



**Hillsborough
County Florida**

A report presented to the

Board of County Commissioners

on July 21, 2026

from Development Services Department

regarding

Agricultural Enclave Projects

Sign-Off Approvals	
	7/14/2026
Department Director	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date
County Attorney – Approved as to Legal Sufficiency	Date
Assistant County Administrator	Date

- ☐ Consent Section – Informational purposes only. (*No discussion anticipated*)
☐ Consent Section – Board requested report. (*No discussion anticipated*)
☒ Staff Reports Section

Note: Staff reports scheduled for the Consent or Staff Report sections may not contain any recommendations.

Agricultural Enclave Project Status Report

At the June 3, 2026, Regular Meeting, the Board of County Commissioners (Board) directed staff to provide a report and presentation on the status of proposed Agricultural Enclave projects.

This report includes an Agricultural Enclave Project Status Tracking Table which identifies the status of projects that have been submitted to the County for review under the Chapter 2026-34, Laws of Florida. Also included is a map showing the location of each Agricultural Enclave project.

Senate Bill 686, which was approved in the 2026 Florida legislative session and signed into law as Chapter 2026-34, Laws of Florida, amended Sections 163.3162 and 163.3164, Florida Statutes. The law establishes requirements for certification and development of land constituting an Agricultural Enclave. The law, effective on July 1, 2026 (expires on January 1, 2028), preempts local government zoning and the Comprehensive Plan. Under the law a property owner may apply for certification of land as an Agricultural Enclave at a proposed development density or intensity. The application must demonstrate that land meets the definition of “Agricultural Enclave” and that one or more adjacent parcels or developments that are not Agricultural Enclaves permits at the same density as the proposed development density or intensity. Within 30 days of receipt of an application for certification, County staff are required to provide a written report detailing whether the land qualifies as an Agricultural Enclave at the proposed development density. Within 30 days of provision of the report, the Board must hold a public hearing to approve or deny certification as an Agricultural Enclave. Certification must be approved or denied within 90 days of application of land must be certified as an Agricultural Enclave. If the Board approves the certification as an Agricultural Enclave, the property owner may submit development plans for single-family residential unless it is adjacent to an interstate highway, in which case it may also be developed for commercial or industrial purposes.

The Table includes the Agricultural Enclave projects submitted by Applicants and currently under review by Development Services Department (DSD). The green shade color indicates where in the process each project is as they move along the review process. The map indicates their location within the County, showing major roads and the Urban Service Area boundaries.

Two applications for Agricultural Enclave certification have been received as of July 1, 2026. The Table and Map show projects in the process that are currently active with their status. For future reports, projects that change their status in the table compared to the previous report will be highlighted with an outline in bold around the corresponding cell. New future projects will be added to the table and map as they come in for review by DSD.

HILLSBOROUGH COUNTY AGRICULTURAL ENCLAVE PROJECT STATUS TRACKING TABLE

APPL # OR PROJECT NAME	LOCATION	SITE SIZE (AC)	ZONING	FLU	URBAN SERVICE AREA	CERTIFICATION REPORT ISSUED	AGRICULTURE ENCLAVE CERTIFICATION APPROVED	DEVELOPMENT PLANS SUBMITTED	DEVELOPMENT PLANS APPROVED	SITE CONSTCT. WORK COMMENCE
26-1186	12933.0000; 12934.0000;	316	AR	A/R	NO (only partially within the USA)	NO				
	12935.0000; 12937.0000;									
	12937.0150; 12939.0000;									
26-1188	12940.0000; 12944.0000	66	PD 98-0918	R-1	YES	NO				
	West of Suncoast Parkway,									
	North and along Lutz Lake									
26-1188	Fern Rd, Lutz FL 33558	66	PD 98-0918	R-1	YES	NO				
	12645.0050									
	12645.0100									
26-1188	W County Line Rd	66	PD 98-0918	R-1	YES	NO				
	Lutz, FL 33558									

➔ New Agricultural Enclave Project Applications will be highlighted in red in the Table and identified with a red circle on the Map

HILLSBOROUGH COUNTY AGRICULTURAL ENCLAVE PROJECT LOCATIONS

