



## Commissioner's Request for Agenda Item

Agenda Item N<sup>o</sup>. \_\_\_\_\_

Requested Meeting Date 5/13/2025

☐ Consent Section

☒ Regular Section

Commissioner Name: Joshua Wostal

Date Submitted: 5/6/2025

Nature of Request: *(check one)*

- ☐ Action by the BOCC  
☐ Identification of issue and referral to staff  
☐ Referral to staff for review and scheduling at a subsequent BOCC meeting

Request for Waiver of Rules  
due to: *(check one)*

- ☐ Health, Safety , or Welfare Emergency  
☐ Schedule an off-the-agenda item  
☐ Deadline requires action prior to next scheduled BOCC meeting

Commissioner's Recommended Board Motion: Pursuant to the planning commissions letter dated March 4<sup>th</sup> 2025, direct County Staff to review the outcomes of various ordinances and land development code requirements related to sewer management systems, to include but not limited to LDC 4.02.03c and LDC 6.02.13b4.

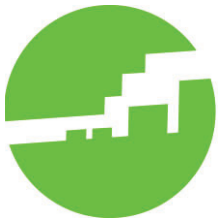
Staff Requested for Agenda Item:

- ☐ County Administrator  
☐ County Attorney's Office  
☐ Constitutional Officer  
☐ Other: \_\_\_\_\_

Material requested to be provided by staff:

Background: On February 24<sup>th</sup> 2025 the Planning Commission noted various challenges that have arose from potentially outdated codes and requested we review their continued applicability or need for amendments to provide adequate relief to the community.

List Attachments: Letter from the planning commission dated March 4<sup>th</sup> 2025.



**Hillsborough County  
City-County  
Planning Commission**

Nigel M. Joseph, Chair

Jess Louk, Vice-Chair

Alissa Sieben,  
Member-at-Large

Bryce Bowden

Matthew Buzza

Giovanny Cardenas

Steve Cona

Karen Kress, AICP

Evangeline Linkous

Hemant Saria

Tony Rodriguez, AICP  
(Ex-Officio) MacDill AFB

Michelle Orton  
(Ex-Officio) Hillsborough  
County Public Schools

Melissa E. Zornitta, FAICP  
Executive Director

March 4, 2025

Chair Ken Hagan and BOCC Commissioners  
Hillsborough County Board of County Commissioners  
601 E. Kennedy Blvd., 2<sup>nd</sup> floor  
Tampa, FL 33602

Dear Chair Hagan and Commissioners:

At the February 24, 2025 Planning Commission Public Hearing, the Planning Commission made a motion to request the County consider reevaluation of the Land Development Code requirements that limit the subdivision of land within the Urban Service Area unless it will be connected to a publicly owned and operated wastewater facility system (Sec. 4.02.03 of the Land Development Code). This motion passed by a 4-3 vote.

This motion came up during the hearing considering the publicly initiated plan amendments to expand the Urban Service Area. As the topic of these areas transitioning from rural to urban, the applicability and merits of these requirements was discussed; ultimately, the Planning Commission felt the Board might benefit from a similar discussion.

Please let our Executive Director, Melissa Zornitta, FAICP, know if you have any questions.

Thank you for your consideration.

Sincerely,

Nigel Joseph  
Chair



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