treatment Facility.

This Administrative Waiver is a request for a reduction to the Hillsborough County LDC Section 6.11.102.F.3.b requirement of the minimum 500-foot setback from dwelling units. A reduction of the minimum 500 ft requirement to the single-family residence South of the Property Boundary from 500 ft to 115 ft (includes existing CR 672 Right-of-Way) which is graphically shown on the Site Plan included in the accompanying package.

The justification for the waiver is as follows:

The proposed site for the Hillsborough County Wastewater Treatment Facility is bordered on the east, west, and north by other County-operated facilities, including Solid Waste operations. The 200-acre parcel has been designated for development of a Wastewater Treatment Facility to serve South Hillsborough County residents, beginning with an initial 30 MGD plant and future expansion capacity.

To meet public demand efficiently and ensure long-term service capacity, full utilization of the designated 200 acres is essential. Granting a waiver of the 500-foot setback requirement will allow optimal use of the property for facility layout and future expansion. This flexibility will maximize the efficiency of County resources and may eliminate the need for an additional treatment facility in the foreseeable future.



The justification on Waiver #5 is expanded to include the missing components and other considerations.

## VARIANCES

- Regarding the Variance to LDC Sec. 6.06.03.B, it appears you do not specify any minimum number of trees stating that tree roots may conflict with the underground infrastructure.**

### **Is that accurate**

Noted. Variance Application Documents are attached herewith.

**Please provide this information as soon as possible, so staff may review and complete our review/report. Please submit to [zoningintake-dsd@hcf.gov](mailto:zoningintake-dsd@hcf.gov) NOT [pw-ceintake@hcf.gov](mailto:pw-ceintake@hcf.gov) and cc' me.**

Please do not hesitate to contact me should you have any further questions. Thank you for the assistance thus far!

Sincerely,

Nicole L. Lynn, P.E.  
Civil Group Leader

NLL/jmb

cc: Lizeth Mora, Hillsborough County Water Resources  
Alicia Mata, Hazen  
Ben Turnage, PE, Ardurra  
File 2023-0347-02



## 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?

A reduction of the requirement (from 1200 to 200 trees) would allow for the locations of plantings to be considered in areas further away from utility infrastructure than would otherwise be required with a higher planting ratio. The 200 acre site is proposed for an advanced wastewater treatment facility (AWWTF) with critical above ground facilities and significant underground utility infrastructure. Planting of the code required 6 trees per gross acre is overly intensive for a use that would experience conflict from tree growth (roots and canopy) near or adjacent to utility pipelines and structures. +

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.

This overly intensive requirement (1200 trees) would result in tree roots conflicting with underground infrastructure such as utility pipelines to cause damage as well as the tree canopy resulting in constraints to future expansion of above ground facility.

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.

No other properties are to be included in the improvements of this project, such that planting a minimum number of trees would be a benefit for the purpose of providing the space available needed to construct a wastewater treatment facility.

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).

Allowance of this variance early in the design development stage will be more efficient in terms of time, expense, and permit consistency of site planning applications, due to future wastewater needs for South Hillsborough County.

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 site has minimal existing planting (trees) such that the request to minimize required tree plantings is not due to the existing site condition.

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.


The code minimum plantings are 6/acre which would result in over 1200 trees and result in minimization of space necessary for a crucial Wastewater Treatment Plant and thus a reduction of benefit to serve residents.



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**INSTR # 2002076180**  
**OR BK 11470 PG 1276**  
RECORDED 03/07/2002 12:40 PM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 34,300.00  
DEPUTY CLERK S Edson

Prepared by and return to:   
William N. Barnes, Esq.  
Akerman, Senterfitt & Erdson, P.A.  
255 South Orange Avenue  
Citrus Center, Suite 1700  
Orlando, Florida 32801

**Parcel Identification**  
Numbers: U-21-31-21-ZZZ-000004-46510.0  
U-22-31-21-ZZZ-000004-46550.0  
U-23-31-21-ZZZ-000004-46580.0  
U-28-31-21-ZZZ-000004-47590.0  
U-29-31-21-ZZZ-000004-47620.0

**Grantee's Federal Identification**  
Number: 59-60000661

Project No. 2001-014-LF  
SE County Landfill Buffer  
Folio #: 88586.0/88588.0  
88591.0/88671.0/88669.0  
Secs 21, 22, 23, 28 & 29  
Twp 31 Rge 21

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** dated as of March 1, 2002, by **GARDINIER FLORIDA CITRUS, INC.**, a Florida corporation, formerly known as Maran Groves Corp., a Florida corporation, whose mailing address is: 10 Sarasota Center, Sarasota, Florida 34240 (hereinafter called the "Grantor"), to **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose mailing address is: P.O. Box 1110, Tampa, Florida 33601 (hereinafter called the "Grantee"):

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property (the "Property") situated in Hillsborough County, Florida, more particularly described as:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property

**SUBJECT TO**, taxes and assessments for the year 2002, and subsequent years, and those items described on **Exhibit "B"** attached hereto ("Permitted Exceptions"), provided that such references shall not serve to reimpose same.

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

**AND** the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby fully warrants title to the Property and will defend the same against the lawful claims of all parties claiming by, through, or under the Grantor, but against no other.

{OR478904;2}

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the date first above set forth.

GARDINIER FLORIDA CITRUS, INC., a Florida corporation

WITNESSES:

[Signature]  
Print Name: ANTHONY GAMBETTA

[Signature]  
Print Name: STEVEN B. GARD

By: [Signature]  
Name: STEPHANE GARDINIER  
Title: PRESIDENT

STATE OF FLORIDA

COUNTY OF Hillsborough

Acknowledged and subscribed before me by Stephane Gardinier, as President of GARDINIER FLORIDA CITRUS, INC., a Florida corporation, this 1st day of March, 2002.

[Signature]  
Notary Public, State of Florida

(NOTARY SEAL)

Print, type or stamp commissioned name of Notary Public;  
Personally known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



William N. Barnes  
MY COMMISSION # DD043459 EXPIRES  
July 19, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

APPROVED  
Board of County Commissioners  
DATE 9-5-01  
MICHAEL KELLY  
Director  
Real Estate Department

EXHIBIT "A"

## LEGAL DESCRIPTION

Project No. 2001-014-L  
SE County LF Buffer  
Folio #88586.0000, 88588.0000, 88591 0000,  
88669 0000 & 88671.0000  
Sections 21, 22, 23, 28 & 29 Twp 31 Rge 21

**PARCEL I:**

North side of State Road S-672: South 1/2 of Section 21; South 1/2 of Section 22; South 1/2 of Section 23, LESS that portion of the North 200 feet of the South 1/2 of said Section 23, lying Easterly of the centerline of a 200 foot Tampa Electric Company Easement dated November 13, 1962, recorded in Official Record Book 1058, page 441, conveyed to Hillsborough County, Florida, by Deed dated October 11, 1983 and recorded October 28, 1983 in Official Record Book 4209, page 375, Public Records of Hillsborough County, Florida.

All lying and being in Township 31 South, Range 21 East, Hillsborough County, Florida.

**PARCEL II:**

South side of State Road S-672: West 1/2 of Northwest 1/4, Section 28; Northwest 1/4 of the Southwest 1/4, Section 28; Northeast 1/4, Section 29; East 1/2 of Northwest 1/4, Section 29; Northeast 1/4 of Southwest 1/4, Section 29; North 1/2 of Southeast 1/4, Section 29; LESS the West 15 feet of the East 1/2 of the Northwest 1/4 of Section 29.

All lying and being in Township 31 South, Range 21 East, Hillsborough County, Florida.

**PARCEL III:**

That part of the Southeast 1/4 of Southwest 1/4 of Section 29, lying North of the center line of the existing county drainage canal, which center line is located approximately as follows: Commencing 33 feet, more or less, South of the Northwest corner of said Southeast 1/4 of Southwest 1/4 on the West boundary of said Southeast 1/4 of Southwest 1/4, thence proceed in a northeasterly direction to the Northeast corner of said Southeast 1/4 of Southwest 1/4.

All lying and being in Township 31 South, Range 21 East, Hillsborough County, Florida.

{OR478904,2}

EXHIBIT "B"

**PERMITTED EXCEPTIONS**

1. Reservation of a 100 foot by 430 foot permanent easement as shown in that instrument filed in Deed Book 2072, Page 562, Public Records of Hillsborough County, Florida.
2. Drainage Easement filed in Deed Book 2065, Page 514 Public Records of Hillsborough County, Florida
3. Easements in favor of Tampa Electric Company filed in Official Records Book 1058, Page 441 and Official Records Book 3720, Page 1088; Public Records of Hillsborough County, Florida.





# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-1135 Intake Date: 07/18/2025  
 Hearing(s) and type: Date: 10/27/2026 Type: LUHO Receipt Number: 501029  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: 15960 CR 672 City/State/Zip: Lithia, FL 33547  
 TWN-RN-SEC: 31-21-22 Folio(s): Portion of 088588-0000 Zoning: AR Future Land Use: A/R Property Size: 213.8 ac

### Property Owner Information

Name: Hillsborough County (POC: John Muller) Daytime Phone: 813-272-5810  
 Address: 601 East Kennedy Blvd City/State/Zip: Tampa, Florida 33602  
 Email: mullerj@hcfl.gov Fax Number: N/A

### Applicant Information

Name: Hillsborough County Water Resources Department (POC: Thomas Mamott) Daytime Phone: 813-209-3061  
 Address: 925 E. Twiggs Street City/State/Zip: Tampa/Florida/33602  
 Email: MamottT@hcfl.gov Fax Number: N/A

### Applicant's Representative (if different than above)

Name: Ardurra Group Inc. (POC: Nicole L. Lynn, P.E.) Daytime Phone: 813-880-8881  
 Address: 4921 Memorial Hwy, Suite 300 City/State/Zip: Tampa/Florida/33634  
 Email: permitting@ardurra.com / nlynn@ardurra.com Fax Number: N/A

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.

Thomas A. Mamott

Signature of the Applicant

Thomas Mamott

Type or print name

Digitally signed by Thomas A. Mamott  
 DN: cn=Thomas A. Mamott, o=Hillsborough County, ou=Water Resources Department, email=tmamott@hillsboroughcounty.org  
 Reason: I have reviewed this document  
 Location:  
 Date: 2025-07-08 14:27:04.00

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

John Muller

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

John Muller

Type or print name

Digitally signed by John Muller  
 DN: cn=John Muller, o=Hillsborough County, ou=Director, email=jmuller@hcfl.gov  
 Reason: Approval  
 Location:  
 Date: 2025-07-14 08:23:04.00



# (SU-GEN) 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: Hillsborough County Water Resources/ Thomas Mamott Phone: 813-209-3061

Representative's Email: MammottT@hcfl.gov

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Property/Applicant/Owner Information Form</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Affidavit(s) to Authorize Agent</u></b> (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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b><u>Sunbiz Form</u></b> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Property/Project Information Sheet</u></b> All information must be completed for each folio included in the request. Also, please make a note of any partial folios included.
<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Copy of Current Recorded Deed(s)</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Close Proximity Property Owners List</u></b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Legal Description</b> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Copy of Code Enforcement/Building Code Violation(s)</b> (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<b>Fastrack Approval</b> (if applicable)

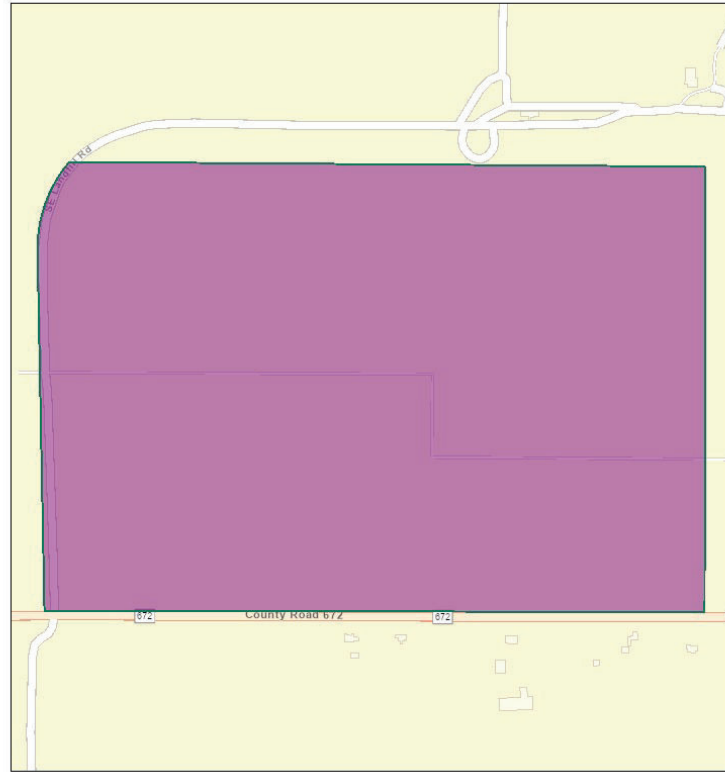
**Additional application-specific requirements are listed in Part B.**



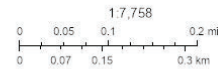
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
RZ	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0540H
FIRM Panel	12057C0540H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0545H
FIRM Panel	12057C0545H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120540C
County Wide Planning Area	South Rural
County Wide Planning Area	Balm
Community Base Planning Area	SouthShore
Community Base Planning Area	Balm
Census Data	Tract: 013920 Block: 1029
Census Data	Tract: 013920 Block: 1038
Future Landuse	A/R
Mobility Assessment District	Rural
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	Lithia Southeast County
Competitive Sites	NO
Redevelopment Area	NO

Folio: 88588.0000



July 18, 2025



ESRI, Esri Community Maps Contributors, University of South Florida, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS

Hillsborough County Florida

**Folio: 88588.0000**  
**PIN: U-22-31-21-ZZZ-000004-46550.0**  
**Hillsborough County**  
**Mailing Address:**  
 Real Estate Dept  
 Po Box 1110  
 Tampa, FL 33601-1110  
**Site Address:**  
 15960 672 Hwy  
 Lithia, FL 33547  
**SEC-TWN-RNG: 22-31-21**  
**Acreage: 240.48**  
**Market Value: \$5,179,991.00**  
**Landuse Code: 8600 GOVERNMENT**

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.

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