PD Modification Application:	MM 25-0479
Zoning Hearing Master Date:	May 19, 2025
BOCC Land Use Meeting Date:	July 22, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Gerry Dedenbach, AICP+LEED AP
FLU Category:	Agricultural/Rural (A/R)
Service Area:	Rural
Site Acreage:	473 MOL
Community Plan Area:	Balm, SouthShore Areawide Systems
Overlay:	None

Introduction Summary:
This property consists of two parcels totaling 473 acres within PD 03-0250. The applicant requests to modify the Planned Development (PD) to modernize conditions, increase non-residential UF/IFAS Extension research area, and add a limited number of onsite graduate housing units for graduate students who are conducting research onsite and residing on the farm during the course of study. The applicant proposes a maximum of seven (7) dormitory units with a total of 64 student residents, 219,117 sf of office & laboratory uses and 322,362 sf of Agricultural Field Support Facilities for a total of 541,479 sf of nonresidential uses.

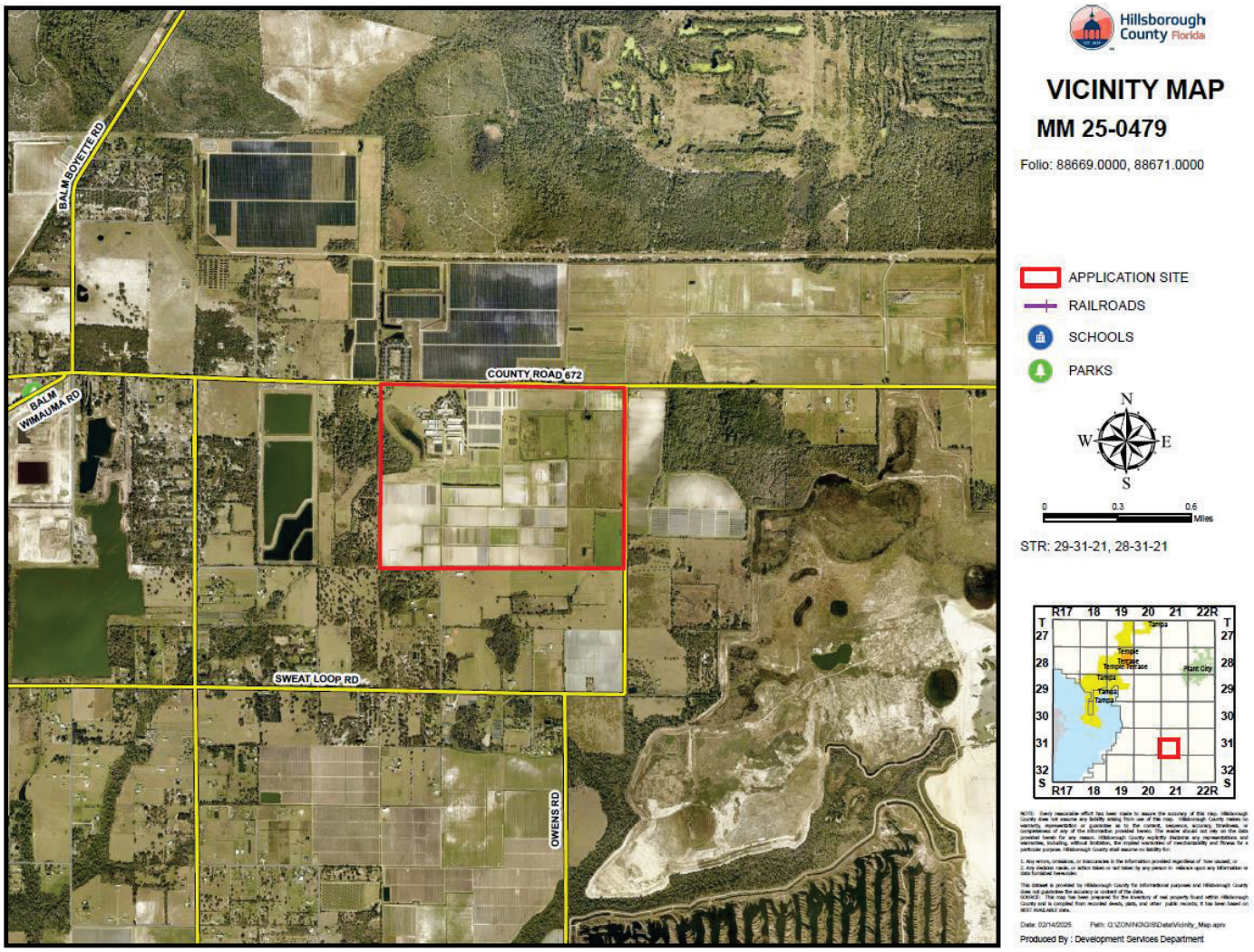
Existing Approval(s):	Proposed Modification(s):
41,758 sf of office and laboratory uses	219,117 sf office and laboratory uses
118,416 sf of agricultural field support facilities	322,362 sf of agricultural field support facilities
2 dormitory units with a total of 16 student residents	7 dormitory units with a total of 64 student residents

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

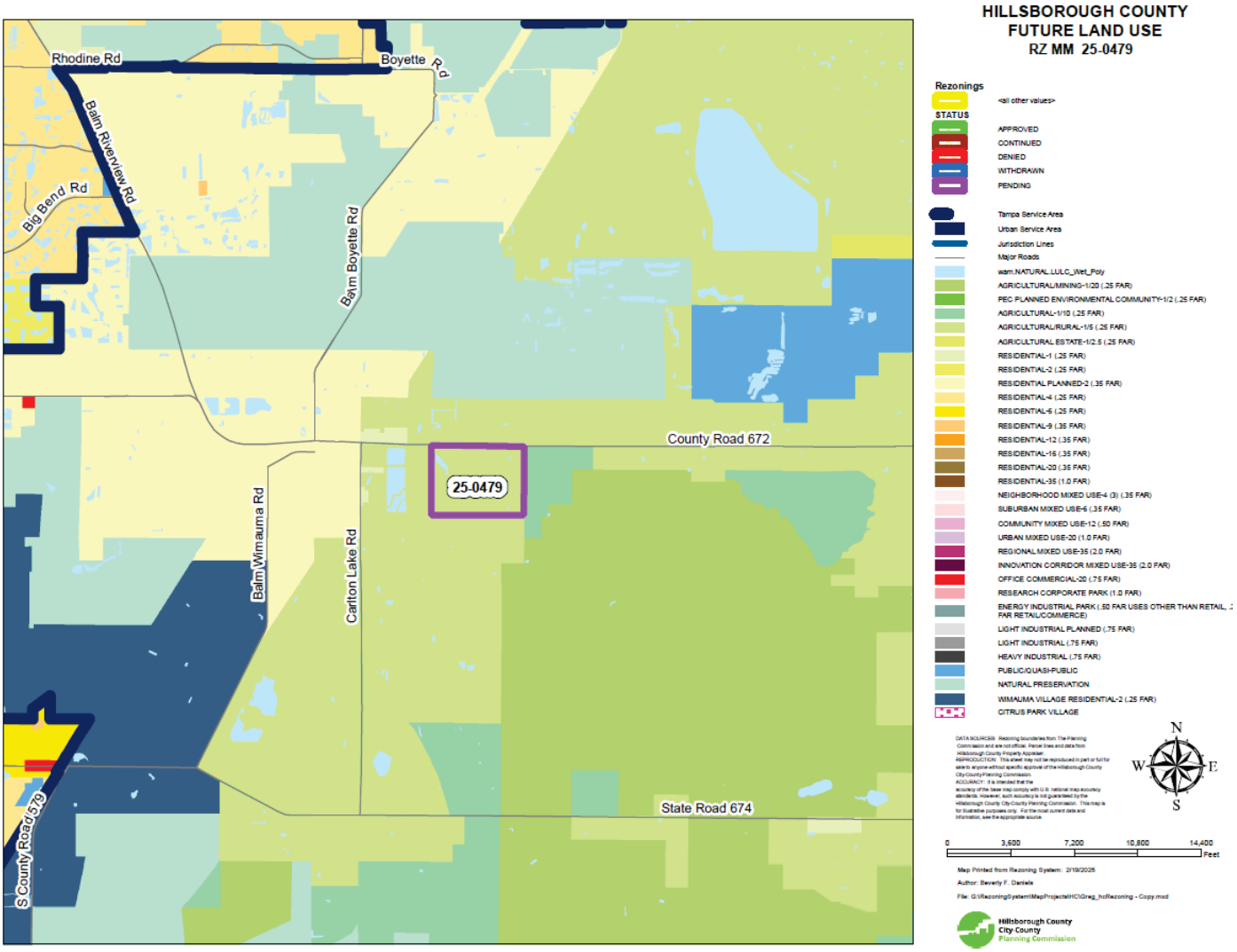


Context of Surrounding Area:

The 473-acre property is comprised of two parcels and is generally located at the southwest corner of the intersection of Sweat Loop Road and Highway 672 in Balm. The property is in the Rural Service Area and is within the Balm and Southshore Community Plans. The surrounding area is predominantly a mixture of single-family residential and agricultural. To the north across County Road 672 is single-family residential, agricultural, and farm worker housing zoned AR. Adjacent to the south is a mobile home park zoned PD 92-0396 and agricultural zoned AR. To the east across Sweat Loop Road is agricultural zoned A. Adjacent to the west is a vacant parcel zoned PD 06-1613 and single-family residential zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

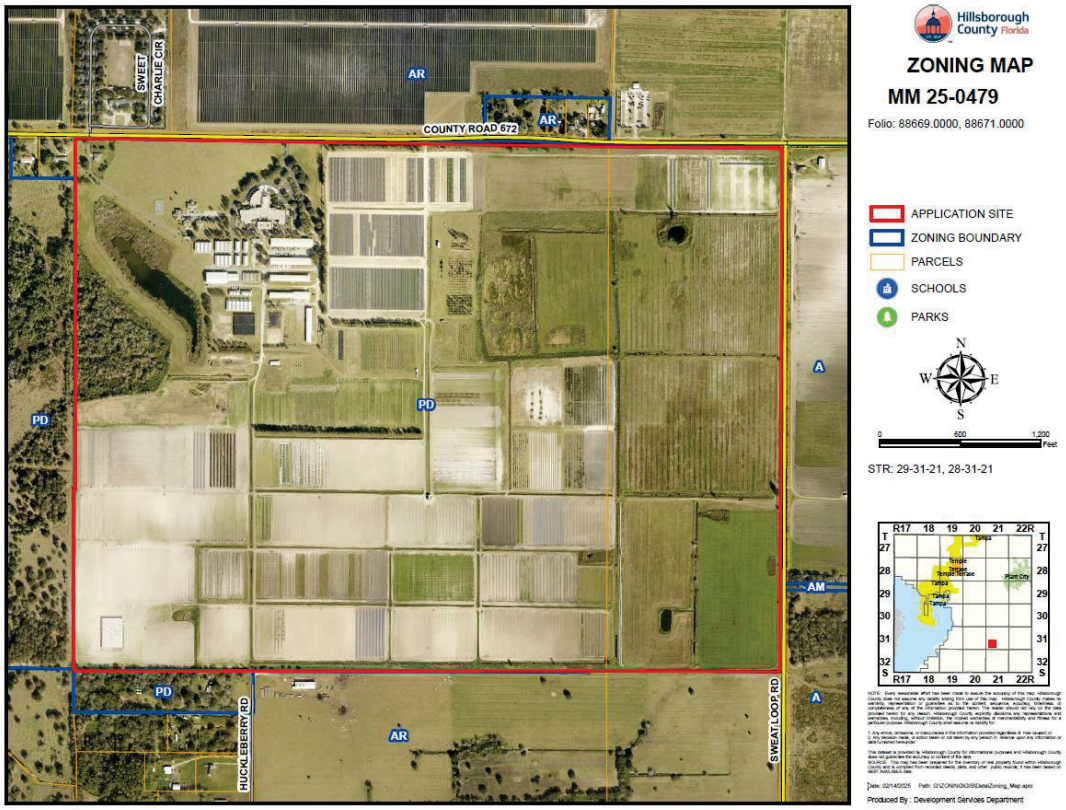
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural/Rural (A/R)
Maximum Density/F.A.R.:	1 du/5 ga; 0.25 F.A.R.
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

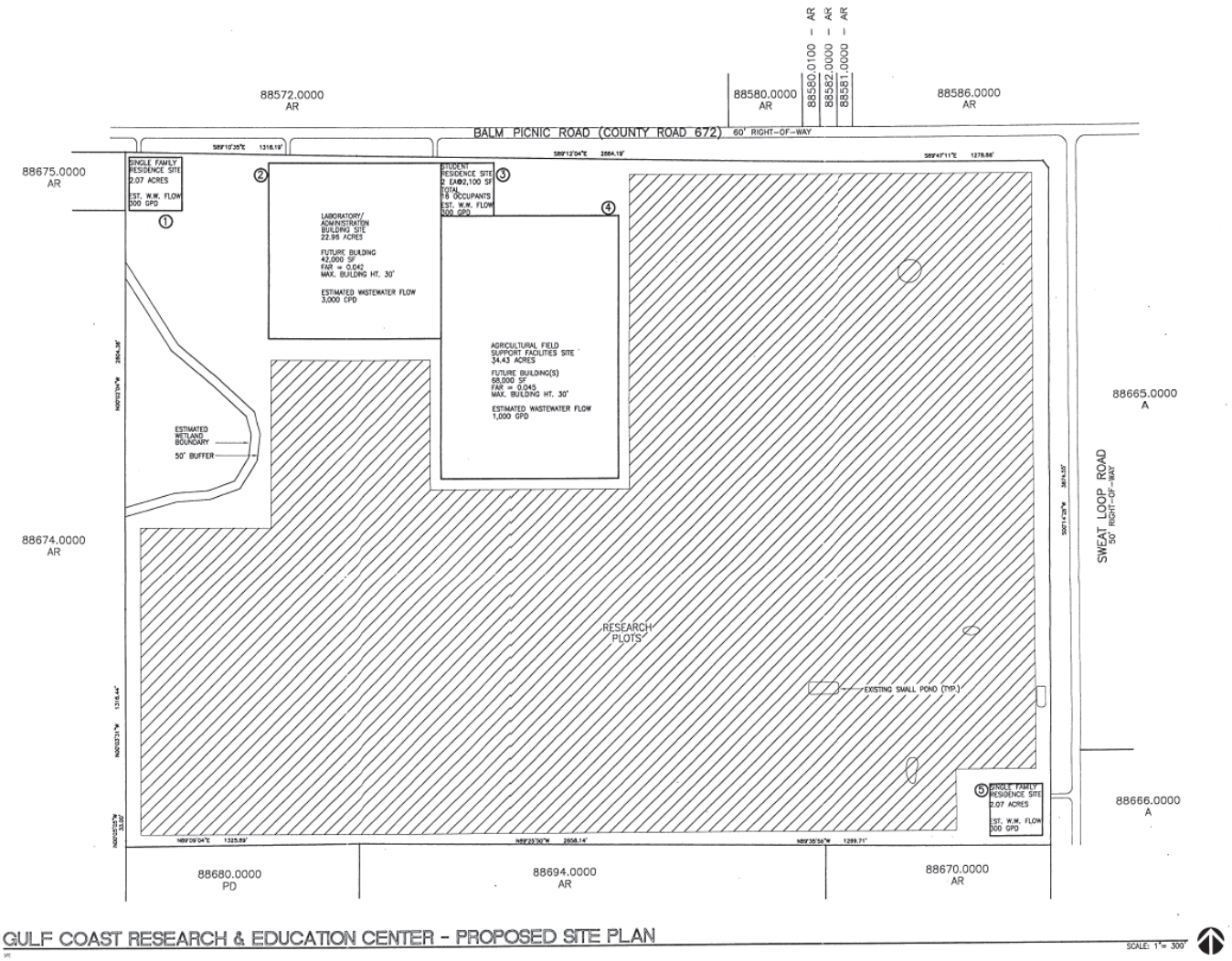
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential, Agricultural, Farm Worker Housing
South	PD 92-0396, AR	Per PD, 1 du/5 ga	Mobile Home Park, Single-Family Residential/Agricultural	Mobile Home Park, Agricultural
East	A	1 du/ 10 ga	Agricultural	Agricultural
West	PD 06-1613, AR	Per PD, 1 du/5 ga	Paintball Field, Single-Family Residential/Agricultural	Vacant, Single-Family Residential

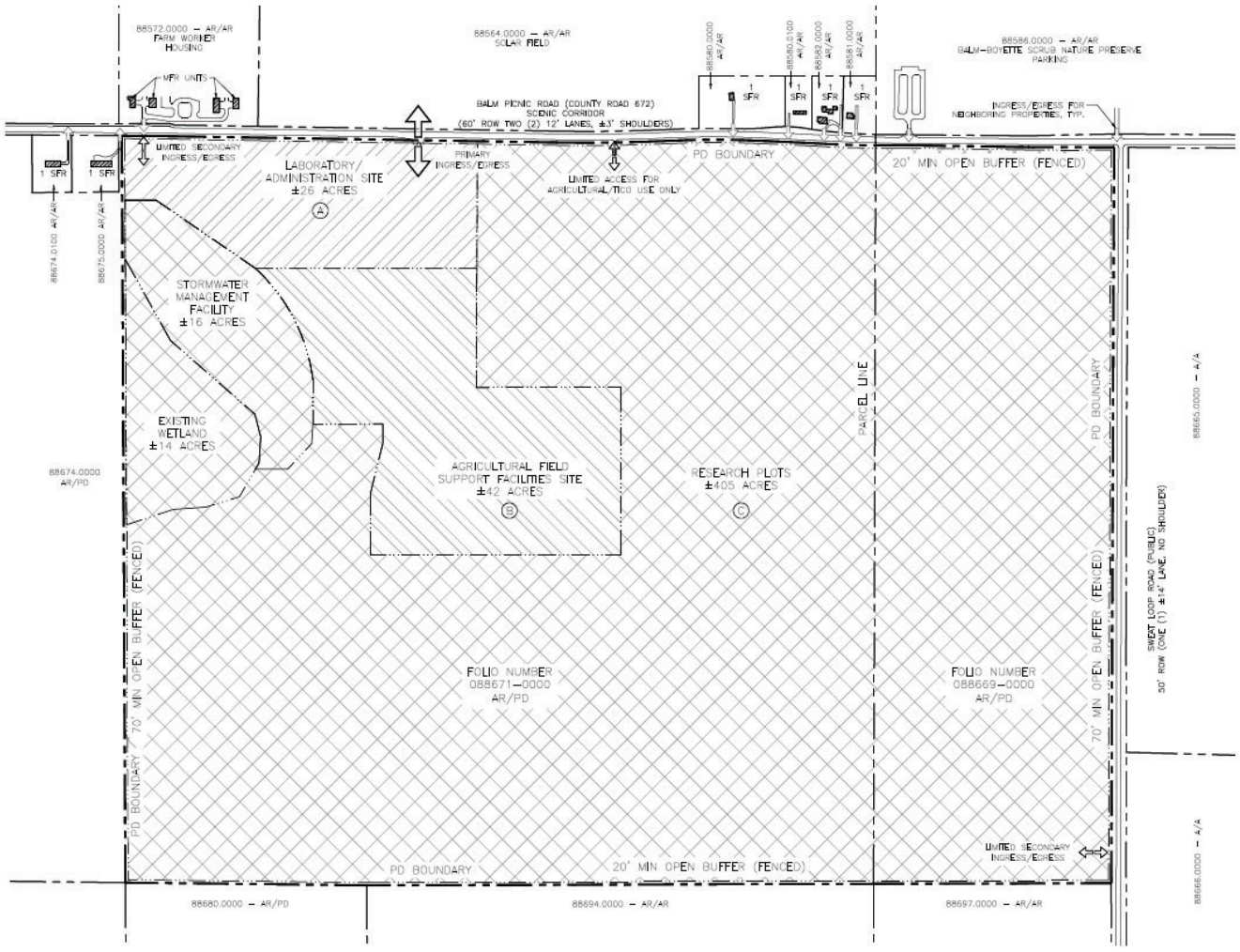
2.0 LAND USE MAP SET AND SUMMARY DATA

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

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



GULF COAST RESEARCH & EDUCATION CENTER - PROPOSED PD MASTER PLAN AND EXISTING BUILDINGS

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**
CR 672	County Arterial - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	380	28	40
Proposed	673	50	71
Difference (+/-)	**(+) 293**	**(+) 22**	**(+) 31**

*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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	Comments Received	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☒ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Other:			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☐Urban ☐ City of Tampa ☒Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Research Facility (Per 1,000 s.f.) Mobility: $1,338 * 350.916 = $469,525.61 Fire: $95 * 350.916 = $33,337.02				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 473-acre property is comprised of two parcels and is generally located at the southwest corner of the intersection of Sweat Loop Road and Highway 672. The property is in the Rural Service Area and is within the Balm and Southshore Community Plans. The surrounding area is predominantly a mixture of single-family residential and agricultural. To the north across County Road 672 is single-family residential, agricultural, and farm worker housing zoned AR. Adjacent to the south is a mobile home park zoned PD 92-0396 and agricultural zoned AR. To the east across Sweat Loop Road is agricultural zoned A. Adjacent to the west is a vacant parcel zoned PD 06-1613 and single-family residential zoned AR.

The current PD 03-0250 is already approved for student housing, laboratory and agricultural support uses; the expansion of those uses would provide essential educational support and agricultural research. Adequate buffering and screening of the 474-acre facility will be provided. In addition, the surrounding uses are similar to the request, residential and agricultural. Therefore, the modification of PD 03-0250 to allow a maximum of seven (7) dormitory units with a total of 64 student residents, 219,117 sf of office & laboratory uses and 322,362 sf of Agricultural Field Support Facilities for a total of 541,479 sf of nonresidential uses would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation
Approvable, subject to proposed conditions

Zoning Administrator Sign Off:	J. Brian Grady

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

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

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:

a. Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

b. Modify the label reading "Limited Access for Agricultural/TICO Use Only" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

c. Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Potential Limited Purpose Access – See Conditions of Approval";

d. Modify the label reading "(60' ROW TWO (2) 12' LANES, +/- 3' Shoulders)" to instead read "Right-of-Way Varies Between +/- 60-feet and +/- 100-feet (See Generate Note 6 for More Information) - TWO (2) 12' LANES, +/- 3' Shoulders".

e. Add General Note 6 which states "+/- CR 672 consists of a +/- 60-foot maintained right-of-way corridor east and west of the project. Along the project's frontage the right-of-way is +/- 100-feet, given past right-of-way dedication of +/- 70-feet from the subject parcel – reference Hillsborough County Official Records Book 12920 Page 0846 and Hillsborough County BOCC Resolution R03-065.

f. Correct the right-of-way linework along the project's frontage to reflect the 40-foot offset along the project's boundary, pursuant to General Note 6.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 6, 2025:

1. The development on the site shall be limited to the following:

- ~~41,758~~ 219,117 square feet of office and laboratory uses
- ~~118,416~~ 322,362 square feet of Agricultural Field Support facilities
- 2 single-family residential sites
- ~~2~~ 7 dormitory units with a total of ~~16~~ 64 student residents

2. Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities, such as but not limited to solar and telecommunications/wifi equipment (excluding Wireless Communication Support Structures).

3. Residential uses shall have a maximum building height of 40 feet, or four (4) stories, whichever is greater.

4. The remaining uses shall be limited to a maximum building height of 50 feet.

5. There shall be a minimum 20-foot wide buffer along the northern perimeter of the site. Within this

buffer area, screening shall be achieved through the use of a type B vegetative screen.

6. There shall be a minimum 70 foot open buffer around the eastern, western property boundaries and a minimum 20 foot open buffer along the southern perimeter of the site.

7. Internal to the site, there shall be a minimum 5-foot wide buffer with type "A" screen, around the portions of the single family residences that are located on the southeastern and northwestern corners of the site.

8. Lighting within the project shall be fully shielded to diffuse glare off site. On-site light poles shall be limited to a maximum height of 25 feet.

9. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures.

~~10. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well as the required 30-foot wetland conservation area setback line from all conservation areas, must be shown on any construction site plans.~~

~~11.~~10. ~~The general design and number of the access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s).Access points may be restricted in movements.~~ The project shall be served by and limited to one (1) primary access connection to CR 672. Notwithstanding the above, the project shall be permitted the following additional connections:

10.1 One (1) access connection to CR 672, located west of the primary access connection, which shall be limited to serving traffic to/from the existing structure located in the northwest corner of the PD;

10.2 One (1) access connection to CR 672, located east of the primary access connection, which shall be limited to serving traffic to/from agricultural uses within the project, and for use by TECO.

10.3 One (1) access connection to Sweat Loop Rd., which shall be limited to serving traffic to/from agricultural uses within the project.

11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

12. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

13. Prior to or concurrent with each increment of development, the developer shall submit a trip generation

and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. The analysis shall consider the cumulative effect of existing traffic, plus traffic associated with the proposed increment. The developer shall construct all such turn lanes found to be warranted.

14. As CR 672 is a substandard arterial roadway, the developer will be required to improve CR 672, between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

~~12.~~15. 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.

~~13. Within ninety days of approval of RZ 03-0250 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

~~14. 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 in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

16. 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.

17. 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.

18. 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).

19. 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.

20. 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.

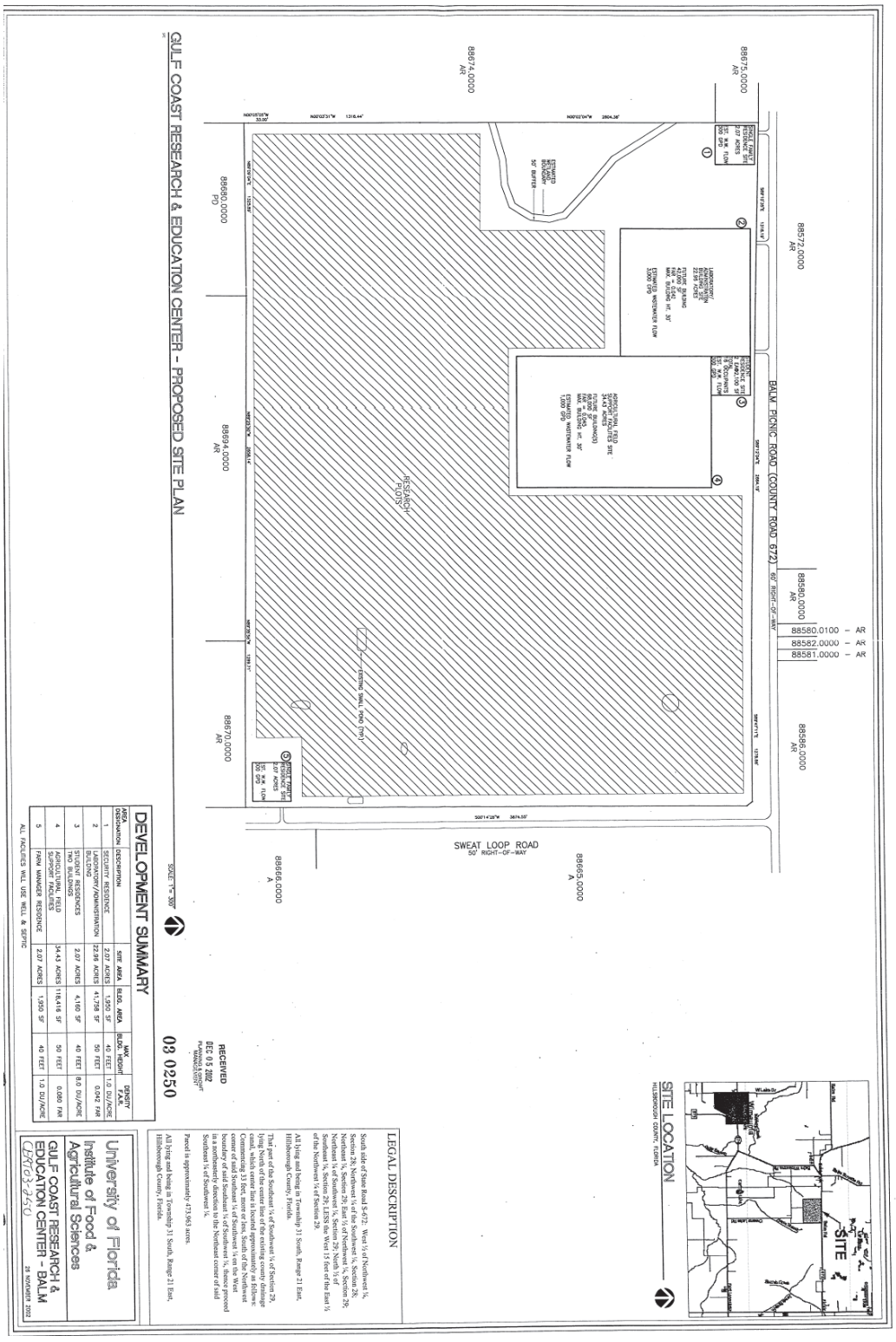
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent 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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plans (Full)



BLDG. DESIGNATION	DESCRIPTION	SITE AREA	BLDG. AREA	MAX. BLDG. HEIGHT	DENSITY F.A.R.
1	SECURITY RESIDENCE	2.07 ACRES	1,950 SF	40 FEET	1.0 DU/ACRE
2	LABORATORY/ADMINISTRATION BUILDING	22.98 ACRES	41,758 SF	50 FEET	0.042 FAR
3	RESEARCH RESIDENCES TWO BUILDINGS	2.07 ACRES	4,100 SF	40 FEET	8.0 DU/ACRE
4	AGRICULTURAL FIELD SUPPORT FACILITIES	344.5 ACRES	116,419 SF	50 FEET	0.080 FAR
5	FARM MANAGER RESIDENCE	2.07 ACRES	1,950 SF	40 FEET	1.0 DU/ACRE

ALL FACILITIES WILL USE WELL & SEPTIC

LEGAL DESCRIPTION

South side of Stone Road S-672: West ½ of Northwest ¼ Section 28; Northwest ¼ of Southwest ¼, Section 28; Northeast ¼ of Southeast ¼, Section 29; Northeast ¼ of Northeast ¼, Section 29; North ½ of Southeast ¼, Section 29; LESS the West 15 feet of the East ½ of the Northwest ¼ of Section 29.

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

That part of the Southwest ½ of Southwest ½ of Section 29, Township 31 South, Range 21 East, Hillsborough County, Florida, lying North of the existing county drainage canal, which center line is located approximately as follows:

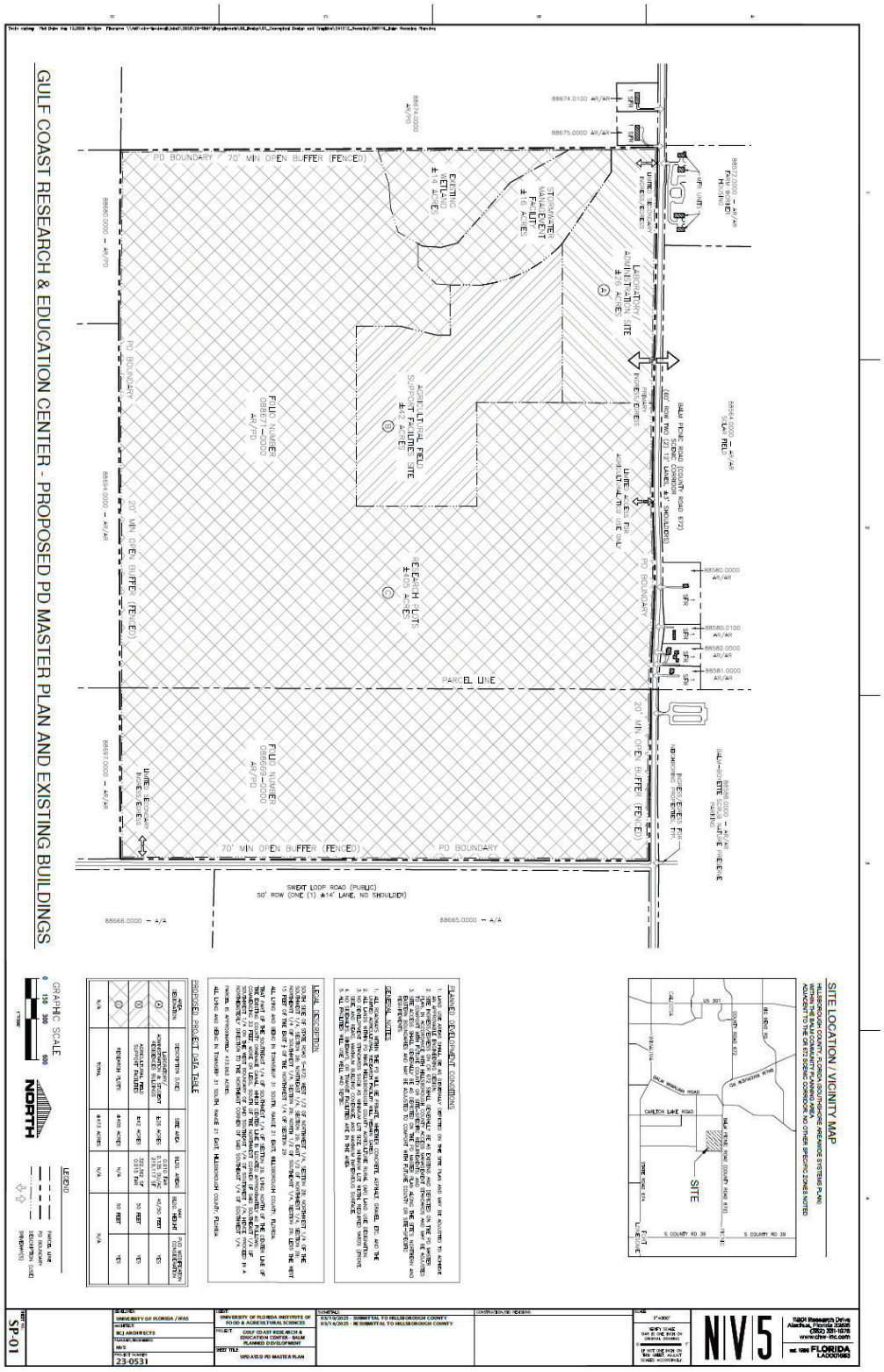
Commencing 33 feet, more or less, South of the Northwest corner of said Southwest ¼ of Southwest ¼; thence Westerly along the North line of the existing county drainage canal, which center line is located approximately as follows: Beginning at a point on the West line of said Section 29, which is a northeasterly direction to the Northeast corner of said Southwest ¼ of Southwest ¼.

Parcel is approximately +17.963 acres.

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

8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 05/12/2025
REVIEWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Transportation
PLANNING SECTOR/AREA: South/ RV	PETITION NO: MM 25-0243

☐ 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

11. ~~The general design and number of the access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~ The project shall be served by and limited to one (1) primary access connection to CR 672. Notwithstanding the above, the project shall be permitted the following additional connections:

11.1 One (1) access connection to CR 672, located west of the primary access connection, which shall be limited to serving traffic to/from the existing structure located in the northwest corner of the PD;

11.2 One (1) access connection to CR 672, located east of the primary access connection, which shall be limited to serving traffic to/from agricultural uses within the project, and for use by TECO.

11.3 One (1) access connection to Sweat Loop Rd., which shall be limited to serving traffic to/from agricultural uses within the project.

[Transportation Review Section staff is proposing to modify this condition to reflect the proposed entitlement changes.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. The analysis shall consider the cumulative effect of existing traffic, plus traffic associated with the proposed increment. The developer shall construct all such turn lanes found to be warranted.

- As CR 672 is a substandard arterial roadway, the developer will be required to improve CR 672, between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:

    - Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

    - Modify the label reading "Limited Access for Agricultural/TICO Use Only" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

    - Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Potential Limited Purpose Access – See Conditions of Approval";

    - Modify the label reading "(60' ROW TWO (2) 12' LANES, +/- 3' Shoulders)" to instead read "Right-of-Way Varies Between +/- 60-feet and +/- 100-feet (See Generate Note 6 for More Information) - TWO (2) 12' LANES, +/- 3' Shoulders".

    - Add General Note 6 which states "+/- CR 672 consists of a +/- 60-foot maintained right-of-way corridor east and west of the project. Along the project's frontage the right-of-way is +/- 100-feet, given past right-of-way dedication of +/- 70-feet from the subject parcel – reference Hillsborough County Official Records Book 12920 Page 0846 and Hillsborough County BOCC Resolution R03-065.

    - Correct the right-of-way linework along the project's frontage to reflect the 40-foot offset along the project's boundary, pursuant to General Note 6.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 474.1 ac. Planned Development (PD) #03-0250. The existing PD is approved for the following uses:

> The development on the site shall be limited to the following:
>
> - 41,758 square feet of office and laboratory uses
> - 118,416 square feet of Agricultural Field Support facilities
> - 2 single-family residential sites
> - 2 dormitory units with a total of 16 student residents
>
> Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities.

The applicant is proposing to modify the PD to allow the following:

> The development on the site shall be limited to the following:
>
> - ~~41,758~~ 219,117 square feet of office and laboratory uses
> - ~~118,416~~ 322,362 square feet of Agricultural Field Support facilities
> - 2 single-family residential sites
> - ~~2~~ 5 dormitory units with a total of ~~16~~ 64 student residents
>
> Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities, such as but not limited to solar and telecommunications/wifi equipment.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Given the unique nature of the use, ITE Trip Generation data was not available to analyze project impacts. As such, the applicant studied existing traffic volumes generated by the existing facility, and proportionally increased the trip generation by the percentage of increase between existing and proposed uses.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing data presented in the applicant's transportation analysis.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Count Data from Transportation Analysis	380	28	40

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Count Data from Transportation Analysis + Adjustment for New Entitlements	673	50	71

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 293	**(+) 22**	**(+) 31**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, publicly maintained, arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 60-feet and +/- 100-feet in width). Along the project's frontage there appears to be +/- 100-feet of right-of-way. There are no sidewalks or bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, which requires a minimum of 108 feet for a rural typical section. The existing right-of-way was approximately 60-feet, and the property previously dedicated and conveyed 40 additional feet along the project's frontage. As such, no additional right-of-way is needed from the subject property.

SITE ACCESS AND CIRCULATION

The existing zoning was approved using old language which provided flexibility in the number and location of access connections. In accordance with current practice, staff has proposed to modify the zoning conditions to reflect the existing/intended access. There is one (1) regular access to serve the site and up to three (3) limited purpose access connections as further described in the conditions of approval. Staff notes that the applicant's study indicates they intend an initial increment of development which may not trigger turn lanes pursuant to Sec. 6.04.04.D.; however, the ultimate buildout of the project may trigger turn lanes. As such, staff has proposed a condition allowing the applicant to study trip generation and site access with each increment of development. The developer will not be required to construct the turn lane until warranted.

SUBSTANDARD ROAD

CR 672 is a substandard arterial roadway. Consistent with recent policy changes, the applicant has chosen to defer a determination regarding substandard road improvements to the site/construction plan review phase. The applicant will be required to improve the public roadway network to standards, request a Section 6.04.02.B. Administrative Variance and/or pursue relief to applicable design standards through the Transportation Technical Manual (TTM) Design Exception process, concurrent with the next increment of development.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 672	Balm Riverview Rd.	Balm Boyette Rd.	D	B
CR 672	US 301	Balm Riverview Rd.	D	B

Source: Hillsborough County 2020 Level of Service Report.

COUNTY OF HILLSBOROUGH

ZONING HEARING MASTER'S RECOMMENDATION

Application number:	MM 25-0479
Hearing date:	May 19, 2025
Applicant:	Gerry Dedenbach
Request:	Major Modification to a Planned Development
Location:	South side of County Road 672, east of Carlton Lake Road, west of Sweat Loop Road, Wimauma
Parcel size:	474.1 acres +/-
Existing zoning:	PD 03-0250
Future land use designation:	AR
Service area:	Rural
Community planning area:	Balm Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application:	MM 25-0479
Zoning Hearing Master Date:	May 19, 2025
BOCC Land Use Meeting Date:	July 22, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Gerry Dedenbach, AICP+LEED AP
FLU Category:	Agricultural/Rural (A/R)
Service Area:	Rural
Site Acreage:	473 MOL
Community Plan Area:	Balm, SouthShore Areawide Systems
Overlay:	None

Introduction Summary:
This property consists of two parcels totaling 473 acres within PD 03-0250. The applicant requests to modify the Planned Development (PD) to modernize conditions, increase non-residential UF/IFAS Extension research area, and add a limited number of onsite graduate housing units for graduate students who are conducting research onsite and residing on the farm during the course of study. The applicant proposes a maximum of seven (7) dormitory units with a total of 64 student residents, 219,117 sf of office & laboratory uses and 322,362 sf of Agricultural Field Support Facilities for a total of 541,479 sf of nonresidential uses.

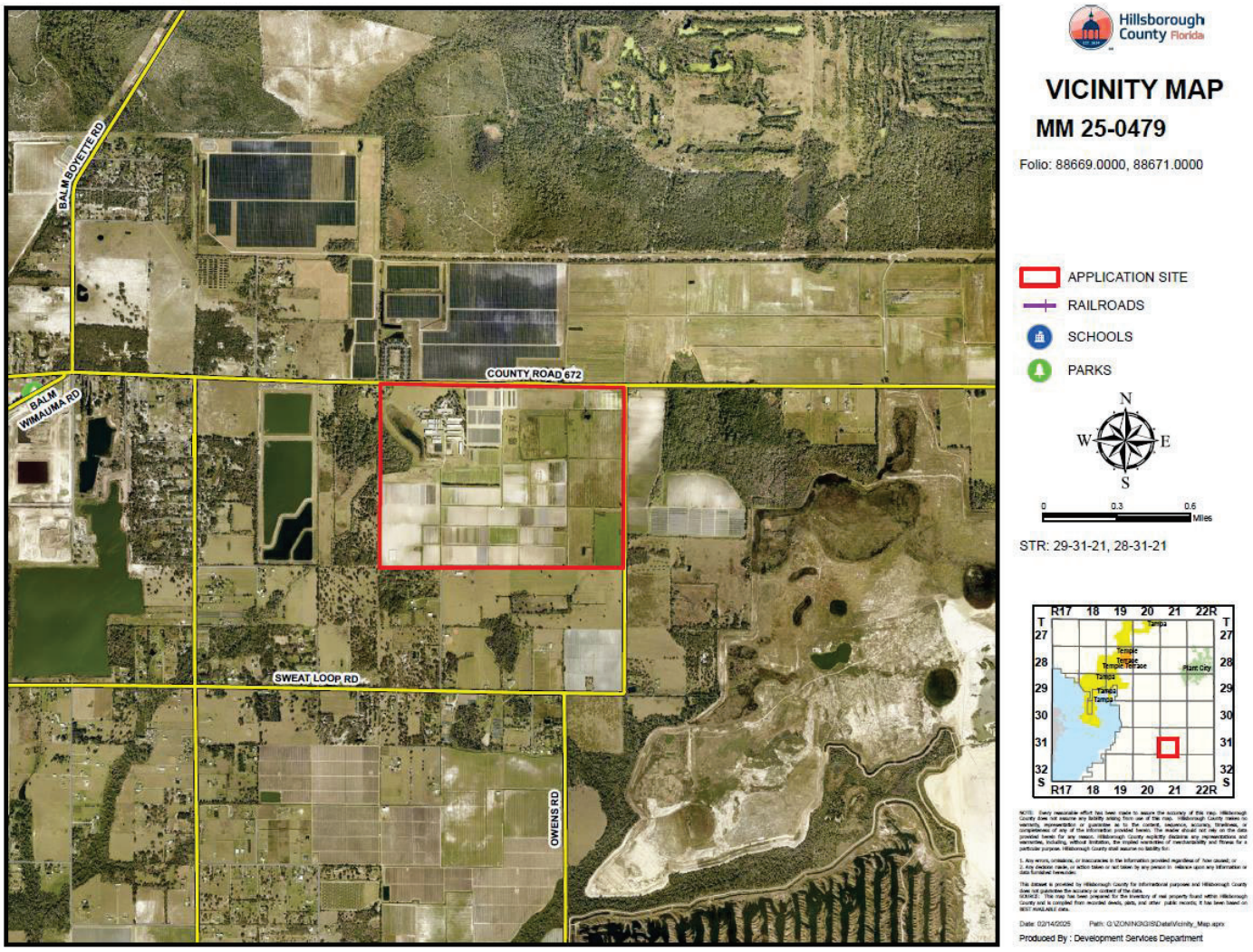
Existing Approval(s):	Proposed Modification(s):
41,758 sf of office and laboratory uses	219,117 sf office and laboratory uses
118,416 sf of agricultural field support facilities	322,362 sf of agricultural field support facilities
2 dormitory units with a total of 16 student residents	7 dormitory units with a total of 64 student residents

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

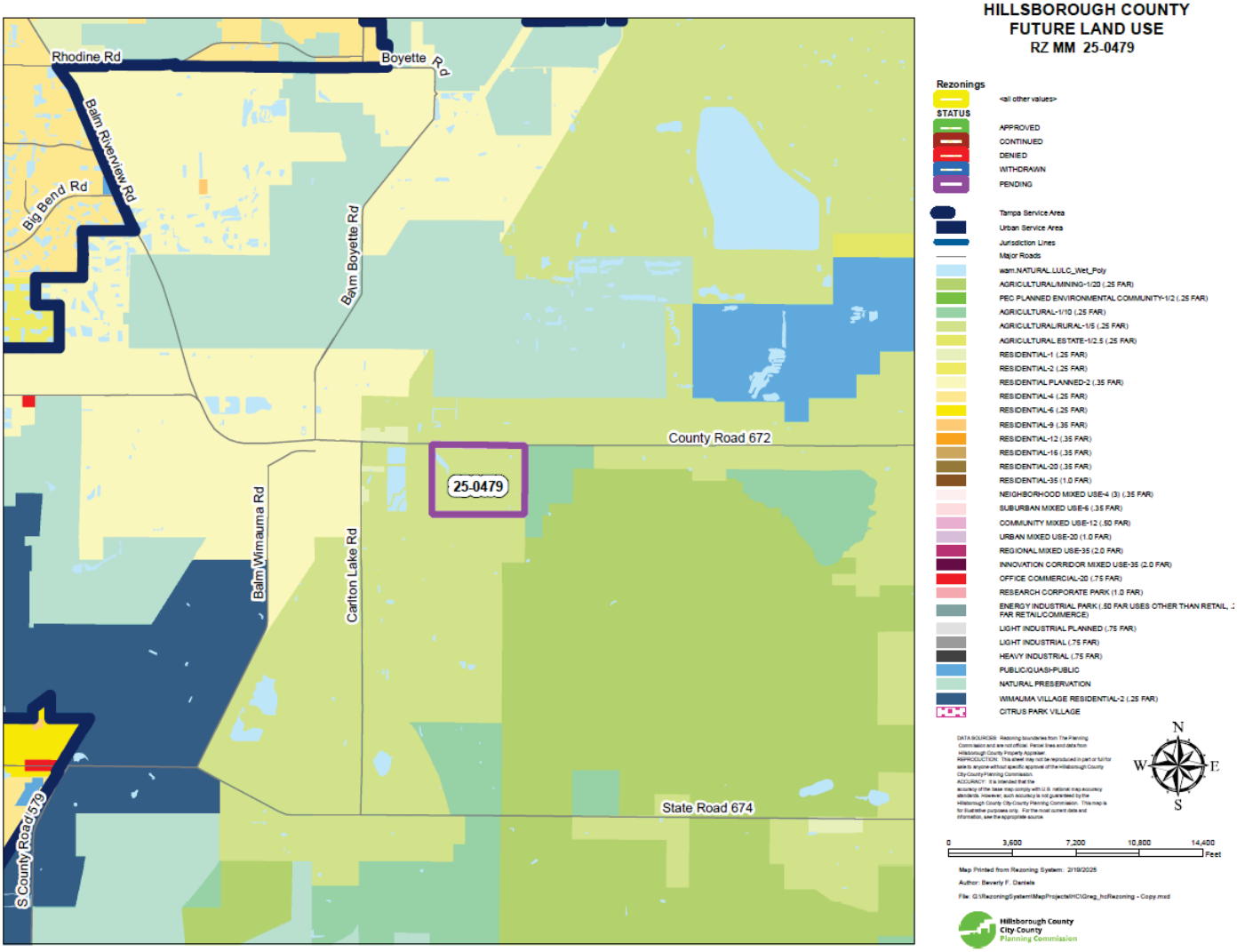


Context of Surrounding Area:

The 473-acre property is comprised of two parcels and is generally located at the southwest corner of the intersection of Sweat Loop Road and Highway 672 in Balm. The property is in the Rural Service Area and is within the Balm and Southshore Community Plans. The surrounding area is predominantly a mixture of single-family residential and agricultural. To the north across County Road 672 is single-family residential, agricultural, and farm worker housing zoned AR. Adjacent to the south is a mobile home park zoned PD 92-0396 and agricultural zoned AR. To the east across Sweat Loop Road is agricultural zoned A. Adjacent to the west is a vacant parcel zoned PD 06-1613 and single-family residential zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

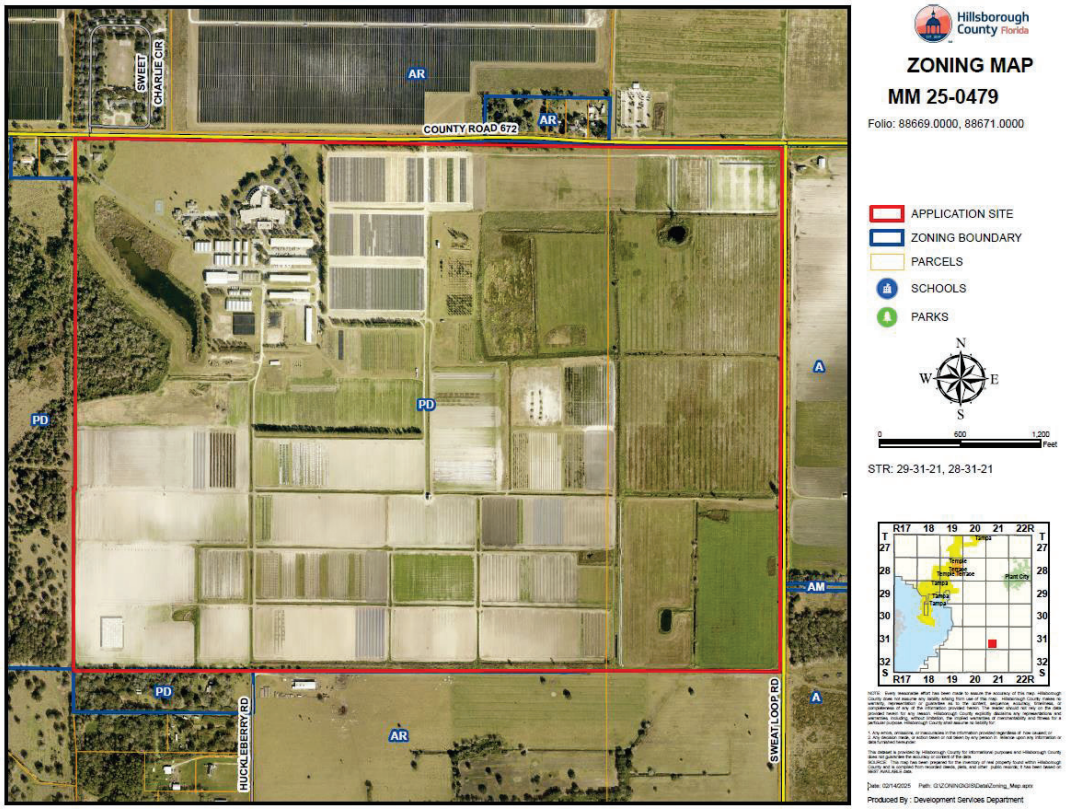
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural/Rural (A/R)
Maximum Density/F.A.R.:	1 du/5 ga; 0.25 F.A.R.
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

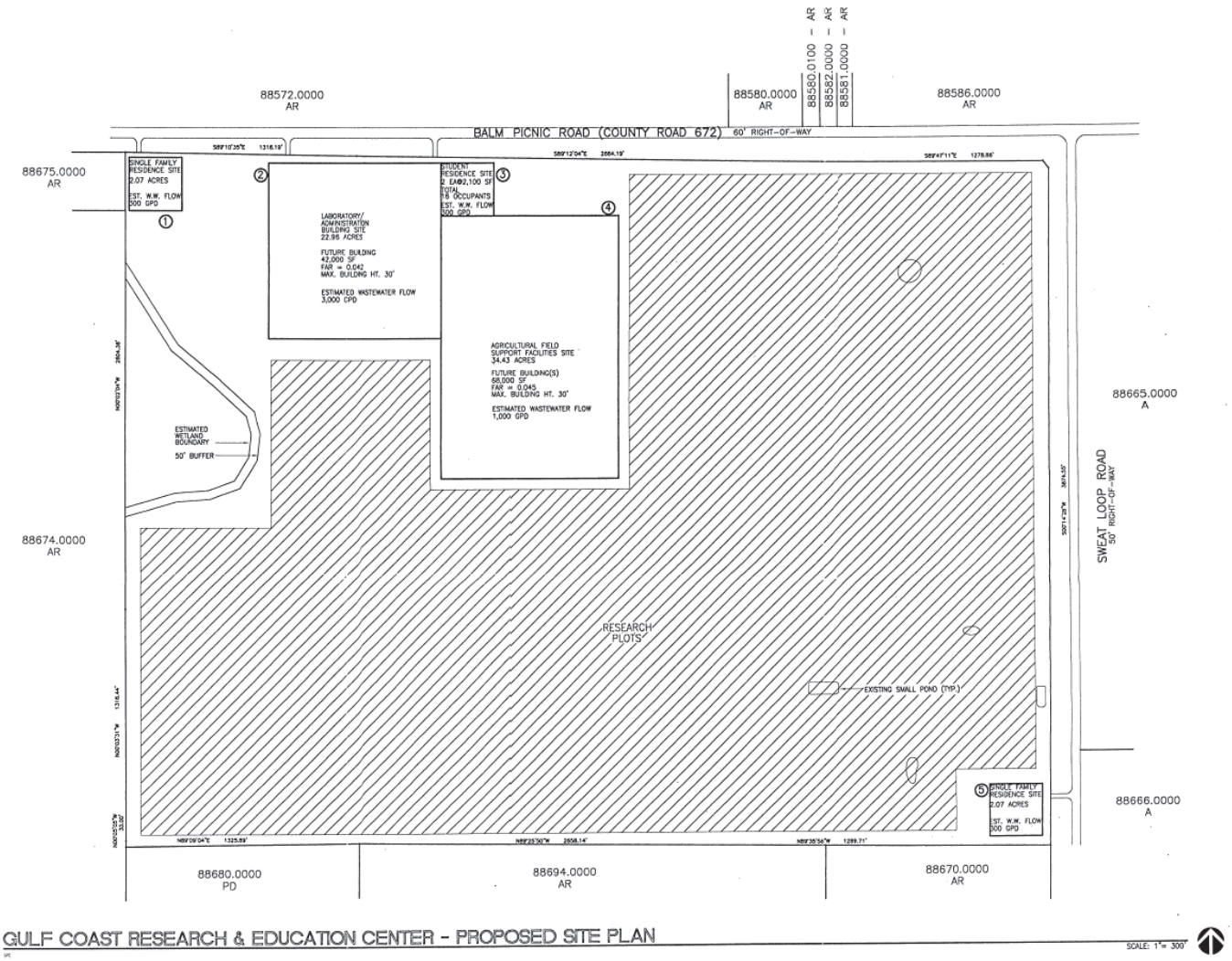
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential, Agricultural, Farm Worker Housing
South	PD 92-0396, AR	Per PD, 1 du/5 ga	Mobile Home Park, Single-Family Residential/Agricultural	Mobile Home Park, Agricultural
East	A	1 du/ 10 ga	Agricultural	Agricultural
West	PD 06-1613, AR	Per PD, 1 du/5 ga	Paintball Field, Single-Family Residential/Agricultural	Vacant, Single-Family Residential

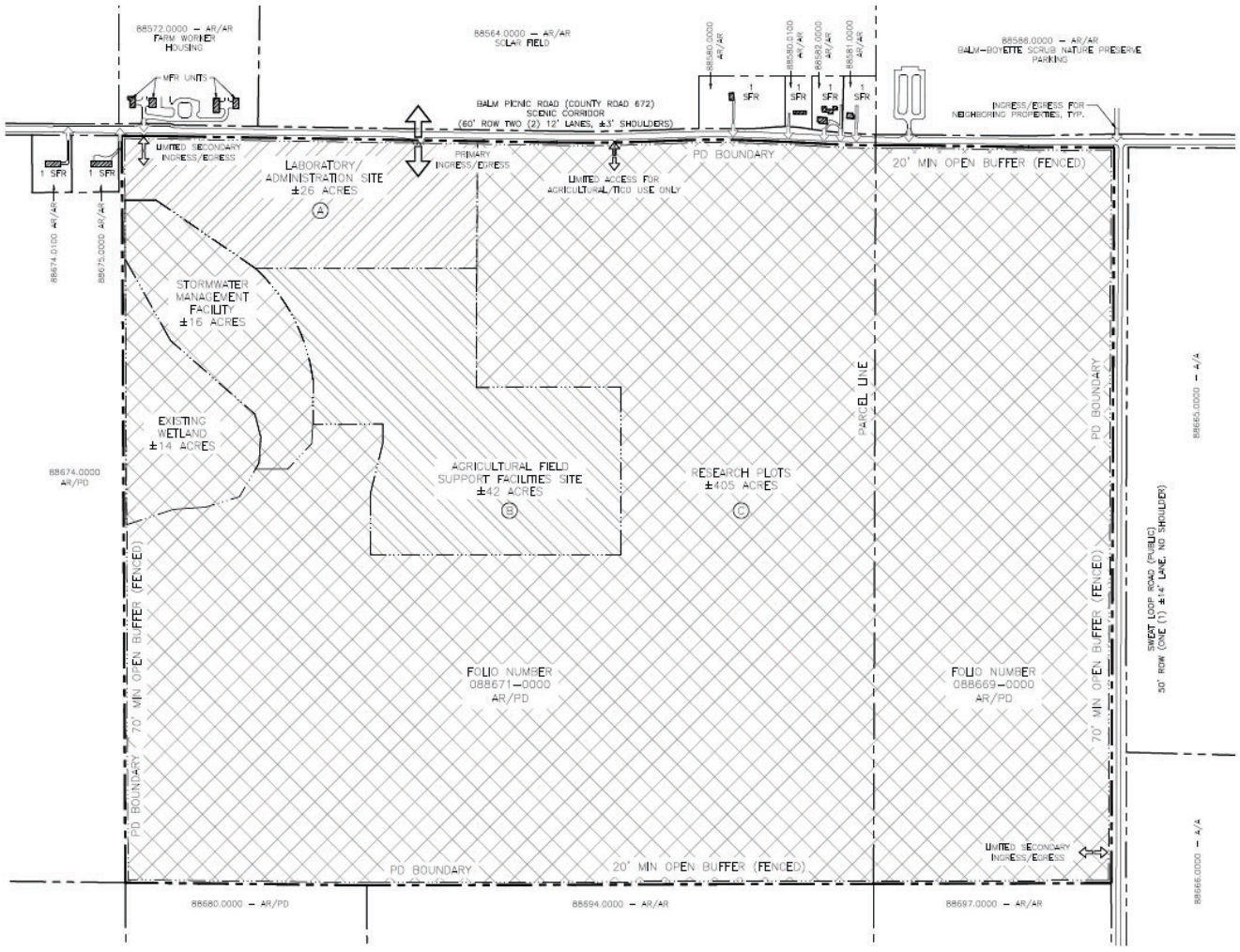
2.0 LAND USE MAP SET AND SUMMARY DATA

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

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



GULF COAST RESEARCH & EDUCATION CENTER - PROPOSED PD MASTER PLAN AND EXISTING BUILDINGS

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**
CR 672	County Arterial - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	380	28	40
Proposed	673	50	71
Difference (+/-)	**(+) 293**	**(+) 22**	**(+) 31**

*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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	Comments Received	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☒ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Other:			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☐Urban ☐ City of Tampa ☒Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Research Facility (Per 1,000 s.f.) Mobility: $1,338 * 350.916 = $469,525.61 Fire: $95 * 350.916 = $33,337.02				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 473-acre property is comprised of two parcels and is generally located at the southwest corner of the intersection of Sweat Loop Road and Highway 672. The property is in the Rural Service Area and is within the Balm and Southshore Community Plans. The surrounding area is predominantly a mixture of single-family residential and agricultural. To the north across County Road 672 is single-family residential, agricultural, and farm worker housing zoned AR. Adjacent to the south is a mobile home park zoned PD 92-0396 and agricultural zoned AR. To the east across Sweat Loop Road is agricultural zoned A. Adjacent to the west is a vacant parcel zoned PD 06-1613 and single-family residential zoned AR.

The current PD 03-0250 is already approved for student housing, laboratory and agricultural support uses; the expansion of those uses would provide essential educational support and agricultural research. Adequate buffering and screening of the 474-acre facility will be provided. In addition, the surrounding uses are similar to the request, residential and agricultural. Therefore, the modification of PD 03-0250 to allow a maximum of seven (7) dormitory units with a total of 64 student residents, 219,117 sf of office & laboratory uses and 322,362 sf of Agricultural Field Support Facilities for a total of 541,479 sf of nonresidential uses would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation
Approvable, subject to proposed conditions

Zoning Administrator Sign Off:	J. Brian Grady

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

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

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:

a. Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

b. Modify the label reading "Limited Access for Agricultural/TICO Use Only" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

c. Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Potential Limited Purpose Access – See Conditions of Approval";

d. Modify the label reading "(60' ROW TWO (2) 12' LANES, +/- 3' Shoulders)" to instead read "Right-of-Way Varies Between +/- 60-feet and +/- 100-feet (See Generate Note 6 for More Information) - TWO (2) 12' LANES, +/- 3' Shoulders".

e. Add General Note 6 which states "+/- CR 672 consists of a +/- 60-foot maintained right-of-way corridor east and west of the project. Along the project's frontage the right-of-way is +/- 100-feet, given past right-of-way dedication of +/- 70-feet from the subject parcel – reference Hillsborough County Official Records Book 12920 Page 0846 and Hillsborough County BOCC Resolution R03-065.

f. Correct the right-of-way linework along the project's frontage to reflect the 40-foot offset along the project's boundary, pursuant to General Note 6.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 6, 2025:

1. The development on the site shall be limited to the following:

- ~~41,758~~ 219,117 square feet of office and laboratory uses
- ~~118,416~~ 322,362 square feet of Agricultural Field Support facilities
- 2 single-family residential sites
- ~~2~~ 7 dormitory units with a total of ~~16~~ 64 student residents

2. Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities, such as but not limited to solar and telecommunications/wifi equipment (excluding Wireless Communication Support Structures).

3. Residential uses shall have a maximum building height of 40 feet, or four (4) stories, whichever is greater.

4. The remaining uses shall be limited to a maximum building height of 50 feet.

5. There shall be a minimum 20-foot wide buffer along the northern perimeter of the site. Within this

buffer area, screening shall be achieved through the use of a type B vegetative screen.

6. There shall be a minimum 70 foot open buffer around the eastern, western property boundaries and a minimum 20 foot open buffer along the southern perimeter of the site.

7. Internal to the site, there shall be a minimum 5-foot wide buffer with type "A" screen, around the portions of the single family residences that are located on the southeastern and northwestern corners of the site.

8. Lighting within the project shall be fully shielded to diffuse glare off site. On-site light poles shall be limited to a maximum height of 25 feet.

9. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures.

~~10. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well as the required 30-foot wetland conservation area setback line from all conservation areas, must be shown on any construction site plans.~~

~~11.~~10. ~~The general design and number of the access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s).Access points may be restricted in movements.~~ The project shall be served by and limited to one (1) primary access connection to CR 672. Notwithstanding the above, the project shall be permitted the following additional connections:

10.1 One (1) access connection to CR 672, located west of the primary access connection, which shall be limited to serving traffic to/from the existing structure located in the northwest corner of the PD;

10.2 One (1) access connection to CR 672, located east of the primary access connection, which shall be limited to serving traffic to/from agricultural uses within the project, and for use by TECO.

10.3 One (1) access connection to Sweat Loop Rd., which shall be limited to serving traffic to/from agricultural uses within the project.

11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

12. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

13. Prior to or concurrent with each increment of development, the developer shall submit a trip generation

and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. The analysis shall consider the cumulative effect of existing traffic, plus traffic associated with the proposed increment. The developer shall construct all such turn lanes found to be warranted.

14. As CR 672 is a substandard arterial roadway, the developer will be required to improve CR 672, between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

~~12.~~15. 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.

~~13. Within ninety days of approval of RZ 03-0250 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

~~14. 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 in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

16. 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.

17. 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.

18. 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).

19. 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.

20. 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.

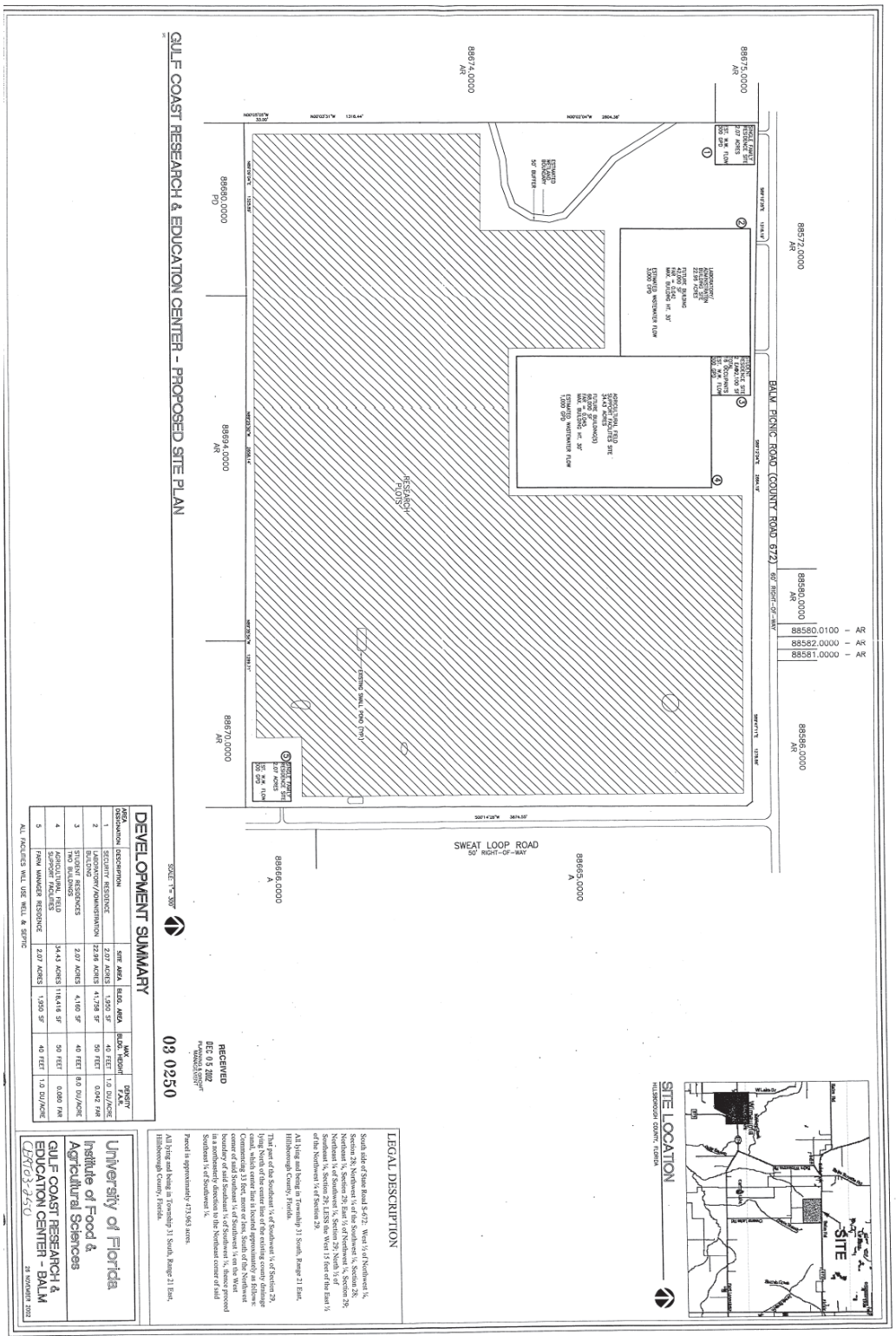
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent 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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

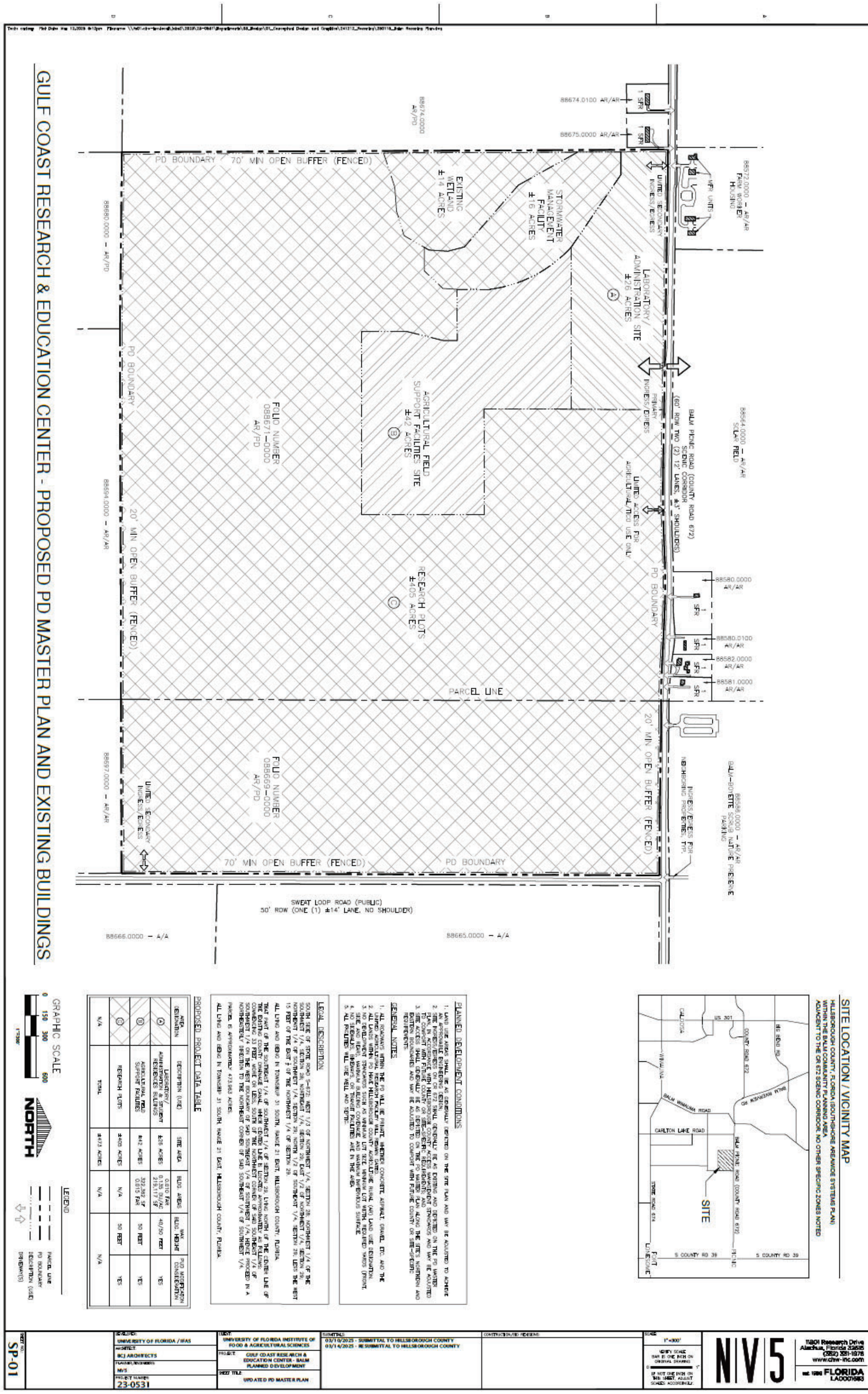
8.0 SITE PLANS (FULL)

8.1 Approved Site Plans (Full)



8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant
Mr. Gerry Dedenbach spoke on behalf of the applicant. Mr. Dedenbach presented the major modification request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript. Ms. Heinrich responded to the zoning master's questions and Mr. Dedenbach's questions.

Mr. Ratliff responded to an issue raised by Mr. Dedenbach related to condition 14, requiring certain roadway improvements.

Development Services Department
Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record. Ms. Heinrich responded to a question Mr. Grandlienard raised regarding changes to the proposed conditions.

Planning Commission
Ms. Alexis Myers, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Nathan Boyd spoke in support of the major modification. He stated the requested modifications would benefit agriculture in the region and the community.

Mr. Stephen Gran spoke in support of the major modification. He stated the Agriculture Economic Development Counsel supports the major modification. He stated the counsel chairperson is Dennis Carlton, who provided a letter of support that is in the record.

Opponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department
Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal
Mr. Dedenbach asked for clarification of the landscape buffer and screening requirements along the Subject Property's north boundary adjacent to County Road 672. Ms. Heinrich

responded to Mr. Dedenbach and responded to the zoning master's questions. Mr. Dedenbach stated the applicant is requesting a PD variation from the LDC requirements for landscape buffer and screening along the Subject Property's north boundary.

The zoning master closed the hearing on MM 25-0479.

C. EVIDENCE SUMBITTED

Mr. Dedenbach submitted to the record at the hearing a copy of a letter in support of the major modification on behalf of the Hillsborough County Agriculture Economic Development Council, from Dennis Carlton, Chair of the Hillsborough County Extension Service, a letter in support from Kenneth Parker, Executive Director of Florida Strawberry Growers Association, and a list of professional credentials of Gerry Dedenbach, AICP.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels with a total of approximately 474.1 acres located at the south side of County Road 672, east of Carlton Lake Road, west of Sweat Loop Road, in Wimauma.

2. The Subject Property is designated AR on the Future Land Use Map and is zoned PD 03-0250.

3. The Subject Property is in the Rural Services Area and is located within the boundaries of the Balm Community Plan and Southshore Areawide Systems Plan.

4. The general area surrounding the Subject Property consists of agricultural and single-family home uses. Adjacent properties include agriculture, single-family homes, a solar farm, and the Balm Boyette Scrub Nature Preserve to the north across County Road 672; agricultural land to the east; agricultural land and single-family homes to the south; and agricultural land and single-family homes to the west.

5. The Subject Property is owned by the University of Florida and is operated as the Institute of Food and Agricultural Sciences (UF/IFAS) Gulf Coast Research and Education Center. The Subject Property is improved with several buildings and structures that are used in the agricultural research and education operation.

6. The Subject Property's PD 03-0250 zoning allows 41,758 square feet of office and laboratory uses, 118,416 square feet of agricultural field support facilities, and two dormitory structures for 16 student residents.

7. The applicant is requesting a major modification of PD 03-0250 to increase the non-residential research area and add dormitory units for graduate students conducting research and living onsite during their course work. The applicant is proposing a maximum of seven dormitory structures to house 64 student residents, 219,117 square feet of office and laboratory space, and 322,362 square feet of

agricultural field support facilities, for a total of 541,479 square feet of non-residential uses.

8. The Development Services Department staff report indicated the applicant was not seeking PD variations. However, at the hearing the applicant's agent, Mr. Dedenbach, raised issues of concern with the buffering and screening conditions. Mr. Dedenbach testified the applicant is requesting a PD variation from LDC Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements. Based on Mr. Dedenbach's hearing testimony, the applicant is requesting a PD variation from LDC section 6.06.06.A. to waive Type B landscape buffer requirements along the Subject Property's north boundary adjacent to County Road 672. Mr. Dedenbach testified at the hearing that it is not possible for the applicant to meet the LDC requirements for buffering and screening along the Subject Property's north boundary adjacent to County Road 672 because the road frontage is over one mile in length, and areas of the road frontage are encumbered by electrical power lines. Mr. Dedenbach testified the applicant will maintain the existing buffering and screening conditions, which include fencing along the Subject Property's north boundary and vegetation along portions of the north boundary.

9. The applicant's revised site plan shows a 20-foot-wide fenced open buffer along the Subject Property's north and south boundaries, and a 70-foot-wide fenced open buffer along the Subject Property's east and west boundaries. Aerial views available on the Hillsborough County Property Appraiser's website and street views available on Google Maps show existing chain-link and barbed wire agricultural fencing along the Subject Property's north boundary and an existing row of trees and other vegetation along western portions of the Subject Property's north boundary.

10. The applicant submitted an Administrative Variance for roadway improvements to County Road 672. However, Hillsborough County Transportation Review staff, Mr. James Ratliff, testified at the hearing that the applicant's Administrative Variance request was not submitted in time for the County Engineer to determine prior to the zoning hearing whether the Administrative Variance is approvable.

11. Development Services Department staff found the proposed major modification compatible with the surrounding properties and in keeping with the general development pattern of the area. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted May 6, 2025.

12. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.

13. Planning Commission staff found the proposed use is compatible with the existing development pattern found within the surrounding area and does support the vision of the Balm Community Plan and SouthShore Areawide Systems Plan. Staff

concluded the proposed major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

14. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.06.06.A. to waive Type B landscape buffer requirements along the Subject Property's north boundary adjacent to County Road 672.

(1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.** Yes. The record shows the Subject Property has been developed and operating for several years in its current use as an agricultural research and education facility, with no apparent adverse impacts to adjacent properties. The record shows the Subject Property has over one mile of frontage along the north boundary adjacent to County Road 672. The record shows the Subject Property's north boundary is fenced and there are existing trees and other vegetation along portions of the north boundary. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.

(2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** Yes. The record shows the Subject Property has been developed and operating for several years in its current use as an agricultural research and education facility, with no apparent adverse impacts to adjacent properties. The record shows the Subject Property has over one mile of frontage along the north boundary adjacent to County Road 672. The record shows the Subject Property's north boundary is fenced and there are existing trees and other vegetation along portions of the north boundary. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

(3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** Yes. The record shows the Subject Property has been developed and operating for several years in its current use as an agricultural research and education facility, with no apparent adverse impacts to adjacent properties. The record shows the Subject Property has over one mile of frontage along the north boundary adjacent to County Road 672. The record shows the Subject Property's north boundary is fenced and there are existing trees and other vegetation along portions of the north boundary. The record shows the variation will allow the applicant to make reasonable expansions to the existing facilities that support its research and educational operation. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and

to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The record shows the Subject Property has been developed and operating for several years in its current use as an agricultural research and education facility, with no apparent adverse impacts to adjacent properties. The record shows the Subject Property has over one mile of frontage along the north boundary adjacent to County Road 672. The record shows the Subject Property's north boundary is fenced and there are existing trees and other vegetation along portions of the north boundary. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed major modification request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification of PD 03-0250 to increase the non-residential research area and add dormitory units for graduate students conducting research and living onsite during their course work. The applicant is proposing a maximum of seven dormitory structures to house 64 student residents, 219,117 square feet of office and laboratory space, and 322,362 square feet of agricultural field support facilities, for a total of 541,479 square feet of non-residential uses. The applicant is requesting a PD variation from LDC section 6.06.06.A. to waive Type B landscape buffer requirements along the Subject Property's north boundary adjacent to County Road 672.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request for a major modification to Planned Development 03-0250, subject to the certification requirements and proposed conditions set out in the

Development Services Department staff report based on the applicant's general site plan submitted May 6, 2025.

Pamela Jo Hatley June 5, 2025

Pamela Jo Hatley PhD, JD Date:
Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 19, 2025 **Report Prepared**: May 8, 2025	**Case Number**: MM 25-0479 **Folio(s)**: 88671.0000 & 88669.0000 **General Location**: South of County Road 672 and west of Sweat Loop Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Agricultural/Rural-1/5 (1 du/5ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Balm & SouthShore Areawide Systems
Rezoning Request	Major Modification (MM) to Planned Development (PD) 03-0250 to modernize conditions and increase the residential and non-residential uses
Parcel Size	473 ± acres
Street Functional Classification	County Road 672 – **County Arterial** Sweat Loop Road – **County Collector**
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Agricultural/Rural-1/5	PD	Public/Quasi-Public/Institutions
North	Agricultural/Rural-1/5 + Natural Preservation	AR	Public Communications/Utilities + Public/Quasi-Public/Institutions + Multi-Family
South	Agricultural/Rural-1/5 + Agricultural/Mining-1/20	AR + PD	Agriculture + Vacant Land + Single Family
East	Agricultural/Rural-1/5 + Agricultural/Mining-1/20 + Agricultural-1/10	A + AM + AR	Agriculture + Vacant Land + Single Family
West	Agricultural/Rural-1/5 + Residential Planned-2	PD + AR + AS-1 + AS-0.4	Agriculture + Vacant Land + Single Family + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 473 ± acre subject site is located south of County Road 672 and west of Sweat Loop Road. The subject site is in the Rural Area and is within the limits of the Balm Community Plan and SouthShore Areawide Systems Plan. The applicant is requesting a Major Modification to modernize conditions, increase the non-residential University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS Extension research area, and add a limited number of onsite graduate housing units for graduate students who are conducting research onsite and residing on the farm during the course of study.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is established to designate on the Future Land Use Map the location for areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area. Agricultural uses are currently on the subject site. Agricultural uses extend to the south, east and west. Public communications/utilities, public/quasi-public/institution and multi-family uses are north of the property. Single-family uses are also to the north, south, west and further east down along County Road 672. The proposed modification meets the intent of FLUS Objective 1.2 as it is compatible with the surrounding area.

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 subject site is in the Agricultural/Rural-1/5 (A/R-1/5) Future Land Use category. The A/R-1/5 designation allows for the consideration of farms, ranches, feed lots, residential, neighborhood commercial, offices, industrial uses related to agricultural uses and mining related activities. The proposal meets the intent of FLUS Objective 2.2 as residential and agricultural uses are allowed in this category.

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 does meet 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 of agriculture, public/quasi-public/institution and single-family uses. FLUS Policy 4.4.1 states that 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 the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. FLUS Objective 5.1 notes that in recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County should promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. Accordingly, FLUS Policy 5.1.5 states that in the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to ensure that the remaining acreage is indeed agriculturally viable. Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government. The request is similar in nature to the surrounding development and would allow for the continuation of agricultural uses, and therefore, is consistent with FLUS Objective 4.4, FLUS Policy 4.4.1, FLUS Objective 5.1 and FLUS Policy 5.1.5.

The site is located within the limits of the Balm Community Plan and SouthShore Areawide Systems Plan. Goal 3 of the Balm Community Plan strives for Balm residents, business stakeholders, and land owners strongly support the viability and profitability of agricultural businesses in order to provide a strong, diversified economic base for the community. The plan recommends the community to protect agricultural uses in the area. Goal 1 under the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan promotes sustainable growth and development that is clustered and well planned to preserve the area’s environment, cultural identity and livability. The proposed request is consistent with the goals of the Balm Community Plan and SouthShore Areawide Systems Plan in the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area and does support the vision of Balm Community Plan and SouthShore

Areawide Systems Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to the proposed conditions by the Development Services Department.

FUTURE LAND USE SECTION

Rural Areas

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.*

Compatibility

Policy 3.1.3: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

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.*

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 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.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*
a) the creation of like uses; or
b) creation of complementary uses; or
c) mitigation of adverse impacts; and
d) transportation/pedestrian connections

Agriculture

Objective 5.1: *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.*

Policy 5.1.5: *In the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to ensure that the remaining acreage is indeed agriculturally viable. Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government.*

LIVABLE COMMUNITIES ELEMENT: BALM COMMUNITY PLAN

Goal 3: *Balm residents, business stakeholders, and land owners strongly support the viability and profitability of agricultural businesses in order to provide a strong, diversified economic base for the community.*

Balm community members recommend…

- *Expansion of traditional agricultural uses and the production of new, sustainable agriculture uses including but not limited to organic farming and alternative energy or bio fuel production. (Examples of existing businesses: Goodson Farms, Jaymar Farms, Davis Farms, etc.)*
- *Balancing agriculture's need for protection from incompatible uses while acknowledging the market conditions affecting its continued viability.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

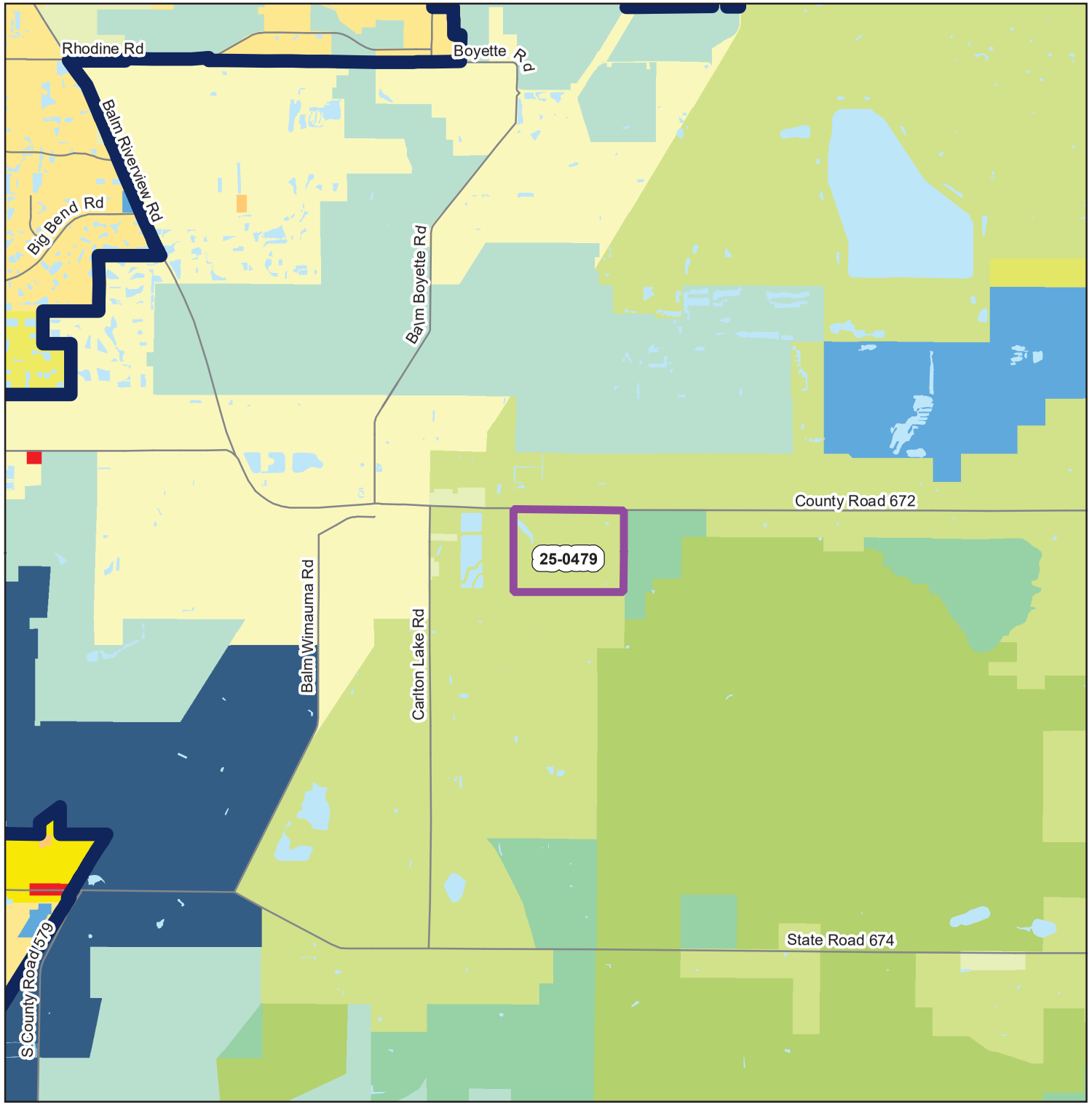
Cultural/Historic Objective

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

The community desires to:

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ MM 25-0479



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Jurisdiction Lines
- Major Roads
- wam.NATURAL.LULC_Wet_Poly
- 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 PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

N W E S

0 3,600 7,200 10,800 14,400 Feet

Map Printed from Rezoning System: 2/19/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: University of Florida / Institute of Food and Agricultural Sciences (IFAS) Gulf Coast Research & Education Center (GCREC) - PD Modification

Zoning File: PD 03-0250 **Modification:** MM 25-0479

Atlas Page: None **Submitted:** 06/18/2025

To Planner for Review: 06/23/2025 **Date Due:** ASAP

Contact Person: Gerry Dedenbach **Phone:** gerry.dedenbach@nv5.com/352.331.1976

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

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

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

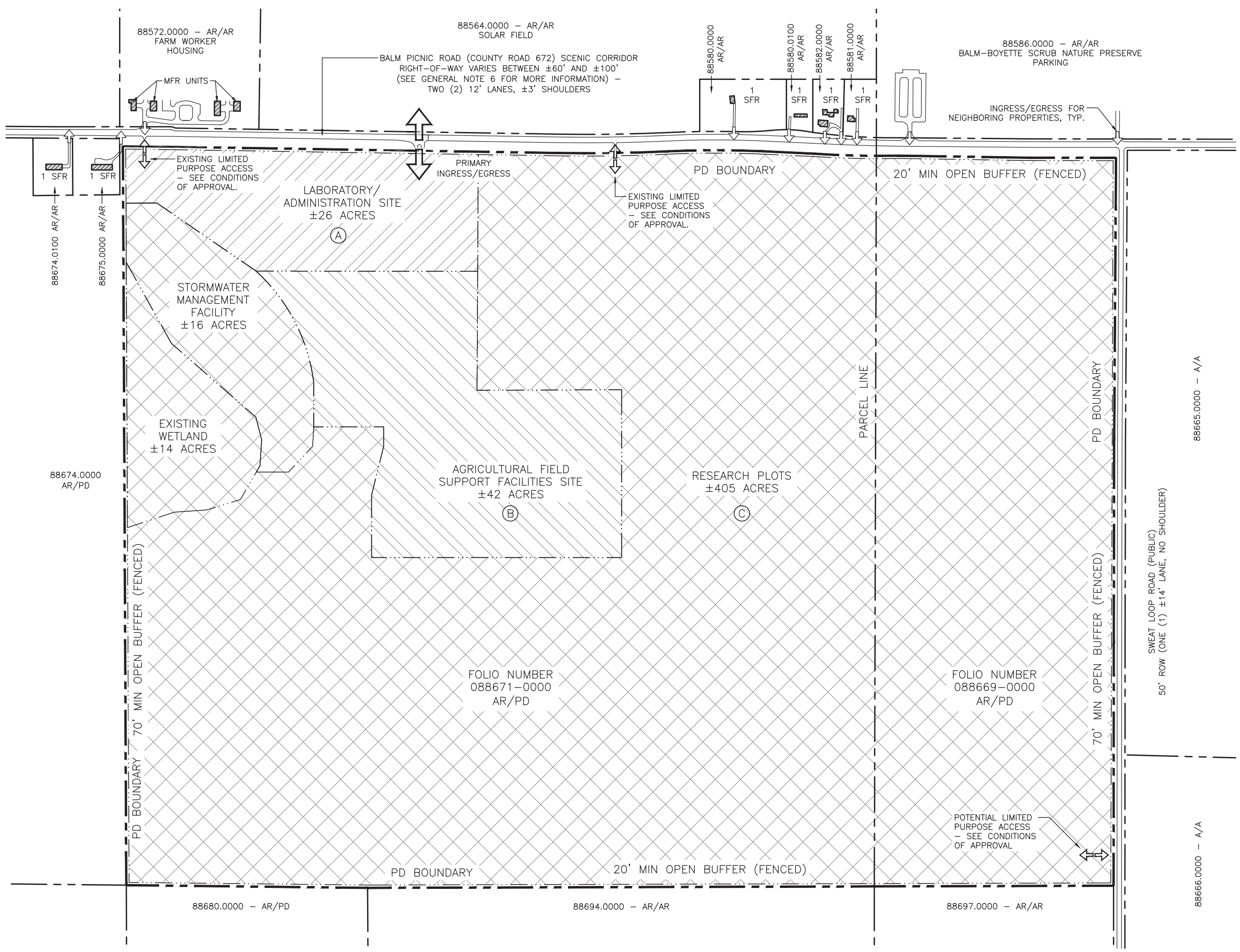
Reviewed by: Christopher Grandlienard Date: 06-23-25

Date Agent/Owner notified of Disapproval: _____

Received June 23, 2025
Development Services

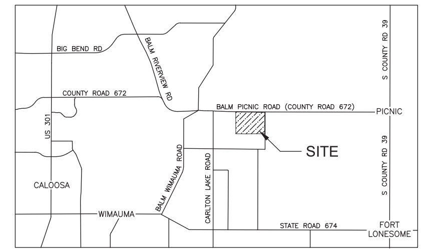
25-0479

GULF COAST RESEARCH & EDUCATION CENTER - PROPOSED PD MASTER PLAN AND EXISTING BUILDINGS



SITE LOCATION / VICINITY MAP

HILLSBOROUGH COUNTY, FLORIDA (SOUTHSHORE AREAWIDE SYSTEMS PLAN)
WITHIN THE BALM COMMUNITY PLANNING AREA
ADJACENT TO THE CR 672 SCENIC CORRIDOR. NO OTHER SPECIFIC ZONES NOTED



PLANNED DEVELOPMENT CONDITIONS

1. LAND USE AREAS SHALL BE AS GENERALLY DEPICTED ON THE SITE PLAN AND MAY BE ADJUSTED TO ACHIEVE AN APPROVABLE ENGINEERING DESIGN;
2. SITE INGRESS/EGRESS ON CR 672 SHALL GENERALLY BE AS EXISTING AND DEPICTED ON THE PD MASTER PLAN, IN ACCORDANCE WITH HILLSBOROUGH COUNTY ACCESS MANAGEMENT STANDARDS AND MAY BE ADJUSTED TO COMPORT WITH FUTURE COUNTY OR SITE–SPECIFIC REQUIREMENTS; AND
3. SITE ACCESS SHALL GENERALLY BE AS DEPICTED ON THE PD MASTER PLAN ALONG THE SITE'S NORTHERN AND EASTERN BOUNDARIES AND MAY BE ADJUSTED TO COMPORT WITH FUTURE COUNTY OR SITE–SPECIFIC REQUIREMENTS.

GENERAL NOTES

1. ALL ROADWAYS WITHIN THE PD WILL BE PRIVATE, WHETHER CONCRETE, ASPHALT, GRAVEL, ETC. AND THE UNIFIED AGRICULTURAL RESEARCH FACILITY WILL REMAIN GATED.
2. ALL LANDS WITHIN PD HAVE HILLSBOROUGH COUNTY AGRICULTURE RURAL (AR) LAND USE DESIGNATION.
3. NO DEVELOPMENT STANDARDS SUCH AS MINIMUM LOT SIZE, MINIMUM LOT WIDTH, REQUIRED YARDS (FRONT, SIDE, AND REAR), MAXIMUM BUILDING COVERAGE, AND MAXIMUM IMPERVIOUS SURFACE.
4. NO SIDEWALKS, BIKEWAYS, OR TRANSIT FACILITIES ARE IN THE AREA
5. ALL FACILITIES WILL USE WELL AND SEPTIC.
6. +/– CR 672 CONSISTS OF A +/– 60–FOOT MAINTAINED RIGHT–OF–WAY CORRIDOR EAST AND WEST OF THE PROJECT. ALONG THE PROJECT'S FRONTAGE THE RIGHT–OF–WAY IS +/– 100–FEET, GIVEN PAST RIGHT–OF–WAY DEDICATION OF +/– 70–FEET FROM THE SUBJECT PARCEL – REFERENCE HILLSBOROUGH COUNTY OFFICIAL RECORDS BOOK 12920 PAGE 0846 AND HILLSBOROUGH COUNTY BOCC RESOLUTION R03–065.

LEGAL DESCRIPTION

SOUTH SIDE OF STATE ROAD S–672: WEST 1/3 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 ½ OF THE NORTHWEST 1/4 OF SECTION 29.

ALL LYING AND BEING IN TOWNSHUP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

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, HENCE PROCEED IN A NORTHEASTERLY DIRECTION TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4.

PARCEL IS APPROXIMATELY 473.963 ACRES.

ALL LYING AND BEING IN TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PROPOSED PROJECT DATA TABLE

AREA DESIGNATION	DESCRIPTION (USE)	SITE AREA	BLDG. AREAS	MAX BLDG. HEIGHT	PUD MODIFICATON CONSIDERATION
A	LABORATORY/ ADMINISTRATION & STUDENT RESIDENCES BUILDINGS	±26 ACRES	0.010 FAR 0.135 DU/AC 219,117 SF	40/50 FEET	YES
B	AGRICULTURAL FIELD SUPPORT FACILITIES	±42 ACRES	322,362 SF 0.015 FAR	50 FEET	YES
C	RESEARCH PLOTS	±405 ACRES	N/A	50 FEET	YES
N/A	TOTAL	±473 ACRES	N/A	N/A	

GRAPHIC SCALE
0 150 300 600
1"=300'

NORTH

LEGEND
PARCEL LINE
PD BOUNDARY
DESCRIPTION (USE)
DRIVEWAY(S)

NV5
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683

SCALE: 1"=300'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
03/10/2025 - SUBMITTAL TO HILLSBOROUGH COUNTY
03/14/2025 - RESUBMITTAL TO HILLSBOROUGH COUNTY
06/18/2025 - RESUBMITTAL TO HILLSBOROUGH COUNTY

CLIENT: UNIVERSITY OF FLORIDA INSTITUTE OF FOOD & AGRICULTURAL SCIENCES
PROJECT: GULF COAST RESEARCH & EDUCATION CENTER - BALM PLANNED DEVELOPMENT
SHEET TITLE: UPDATED PD MASTER PLAN
DEVELOPER: UNIVERSITY OF FLORIDA / IFAS
ARCHITECT: BCJ ARCHITECTS
PLANNER/ENGINEERS: NVS
PROJECT NUMBER: 23-0531
SHEET NO.: SP-01

Tech: carlosp Plot Date: Jun 18,2025 3:32pm Filename: N:\2023\23-0531\Departments\03_Design\01_Conceptual Design and Graphics\241212_Rezoning\250115_Balm Rezoning Plan.dwg

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 05/12/2025
REVIEWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Transportation
PLANNING SECTOR/AREA: South/ RV	PETITION NO: MM 25-0243

☐ 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

11. ~~The general design and number of the access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s).Access points may be restricted in movements.~~ The project shall be served by and limited to one (1) primary access connection to CR 672. Notwithstanding the above, the project shall be permitted the following additional connections:

11.1 One (1) access connection to CR 672, located west of the primary access connection, which shall be limited to serving traffic to/from the existing structure located in the northwest corner of the PD;

11.2 One (1) access connection to CR 672, located east of the primary access connection, which shall be limited to serving traffic to/from agricultural uses within the project, and for use by TECO.

11.3 One (1) access connection to Sweat Loop Rd., which shall be limited to serving traffic to/from agricultural uses within the project.

[Transportation Review Section staff is proposing to modify this condition to reflect the proposed entitlement changes.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. The analysis shall consider the cumulative effect of existing traffic, plus traffic associated with the proposed increment. The developer shall construct all such turn lanes found to be warranted.

- As CR 672 is a substandard arterial roadway, the developer will be required to improve CR 672, between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:

    - Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

    - Modify the label reading "Limited Access for Agricultural/TICO Use Only" to instead read "Existing Limited Purpose Access – See Conditions of Approval";

    - Modify the label reading "Limited Secondary Ingress/Egress" to instead read "Potential Limited Purpose Access – See Conditions of Approval";

    - Modify the label reading "(60' ROW TWO (2) 12' LANES, +/- 3' Shoulders)" to instead read "Right-of-Way Varies Between +/- 60-feet and +/- 100-feet (See Generate Note 6 for More Information) - TWO (2) 12' LANES, +/- 3' Shoulders".

    - Add General Note 6 which states "+/- CR 672 consists of a +/- 60-foot maintained right-of-way corridor east and west of the project. Along the project's frontage the right-of-way is +/- 100-feet, given past right-of-way dedication of +/- 70-feet from the subject parcel – reference Hillsborough County Official Records Book 12920 Page 0846 and Hillsborough County BOCC Resolution R03-065.

    - Correct the right-of-way linework along the project's frontage to reflect the 40-foot offset along the project's boundary, pursuant to General Note 6.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 474.1 ac. Planned Development (PD) #03-0250. The existing PD is approved for the following uses:

> The development on the site shall be limited to the following:
>
> - 41,758 square feet of office and laboratory uses
> - 118,416 square feet of Agricultural Field Support facilities
> - 2 single-family residential sites
> - 2 dormitory units with a total of 16 student residents
>
> Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities.

The applicant is proposing to modify the PD to allow the following:

> The development on the site shall be limited to the following:
>
> - ~~41,758~~ 219,117 square feet of office and laboratory uses
> - ~~118,416~~ 322,362 square feet of Agricultural Field Support facilities
> - 2 single-family residential sites
> - ~~2~~ 5 dormitory units with a total of ~~16~~ 64 student residents
>
> Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities, such as but not limited to solar and telecommunications/wifi equipment.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Given the unique nature of the use, ITE Trip Generation data was not available to analyze project impacts. As such, the applicant studied existing traffic volumes generated by the existing facility, and proportionally increased the trip generation by the percentage of increase between existing and proposed uses.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing data presented in the applicant's transportation analysis.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Count Data from Transportation Analysis	380	28	40

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Count Data from Transportation Analysis + Adjustment for New Entitlements	673	50	71

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 293	**(+) 22**	**(+) 31**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, publicly maintained, arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 60-feet and +/- 100-feet in width). Along the project's frontage there appears to be +/- 100-feet of right-of-way. There are no sidewalks or bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, which requires a minimum of 108 feet for a rural typical section. The existing right-of-way was approximately 60-feet, and the property previously dedicated and conveyed 40 additional feet along the project's frontage. As such, no additional right-of-way is needed from the subject property.

SITE ACCESS AND CIRCULATION

The existing zoning was approved using old language which provided flexibility in the number and location of access connections. In accordance with current practice, staff has proposed to modify the zoning conditions to reflect the existing/intended access. There is one (1) regular access to serve the site and up to three (3) limited purpose access connections as further described in the conditions of approval. Staff notes that the applicant's study indicates they intend an initial increment of development which may not trigger turn lanes pursuant to Sec. 6.04.04.D.; however, the ultimate buildout of the project may trigger turn lanes. As such, staff has proposed a condition allowing the applicant to study trip generation and site access with each increment of development. The developer will not be required to construct the turn lane until warranted.

SUBSTANDARD ROAD

CR 672 is a substandard arterial roadway. Consistent with recent policy changes, the applicant has chosen to defer a determination regarding substandard road improvements to the site/construction plan review phase. The applicant will be required to improve the public roadway network to standards, request a Section 6.04.02.B. Administrative Variance and/or pursue relief to applicable design standards through the Transportation Technical Manual (TTM) Design Exception process, concurrent with the next increment of development.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 672	Balm Riverview Rd.	Balm Boyette Rd.	D	B
CR 672	US 301	Balm Riverview Rd.	D	B

Source: Hillsborough County 2020 Level of Service Report.

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**
CR 672	County Arterial - Rural	2 Lanes ☒Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	380	28	40
Proposed	673	50	71
Difference (+/-)	**(+) 293**	**(+) 22**	**(+) 31**

*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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 19, 2025	**COMMENT DATE:** February 26, 2025
PETITION NO.: 25-0479	**PROPERTY ADDRESS:** 14625 CR 672, Wimauma
EPC REVIEWER: Dessa Clock	**FOLIO #:** 0886690000 & 0886710000
CONTACT INFORMATION: (813) 627-2600 x 1158	**STR:** 28 & 29-31S-21E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: Updates to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands and other surface waters located throughout property.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- 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.

- 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.

- 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).

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- The site plan depicts Other Surface Water (OSW) impacts that have not been authorized by the Executive Director of the EPC. The impacts are indicated for ingress and egress in the southeast portion of the property. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. It is recommended that a request for determination of Noticed Exempt Activities (WEA10 - Exempt Activities in Wetlands (formsite.com) be submitted.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

dc/cb

ec: Gerry.dedenbach@NV5.com

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	05/02/2025
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Gerry Dedenbach, AICP + LEED AP	**PETITION NO:**	25-0479
LOCATION:	14625 Co Rd 672		
FOLIO NO:	88671.0000 88669.0000		

Estimated Fees:

Research Facility
(Per 1,000 s.f.)
Mobility: $1,338 * 350.916 = $469,525.61
Fire: $95 * 350.916 = $33,337.02

Project Summary/Description:

Rural Mobility, South Fire - 350,916 sq ft research/educational facility, housing is accessory to the facility and not subject to impact fees.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0479 **REVIEWED BY:** Randy Rochelle **DATE:** 3/3/2025

FOLIO NO.: 88671.0000 and 88669.0000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ A __ inch water main exists ☐ (adjacent to the site), ☐ (approximately __ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A ___ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

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:**	2/21/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	2/26/2025
PROPERTY OWNER:	University of Florida Board of Trustees	**PID:**	25-0479
APPLICANT:	Gerry Dedenbach, AICP + LEED AP		
LOCATION:	14625 County Rd. 672 Wimauma, FL 33598		
FOLIO NO.:	88671.0000, 88669.0000		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Potable Water Wellfield Protection Area (PWWPA). Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with the PWWPA which can be found in Section 3.05.05 of the Hillsborough County Land Development Code (LDC) and Rule 62-521.400 Florida Administrative Code (F.A.C.). Based on the information provided in the application, the proposed activities do not appear to be restricted or prohibited.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 17 Feb. 2025

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

APPLICANT: Gerry Dedenbach **PETITION NO:** MM 25-0479

LOCATION: 14625 Co. Rd. 672, Wimauma, FL 33598

FOLIO NO: 88671.0000, 88669.0000 **SEC:** 29 **TWN:** 31 **RNG:** 21

☒ 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: _____.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. CER-1654
Digital Reporter

MS. HEINRICH: Our next application is Item D.10., Major Mod 25-0479. The applicant is requesting a Major Modification in PD 03-0250. Chris Grandlienard with Development Services has reviewed this application and will provide staff findings after the applicant's presentation.

MR. DEDENBACH: Good evening. My name is Gerry Dedenbach. My address is 11801 Research Drive, Alachua, Florida. And I am very proud to be here tonight on behalf of the University of Florida and the Institute of Food and Agricultural Sciences.

I wanted to take just a brief moment to thank your staff, as a somewhat foreigner from the Gator Country down here in the Bulls Area, where my son got a couple degrees. It's been very nice to work with Ms. Heinrich, Ms. Rome, Chris, and of course, James. They've been very helpful in acclimating me to your standards here.

I was hoping that I was going to have the most unique project here tonight, with a nearly 500-acre farm, 20 miles, as the crow flies, southeast of the City of Tampa here. We are here tonight with a 473-acre site that was approved by a Planned Development in 2003, so it's about a 25-year-old PD here.

We are requesting amendment to this PD to bring it consistent with current comprehensive plan policies, overlay districts, and land development code, and also increase the square footage of research and educational institutional area on

the site, and allow a limited number of onsite graduate researchers to reside on the property.

The aerial that you can see here is the project site out on County Road 672. And what occurs on this property is research, teaching, and extension services. We started this process in November of last year and have met with your staff and spoken with them numerous times on the phone and via Zoom, and this is really to allow us to come forward with an agricultural artificial intelligence center out on the Gulf Coast Research Education Facility.

This is where the project is located in southeastern Hillsborough County. Across the street from this site is the Balm Boyette Nature Preserve, and there's also a TECO large scale solar facility on the north side of this property. This property, at over 470 acres, is a one mile stretch along County Road 672, in the very rural portion of southeast Hillsborough County.

You might know some of the things that occurred here, which are strawberry production and of course, research. And in the lower picture here, they are actually growing hops here in the State of Florida. They will be soon celebrating their centennial out there, and if you go on the website, all are invited to come and tour the farm.

This is the PD from RZ 03-250. And you can see here, in the northwest and southeast corner, there were two

residential areas that were planned for a farm resident manager and a security house on the corner. The central area of the PD also had laboratory and administration buildings in it, and then student residences up on County Road 672.

Lastly, that center area that's coming in a dark green, was agricultural field support facilities, meaning greenhouses and areas where research takes place. The rest of the property is an active farm. Overall, this is the development summary of the site. There were two residences. There were two student residence buildings out there for a very oddly done, but eight dwelling units per acre, as opposed to taking the residences and dividing it over the gross area of the site. That's one of the things we're clearing up.

And then the remainder of the site is agricultural plots here. Here is our revised PD master plan, which more accurately depicts what is occurring on the site. As you can see in the northwestern and northcentral portion is where the agricultural -- actually academic facilities are and where the student residences are. Those are in the orange area. In the blue area are where there are support facilities, meaning greenhouses and facilities for the actual conducting of agricultural research and maintenance of the farm.

And all of the rest of the area are research plots. We have submitted, with our application, justification reports that analyze the Hillsborough County Comprehensive Plan, as well

as the SouthShore Areawide Systems Planning Overlay and the Balm Community Plan. And when I was encouraged to read those by Mr. Grandlienard, I was like, these are written for this because they are highly supportive of agricultural and higher education uses in southeastern Hillsborough County, which is exactly what this research facility does.

There are two points in the staff comments that we wanted to add clarity to. Condition 14 requires the improvement of County Road 672 to the point of nearest connection, where there is a standard road, that is seven miles away from the site. We have an administrative variance that we have filed. It is financially impracticable to improve seven miles of road by the State University system all the way westerly back into the urbanized area. And so we are asking that that condition be modified, because that is an impossibility for this facility to do.

And then on Condition 21, it states that, "If the site construction plans or their equivalent have not been approved all or in part within five years, then the Certified PD General Development Plan expires for the internal transportation network and external access points." No modifications are being proposed to the internal transportation network, nor to the external points. And we've clarified that on our master plan, so nothing will change. And this site has been substantially built over the last quarter century.

One last point in there was staff Condition Number 5 had mandated, consistent with the original 2003 approval, that there would be buffers around the entirety of the farm, so along 672 up north and then down Sweat Loop Road on the east and around the southern side. In Condition 4, it states that there shall be a Type B buffer installed in that.

When the original PD was approved, a 30-foot right-of-way strip was dedicated to Hillsborough County for the ultimate widening or modification to County Road 672. In the area where we are, with one mile of frontage along the County Road and abutting industrial scale solar, it would look a little odd to have a landscape buffer in the middle of the country, abutting country and other like preserve areas and a solar farm.

So we're asking that that Type B buffer be removed from that one-mile strip along there. And the front of the site will remain as is, which has vegetation, and is a farm out in rural farming country.

So with that, I'd like to conclude that this has been judged compatible with the comprehensive plan by Hillsborough County staff. The professional recommendations of all your staff departments are contained in the report, and they are recommending approval tonight. And we want to thank you on behalf of the University of Florida and the Food, or excuse me, the Institute of Food and Agricultural Sciences, for your support today.

HEARING MASTER: Okay. Let's get some clarity on those conditions, though. Because we need to make sure -- I need to make sure I -- I understand what you're requesting and that the record correctly reflects it. So I think I'll start with the last thing you mentioned, and it had to do with a variation for buffers.

MR. DEDENBACH: Yes. On the top of page 12 of 22, it starts on the previous page stating that there shall be a minimum 20-foot-wide buffer along the northern perimeter of the site, that is in place and will remain there. But it says screening shall be achieved through a use of a Type B vegetation screen there.

That is a one-mile-long stretch along the entire north of the property. We would like it to remain in existence. There is vegetation out there, but again, to put a mile of vegetation out there would look very ornamental and inconsistent with the surrounding context area.

HEARING MASTER: Is that Condition Number 5, that starts on the bottom of page 11 of the staff report?

MR. DEDENBACH: Yes, it is Number 5, and it carries up to the top of page 12 of 22.

HEARING MASTER: Okay. So I might ask staff, this is -- I think the -- the applicant's requesting now a PD variation that wasn't reflected in the staff report.

MS. HEINRICH: Correct. I think one thing that might

help both sides, perhaps, agree with this is I see that it says a Type B vegetative screen, which would be vegetation. I know it also requires a fence. Do you think that your -- the surrounding property, like for security reasons, would have a fence around it?

MR. DEDENBACH: Yes, we are fenced there.

HEARING MASTER: Okay.

MR. DEDENBACH: Yeah. Are they talking about --

MS. HEINRICH: So that -- that would meet the Type B --

MR. DEDENBACH: Okay.

MS. HEINRICH: -- in the -- in the condition.

MR. DEDENBACH: Okay.

HEARING MASTER: So the existing site configuration then, it sounds to me like, meets this condition.

MS. HEINRICH: Correct.

HEARING MASTER: All right.

MS. HEINRICH: Yes, you can use existing vegetation to meet those requirements.

HEARING MASTER: All right. So your existing vegetation, and the existing fence, would meet that requirement.

MR. DEDENBACH Okay. Thank you.

HEARING MASTER: Okay. So no variation required there. Then, let's go to Condition 21, I believe you said.

MR. DEDENBACH: Either that or 14.

HEARING MASTER: Yeah. Well, I'm -- I'm -- I'm scrolled down to 21.

MR. DEDENBACH: Okay.

HEARING MASTER: So that's what I'm looking at.

MR. DEDENBACH: All right. So 21 speaks to the fact that general site plan shall expire for the internal transportation system. If site construction plans are equivalent thereof, and have not been approved in part, well, within five years. So this site is substantially constructed out there along 672.

So we are also proposing no changes to the connection points to 672. There are points on the northwest corner for the security residential house there. There is the main entrance that has the University of Florida sign on it. There is a TECO easement in there that allows maintenance of the power line there. So there are no modifications being requested there.

And we have a site that is largely approved. So this condition would seem to be more speculative if someone did not already have an approved project that is largely constructed on property.

HEARING MASTER: Okay. So I guess then the question is, and maybe this is a question for staff, and we can talk about it here, is there an objection to this condition the way it is? Or is it -- is it something that's required by the Code that -- that the PDs general site plans expire after a certain

length of time, if it's not built out?

MS. HEINRICH: Correct. Michelle Heinrich. Development Services. This is a replication of what is in the LDC already. So removal of the condition would not remove that requirement. And that is put in there so that the time period can be taken from there. So we know when it became modified and can use that time to count for the five years. So it's -- we would -- we would ask that it stay in there, and just so the applicant knows, it would still be required.

MR. DEDENBACH: Okay. So we would merely then -- we would merely document the fact that we have largely constructed this site?

MS. HEINRICH: Sure. You can -- you can certainly, you know, in your presentation make, you know, make those statements. But this is a Code requirement, so you -- if it's taken out, it's still going to apply.

MR. DEDENBACH: Okay. That's what I understood from talking to Chris.

HEARING MASTER: All right. And then the last one Condition 14.

MR. DEDENBACH: 14.

HEARING MASTER: Yep.

MR. DEDENBACH: Yes. So we realize that County Road 672 is a substandard arterial roadway. The nearest point where 672 is built to current county standards, in my discussion with

Mr. Ratliff, is seven miles to the northwest. It is financially impracticable to think that the State University System, or others, would be able to improve seven miles of roadway without having an adequate, you know, access to the right-of-way, and it's a very uncertain element.

And so we have applied for administrative variance on that because of the distance away. And when the project was originally approved in 2003, 30 feet was dedicated along the entire one-mile frontage of the property for the ultimate modification and enhancement of 672, at which time in the future Hillsborough County is modifying roadway that far away from the core urban area.

HEARING MASTER: All right. Maybe Transportation Staff should speak to that then, please.

MR. RATLIFF: Good evening. For the record, James Ratliff. General Services Transportation Review. I understand the applicant's concerns. That language is the boilerplate language that we put on all projects that are on a substandard road, but have not gone through administrative variants or design exception process to the point where it can be completed and baked into the zoning.

So they had applied for one, and it was not able to -- the plane, so to speak, wasn't able to be landed to be found approvable before it could -- so that it could be incorporated into this public hearing.

So again, we would request that the language stay as is, because that's just, again, the standard language, that is how we interpret that portion of the Code that says what an applicant would need to do. And again, the process for varying that would be that administrative process. They will still have that opportunity to complete that administrative variance or design exception process, of whichever they choose. I think they were going with AV route. And that would be done -- it just wouldn't be integrated as a part of this zoning.

HEARING MASTER: Okay. So just make sure I understand then. This is language that's required to be in this -- in the Conditions. And an administrative variance request has been submitted, but wasn't timely enough to be included in this zoning process. But it can still be considered and approved, or denied, after this process; is that correct?

MR. RATLIFF: Correct.

HEARING MASTER: That's your testimony. Okay. Thank you, Mr. Ratliff. I think that answers the question. Then the applicant, I guess, would -- would -- would you -- oh, go ahead and approach, please. Thank you, Mr. Dedenbach.

MR. DEDENBACH: Yes. Thank you.

HEARING MASTER: Okay. So the applicant can go forward with this language in the -- the zoning application. I mean, it can't be taken out, and the -- but the administrative variance can still be considered after the fact.

MR. DEDENBACH: Yes. Thank you. And we will consider to pursue that. Yeah.

HEARING MASTER: Okay.

MR. DEDENBACH: Yeah.

HEARING MASTER: All right. I think that's all of the conditions, all the issues you raised.

MR. DEDENBACH: I did want to add one thing. I talked to Mr. Stephen Gran a second ago, and the fence that's out there is not a landscape type fence. So it is not an opaque fence that's along the front. It is a metal fencing, farm fencing, that also has barbed wire on it for security. So I wanted to be clear that that is not a -- a -- a landscaping type fence.

MS. HEINRICH: Sure. Yeah. And I see the conditions as vegetative screening. So I -- I take that to mean that the existing plantings or new plantings would serve as the screening.

MR. DEDENBACH: Okay.

HEARING MASTER: All right. Anything further, sir?

MR. DEDENBACH: No, ma'am. Thank you.

HEARING MASTER: Okay. Be sure to sign in with the Clerk here.

MR. DEDENBACH: I will. And I'll also give them a copy of my resume. And I believe you have the letters of support from the Florida Strawberry Growers Association, as well as from the Hillsborough County Extension. So I'm going to give

her copies of those too --

HEARING MASTER: Okay.

MR. DEDENBACH: -- when I sign in.

HEARING MASTER: Thank you.

MR. DEDENBACH: Thank you.

MR. GRANDLIENARD: Chris Grandlienard. Development Services again. The applicant requests to modify PD to modernize conditions, increase non-residential UF/IFAS Extension research area and had a limited number of onsite graduate housing units for graduate students who are conducting research onsite and residing on the farm during the course of study.

The applicant proposes a maximum of 7 dormitory units with a total of 64 student residents, 219,117 square feet of office and of laboratory uses, and 322,362 square feet of agricultural field support facilities, for a total of about 541,479 square feet of nonresidential uses. The 473-acre property is comprised of two parcels and is generally located on the southwest corner of the intersection of Sweat Loop Road and Highway 672 in Balm.

The property is in the Rural Service Area and is within the Balm and SouthShore Community Plans. The surrounding -- surrounding area is predominantly a mixture of single family residential and agricultural. The current PD is already approved for student housing, laboratory, and agricultural support uses. The expansion of the uses would

provide essential educational support and agricultural research. Adequate buffering and screening of the 474-acre facility is provided already.

And in addition, the surrounding uses are similar to the request, residential and agricultural. Therefore, the modification would be consistent with the existing zoning pattern of the area. Staff finds the request approvable, subject to the proposed conditions. May I ask a question? So for the conditions, there were no changes?

MS. HEINRICH: I believe we answered the applicant's concerns.

MR. GRANDLIENARD: Yeah. Okay.

MS. HEINRICH: He can certainly confirm that.

MR. GRANDLIENARD: Okay. I just wanted to make sure that -- I have -- if you have any questions, I'd be glad to answer any.

HEARING MASTER: All right. And yes, that's my understanding as well, from the discussion during the applicant's presentation that -- that at this point, there are no changes to the conditions as zoning goes forward.

MR. GRANDLIENARD: Okay. Thank you.

HEARING MASTER: Thank you. All right. Planning Commission.

MS. MYERS: Alexis Myers. Planning Commission Staff. The subject site is located in Agricultural/Rural-1-5 Future

Land Use Category. It is in a rural area and within the limits of the Balm Community Plan, as well as the SouthShore Areawide Systems Community Plan. The proposed modification meets the intent of Future Land Use Section Objective 1.2 and Objective 4.4, and it's compatible with the surrounding area.

Objective 5.1 notes that in recognition to the importance of agriculture as an industry and valuable economic resource, Hillsborough County should promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. Based upon those considerations, Planning Commission Staff find the proposed Major Modification consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the proposed conditions by the Development Services Department.

HEARING MASTER: All right. Thank you. Okay. Is there anyone here or online who wishes to speak in support of this application?

MR. BOYD: Hello. My name is Nathan Boyd. My address is 12116 Creek Preserve Drive in Riverview, Florida. I'm also an employee at this Center, and I just want to acknowledge that the proposed development would benefit agriculture in the region and also should benefit the community as well. Thank you.

HEARING MASTER: All right. Thank you. And be sure to sign in here, please.

MR. GRAN: Good evening. I'm Stephen Gran. I'm the County Extension Director for Hillsborough County. My address is 5339 County Road 579.

I wanted to -- it -- it was mentioned that there was a letter from the Extension Service in support. It actually isn't a letter from the Extension Service; it's from the Agriculture Economic Development Counsel. Our department within the County Government provides staff support to this counsel. The counsel itself has taken a position in support of the -- of this Major Modification.

And the chairperson of that counsel is Dennis Carlton. I just want to make sure that was on the record in case -- I think that that qualifies him to speak in front of the Board of County Commissioners here. So with that --

HEARING MASTER: Thank you. I appreciate you clarifying that. All right. Is there anyone here or online who wishes to speak in opposition to this application? I do not hear anyone. Development Services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: All right. And applicant, anything further you wish to add to the record?

MR. DEDENBACH: No. The only question I have is whether or not I need to do anything else about the screening out there with you having testified that what's out there is adequate.

MS. HEINRICH: As long as the vegetation would be Type B, which I --

MR. DEDENBACH: Yeah.

MS. HEINRICH: -- think is 75 percent --

MR. DEDENBACH: It doesn't.

MS. HEINRICH: -- opacity.

MR. DEDENBACH: It does, yeah.

MS. HEINRICH: Then, it -- it should be fine.

MR. DEDENBACH: Okay. I'm quite confident that it doesn't meet 75 percent opacity because it is open farm area out there. So --

MS. HEINRICH: Okay. So there's no vegetation at all?

MR. DEDENBACH: No, there -- there is vegetation and there are trees out there, but there's a combination of the TECO power line there, which prohibits a lot of vegetation from being installed along that northern boundary, because it's -- it's got the electrical power lines there. And there are groupings of vegetation along that one-mile corridor.

So I just wanted to make sure that we're not getting ourselves into a situation where -- and I'll do my best here, you know, there are portions of the one mile along 672, like here in the corner where the security residence is located. There's portions here by the entrance where there's vegetation. There's portions here, but I would say that it does not meet a 75 percent opacity along the entire one mile of that area.

And it is not possible to meet that because of the fact we have overhead power lines and utilities there. So it's also out of character with the fact that we are in a highly rural area, which doesn't have vegetative buffers and screening along the County Road when we have farms in all of our direction. So that's why I was very focused on that not being in there, because I think that's impossible to meet.

MS. HEINRICH: Okay. As the Hearing Officer noted, that would be a PD variation. So that's not something we can change on the record tonight.

MR. DEDENBACH: Okay. I want to make the process right.

MS. HEINRICH: You can certainly make that request, and then the Zoning Hearing Master is able to weigh in on that and support or -- or oppose that request. For staff goes, we couldn't change anything without the Zoning Hearing Master's recommendation.

HEARING MASTER: Okay. I can include that in my report as a PD variation. Just a question, though, since it wasn't included in the application or the staff report, would there be any problem with the public notice that this wasn't included in the public notice?

MS. HEINRICH: The PD variations are not included in the mailed notice or the signage.

HEARING MASTER: Okay. Then we're making a formal

request tonight for a PD variation to vary the requirement for the -- and I think the screening and the buffering --

MR. DEDENBACH: Yes, ma'am.

HEARING MASTER: -- around that one mile, well, basically all of the property abutting -- is it 574?

MR. DEDENBACH: 672.

HEARING MASTER: 6 -- Thank you. 672.

MR. DEDENBACH: And I will submit supplemental narrative and photographs that I've taken, as well as drone photography along there to show you why that that's not possible so that you'd have sound basis for that.

MS. HEINRICH: Okay. You would need to enter it tonight if you were -- did you hand that into the Clerk?

MR. DEDENBACH: No, I did not. But I will put in supplemental information tomorrow if that's possible. All right.

MS. HEINRICH: That will -- the hearing will close tonight --

MR. DEDENBACH: Okay.

MS. HEINRICH: -- at this conclusion. So anything you'd submit after that can't be taken in or used at the Board meeting. But I'm sure the Zoning Hearing Master, as part of their review, will be looking at the site and the surrounding conditions.

HEARING MASTER: Right. I will, and so the testimony

on the record tonight, then, is it your testimony that it's impossible to meet that requirement for the buffering and screening because of the nature of the use? And --

MR. DEDENBACH: Yes. Yes.

HEARING MASTER: Go ahead and state it then, in your words, why it's impossible, and you need the variation.

MR. DEDENBACH: Yes, ma'am, Hearing Master. I would say so. And I would enter into the record that on our justification report on figure 12, on page 15, as well as on figure 13 on page 16, you can clearly see that areas here along 672 have existing vegetation, but other areas along there are not able to have vegetation because of the narrowness of the property there and contravening power lines.

So we will retain the retain the vegetation that is existing on the north portion of the site, but ask for relief in that western area where we simply can't do it because of the conflicts with infrastructure, narrow right-of-way, and utilities that exist out there. This condition has existed this way and, yeah, I would like to enter that into the record.

HEARING MASTER: All right. I understand your quest, and I'll include that then as a PD variation request in my recommendation.

MR. DEDENBACH: Thank you very much.

HEARING MASTER: Okay.

MR. DEDENBACH: I appreciate the coaching, and go

Gators.

HEARING MASTER: Thank you. That closes the hearing on Major Modification 25-0479. And that concludes the Zoning Hearing Master Meeting for this evening.

(Off the record at 8:17 p.m.)

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 1 OF 4

DATE/TIME: 5/19/25 06PM HEARING MASTER: Pamela JO Hatley

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

APPLICATION #	PLEASE PRINT
MM 24-0675	NAME Kami Corbett MAILING ADDRESS 101 E Kemedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
APPLICATION #	PLEASE PRINT
RZ 25-0514	NAME JULIUS P. KOBLINSKHS SR MAILING ADDRESS 806 E JAMES ST. CITY TAMPA STATE FL ZIP 33603 PHONE 727-543-6861
APPLICATION #	PLEASE PRINT
RZ 25-0639	NAME Kami Corbett MAILING ADDRESS 101 E Kemedy Blvd 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8474
APPLICATION #	PLEASE PRINT
RZ 24-1147	NAME Kelvin A. Ready MAILING ADDRESS One Lake Morton Dr CITY Lakeland STATE FL ZIP 33801 PHONE 863-307-2733
APPLICATION #	PLEASE PRINT
MM 24-1152	NAME Joe Moreh MAILING ADDRESS 4100 N. Ilsley CITY Tpa STATE FL ZIP 33603 PHONE 813 342-9485
APPLICATION #	PLEASE PRINT
RZ 24-1202	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St Pete STATE FL ZIP 33701 PHONE same RZ

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 4

DATE/TIME: 5/19/25 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	
RZ 24-1240	PLEASE PRINT NAME Todd McCaulley MAILING ADDRESS 200 3rd Ave S. #4 CITY St. Pete STATE FL ZIP 3701 PHONE 727-894-1760
RZ 24-1240	PLEASE PRINT NAME MARYAM AHMADAR MAILING ADDRESS 10414 Trinity Lane CITY Gibsonton STATE FL ZIP 33534 PHONE 727-280-9785
RZ 24-1240	PLEASE PRINT NAME Lei Li Yak MAILING ADDRESS PO Box 1822 CITY Gibsonton STATE FL ZIP 33534 PHONE 8134841927
RZ 24-1240	PLEASE PRINT NAME MARY CACKLING MAILING ADDRESS PO BOX 1808 CITY GIBSONTON STATE FL ZIP 33534 PHONE 8136243564
RZ 24-1240	PLEASE PRINT NAME Richard Cackling MAILING ADDRESS PO Box 1808 CITY Gibsonton STATE FL ZIP 33534 PHONE 8136711630
MM 25-0243	PLEASE PRINT NAME Colin Rice MAILING ADDRESS 1000 W Cass St CITY Tampa STATE FL ZIP 33606 PHONE 813-915-6371

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 25-0333	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd St 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-842
RZ 25-0333	NAME Rhea Hunter MAILING ADDRESS 10150 Highland Manor Dr. Suite 450, Tampa, FL 33610 CITY TAMPA STATE FL ZIP 33610 PHONE 607-216-2390
RZ 25-0333	NAME Stephen Maweck MAILING ADDRESS 6906 Simmons Loop CITY Riverview STATE FL ZIP 33578 PHONE 813-475-9336
RZ 25-0423	NAME Brice Pinson MAILING ADDRESS 1000 N Ashley Dr Ste 900 CITY Tampa STATE FL ZIP 33602 PHONE 813-625-4500
RZ 25-0460	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE (813)227-842
RZ (VS) 25-0460	NAME Isa Veiga MAILING ADDRESS 127 N 20th ST CITY Tam STATE FL ZIP 33613 PHONE

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 4 OF 4

DATE/TIME: 5/19/25 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 25-0460	NAME Michael Yates MAILING ADDRESS PALMTRAFFIC 4006 S MACDILL Ave CITY Tampa STATE FL ZIP 33611 PHONE 8132058057
APPLICATION #	PLEASE PRINT
MM 25-0479	NAME Gerry Dedenbach MAILING ADDRESS 11801 Research Drive CITY Alachua STATE FL ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT
MM 25-0479	NAME Nathan Boyd MAILING ADDRESS 12116 Creek Preserve Drive CITY Wimauma STATE FL ZIP 33573 PHONE 813-422-8565
APPLICATION #	PLEASE PRINT
MM 25-0479	NAME Stephen Green MAILING ADDRESS 5339 CR 579 CITY Seffner STATE FL ZIP 3 PHONE
APPLICATION #	PLEASE PRINT
	NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: May 19, 2025**

HEARING MASTER: Pamela Jo Hatley **PAGE: 1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	1. Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	1. Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	1. Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	1. Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	1. Revised Staff Report	Yes

MAY 19, 2025 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS – **None.**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0514

 Michelle Heinrich, DS, called RZ 25-0514.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 25-0514.

C.2. RZ 25-0639

 Michelle Heinrich, DS, called RZ 25-0639.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

D.1. MM 24-0675

 Michelle Heinrich, DS, called MM 24-0675.

 Testimony provided.

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing

D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0333.

D.8. RZ 25-0423

Michelle Heinrich, DS, called RZ 25-0423.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0423.

D.9. RZ 25-0460

Michelle Heinrich, DS, called RZ 25-0460.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0460.

D.10. MM 25-0479

Michelle Heinrich, DS, called MM 25-0479.

Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0479.

E. ZHM SPECIAL USE – None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.

Hillsborough County Florida

EXTENSION SERVICE
PO Box 1110, Tampa, FL 33601-1110
(813) 744-5519

Zoning Administrator
Hillsborough County Development Services
P.O. Box 1110
Tampa, Florida 33601-1110

RE: MM 25-0479 – Major Modification to a Planned Development

Dear Sir or Madam,

This letter is submitted in support of Application MM 25-0479, a Major Modification to a Planned Development at 14625 County Road 672, to accommodate the expansion of the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) Gulf Coast Research and Education Center in Wimauma.

The proposed modification will allow for the development of the UF/IFAS Center for Applied Artificial Intelligence in Agriculture, a $32 million investment in the future of agriculture in Hillsborough County and across the state. This facility is designed to accelerate innovation in automation, precision agriculture, and data-driven farming techniques. It is expected to significantly improve efficiency, sustainability, and economic resilience for Florida's agricultural sector.

The Hillsborough County Agriculture Economic Development Council (AEDC) has approved a motion in support of this proposal. We believe the AI Center will provide essential research-based solutions to agricultural and environmental challenges, helping to ensure that agriculture remains a cornerstone of Hillsborough County's economy and community.

On behalf of the AEDC and the broader agricultural community, I urge you and the Board of County Commissioners to approve this Major Modification request in support of continued agricultural advancement and economic development.

Sincerely,

C. Dennis Carlton, Chair
Hillsborough County
Agriculture Economic Development Council

Application No. MM 25-0479
Name: Gerry Dedenbach
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5/19/25

Florida Strawberry Growers Association

May 6, 2025

Zoning Administrator
Hillsborough County Development Services
P.O. Box 1110
Tampa, Florida 33601-1110

RE: MM 25-0479 – Major Modification to a Planned Development

Dear Sir or Madam,

On behalf of the Florida Strawberry Growers Association, I am writing to express our strong support for Application MM 25-0479, a Major Modification to a Planned Development at 14625 County Road 672. This modification will allow for the expansion of the UF/IFAS Gulf Coast Research and Education Center in Wimauma to include the new Center for Applied Artificial Intelligence in Agriculture.

This planned $32 million, 40,000-square-foot facility represents a major investment in the future of Florida agriculture. By advancing automation, precision farming, and data-driven technologies, it will significantly enhance the efficiency and sustainability of farming operations across the state—including those in the strawberry industry. Beyond research, the facility is expected to spur ag-tech manufacturing, attract startups and industry partnerships, and generate meaningful economic development in our region.

We respectfully urge the approval of this application and look forward to the positive impact this innovative project will have on our industry and the broader agricultural community.

Sincerely,

Kenneth Parker

Kenneth Parker, Executive Director

INFRASTRUCTURE FLORIDA
Planning
Alachua, FL
gerry.dedenbach@nv5.com
386.518.5120

EDUCATION
B.S., Landscape Architecture, University of Florida, Gainesville, FL

YEARS EXPERIENCE
35 years

YEARS WITH NV5
23 years

REGISTRATIONS
American Institute of Certified Planners, 017024
Green Building Certification Institute, LEED Accredited Professional Certification

AFFILIATIONS
Urban Land Institute (ULI) North Florida Gainesville Chapter, Former Chair (2020-2022)
Gainesville/Alachua County Airport Regional Airport Authority, Former Chair
Builders Association of North Central Florida, 1997 – Present, Former Associate Vice President
Gainesville Area Chamber of Commerce, Member and Leadership Gainesville Graduate, Class 38 President
City of Gainesville Land Development Code Update Task Force, Co-Chair, 2014-2016
City of Gainesville Mayor's Blue Ribbon Advisory Committee on Economic Competitiveness

GERRY DEDENBACH, AICP, LEED AP

Vice President

Gerry Dedenbach, AICP, LEED AP, works with communities across the State of Florida with varying economies, conditions, and socio-economic clines, focused on creating and designing socially, economically, and environmentally sound communities through collaboration. He assists communities through focused work on economic development, education, and master planning that links Land Use and Transportation decisions in a sustainable framework at all levels and for all user groups. Utilizing Geographic Information Systems (GIS) and sustainability principles, Gerry has facilitated numerous community design charrettes, public engagement processes, and built strong consensus on local, regional, and statewide planning initiatives.

Project Experience

South Main Street Master Plan and Roadway Design Gainesville, FL

Butler Plaza North Large-Scale Comprehensive Plan Amendment, PD Rezoning, Design and Permitting, Butler Enterprises Gainesville, FL

City of Newberry Economic Development Corridors Study Newberry, FL

Hull Rd. & SW 34th St. District Master Plan, University of Florida Gainesville, FL

City of Jacksonville DIA Downtown DRI Abandonment Jacksonville, FL

Agri-Tech Research Park Master Plan, City of Newberry / UF IFAS, Newberry, FL

Little Orange Creek Nature Park Master Plan Hawthorne, FL

Downtown Vision Plan for Historic Johnson Street Hawthorne, FL

Alachua County Fairgrounds Gainesville, FL

Alachua County Resource Recovery Park Gainesville, FL

Regional Planning Council Bicycle Facilities Map North Central FL

Shands Family Practice Medical Group Gainesville, FL

PARTY OF RECORD

Rome, Ashley

From: Gerry Dedenbach <Gerry.Dedenbach@nv5.com>
Sent: Tuesday, May 6, 2025 8:39 PM
To: Grandlienard, Christopher; Zoning Intake-DSD; Rome, Ashley
Cc: Margot Maurer
Subject: RE: MM 25-0479 Letter of Support
Attachments: GCREC Rezoning Letter.pdf

Good morning all,
We have received this letter of support from the Florida Strawberry Growers Association. How does an applicant ensure this item in included in the public records? Noting it was sent by USPS, we wanted to be sure you received it electronically for inclusion in the agenda item.

Regards,
Gerry

From: Gerry Dedenbach <Gerry.Dedenbach@nv5.com>
Sent: Tuesday, May 6, 2025 8:25 PM
To: Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Zoning Intake-DSD <ZoningIntake-DSD@hcfl.gov>; Rome, Ashley <RomeA@hcfl.gov>
Cc: Margot Maurer <Margot.Maurer@nv5.com>
Subject: RE: MM 25-0479 Check In
Importance: High

Chris and Ashley,
Can you please confirm that you have received everything you all need and we are still on track for May 19th Zoning Hearing Master meeting at 6:00 p.m.

Kind Regards,
Gerry

Received May 7, 2025
Development Services

Florida Strawberry Growers Association

May 6, 2025

Zoning Administrator
Hillsborough County Development Services
P.O. Box 1110
Tampa, Florida 33601-1110

RE: MM 25-0479 – Major Modification to a Planned Development

Dear Sir or Madam,

On behalf of the Florida Strawberry Growers Association, I am writing to express our strong support for Application MM 25-0479, a Major Modification to a Planned Development at 14625 County Road 672. This modification will allow for the expansion of the UF/IFAS Gulf Coast Research and Education Center in Wimauma to include the new Center for Applied Artificial Intelligence in Agriculture.

This planned $32 million, 40,000-square-foot facility represents a major investment in the future of Florida agriculture. By advancing automation, precision farming, and data-driven technologies, it will significantly enhance the efficiency and sustainability of farming operations across the state—including those in the strawberry industry. Beyond research, the facility is expected to spur ag-tech manufacturing, attract startups and industry partnerships, and generate meaningful economic development in our region.

We respectfully urge the approval of this application and look forward to the positive impact this innovative project will have on our industry and the broader agricultural community.

Sincerely,

Kenneth Parker

Kenneth Parker, Executive Director

Florida Strawberry Growers Association | P.O. Drawer 2550, Plant City, FL 33564
TEL: 813.752.6822 | FAX: 813.752.2167 | FloridaStrawberry.org

Rivas, Keshia

From: Hearings
Sent: Wednesday, May 7, 2025 2:03 PM
To: Rome, Ashley; Grandlienard, Christopher; Rivas, Keshia
Subject: FW: MM 25-0479 Support Letter
Attachments: GCREC Zoning Support Letter.pdf

From: Gran, Stephen <Grans@hcfl.gov>
Sent: Wednesday, May 7, 2025 1:25 PM
To: Hearings <Hearings@hcfl.gov>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Gormly, Adam <GormlyA@hcfl.gov>; Bollin, Simon <BollinS@hcfl.gov>
Subject: MM 25-0479 Support Letter

Attached is a letter of support from the Hillsborough County Agriculture Economic Development Council for MM 25-0479.

Let me know if you have any questions.

Stephen Gran
County Extension Director
UF/IFAS Extension Hillsborough County

P: (813) 744-5519 ext. 54113
E: Grans@hcfl.gov
W: hcfl.gov

Hillsborough County Florida

EXTENSION SERVICE
PO Box 1110, Tampa, FL 33601-1110
(813) 744-5519

Zoning Administrator
Hillsborough County Development Services
P.O. Box 1110
Tampa, Florida 33601-1110

RE: MM 25-0479 – Major Modification to a Planned Development

Dear Sir or Madam,

This letter is submitted in support of Application MM 25-0479, a Major Modification to a Planned Development at 14625 County Road 672, to accommodate the expansion of the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) Gulf Coast Research and Education Center in Wimauma.

The proposed modification will allow for the development of the UF/IFAS Center for Applied Artificial Intelligence in Agriculture, a $32 million investment in the future of agriculture in Hillsborough County and across the state. This facility is designed to accelerate innovation in automation, precision agriculture, and data-driven farming techniques. It is expected to significantly improve efficiency, sustainability, and economic resilience for Florida's agricultural sector.

The Hillsborough County Agriculture Economic Development Council (AEDC) has approved a motion in support of this proposal. We believe the AI Center will provide essential research-based solutions to agricultural and environmental challenges, helping to ensure that agriculture remains a cornerstone of Hillsborough County's economy and community.

On behalf of the AEDC and the broader agricultural community, I urge you and the Board of County Commissioners to approve this Major Modification request in support of continued agricultural advancement and economic development.

Sincerely,

C. Dennis Carlton, Chair
Hillsborough County
Agriculture Economic Development Council