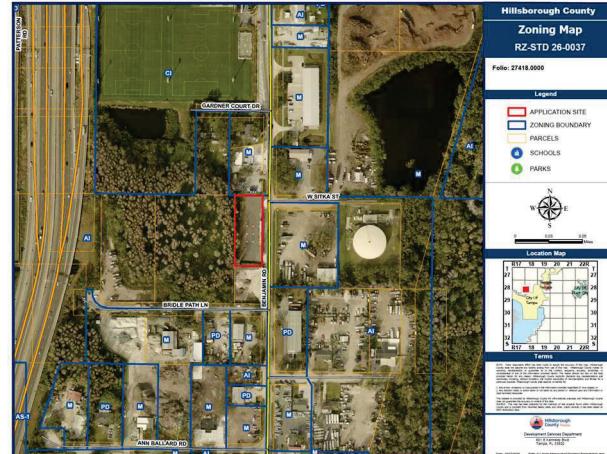


**Rezoning Application:** 26-0037  
**Zoning Hearing Master Date:** 12-15-2025  
**BOCC Land Use Meeting Date:** 02-10-2026



## 1.0 APPLICATION SUMMARY

Applicant: Melva Rodriguez  
 FLU Category: LI  
 Service Area: Urban  
 Site Acreage: 0.68 acres  
 Community Plan Area: Town and Country  
 Overlay: None  
 Request: Rezone to M



### Introduction Summary:

The applicant is requesting to rezone this property from AI to M for the purpose of open storage of vehicles. However, all M zoning district uses are proposed to be permitted.

Zoning:	Existing	Proposed
District(s)	AI	M
Typical General Use(s)	Agricultural-Industrial	Industrial/Manufacturing
Acreage	0.68 acres	0.68 acres
Density/Intensity	1 DU/GA	0.75 FAR
Mathematical Maximum*	0 DU	22,215.6 sq ft

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AI	M
Lot Size / Lot Width	43.560 sq ft/ 150 ft wide	20,000 sq ft/ 100 ft wide
Setbacks/Buffering and Screening	50 ft front, 15 ft side, and 50 ft rear	30 ft front, Buffering and Screening for side and rear yards (use dependent)
Height	50 ft	110 ft

### Additional Information:

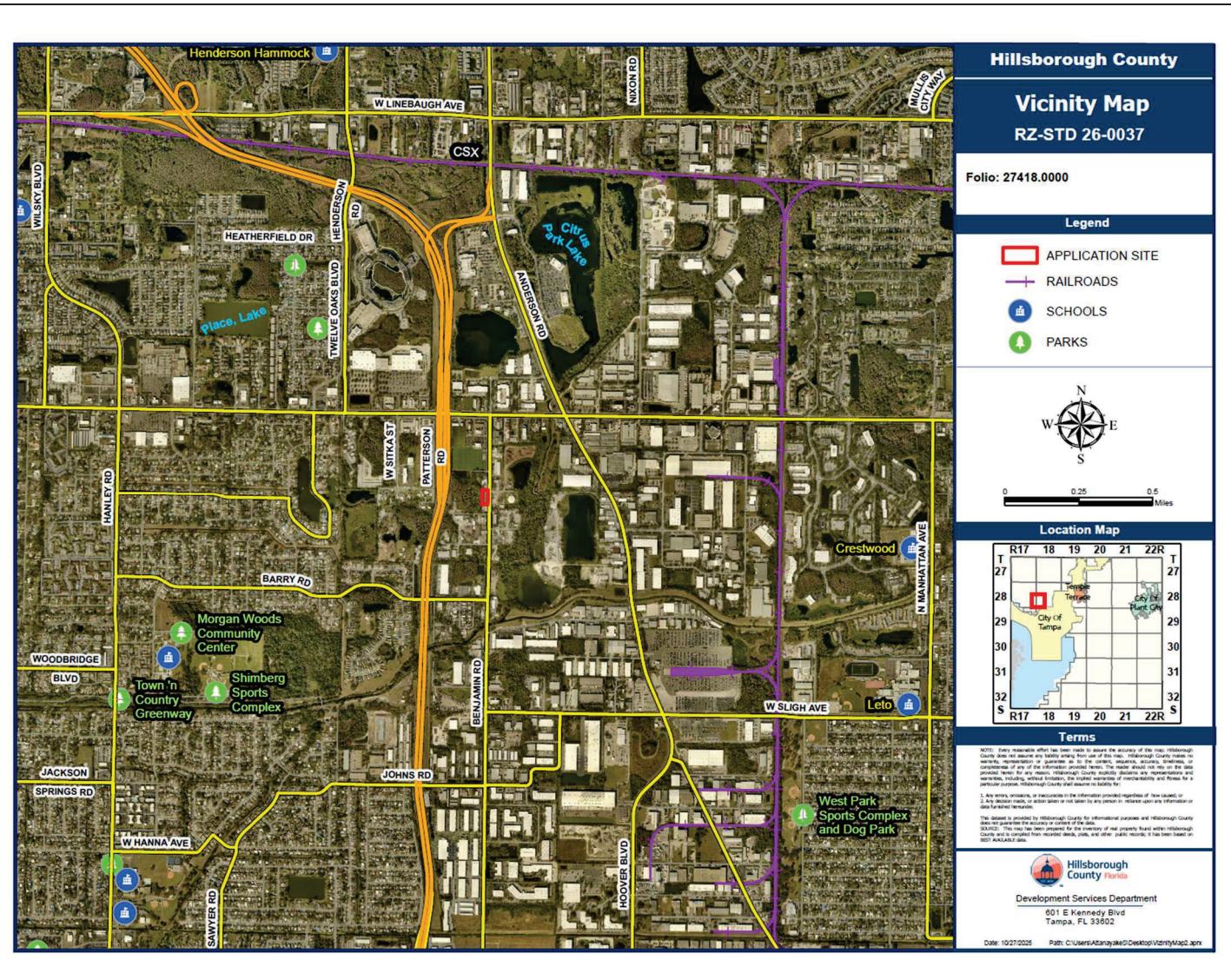
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

**Planning Commission Recommendation:**  
 Consistent

**Development Services Recommendation:**  
 Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

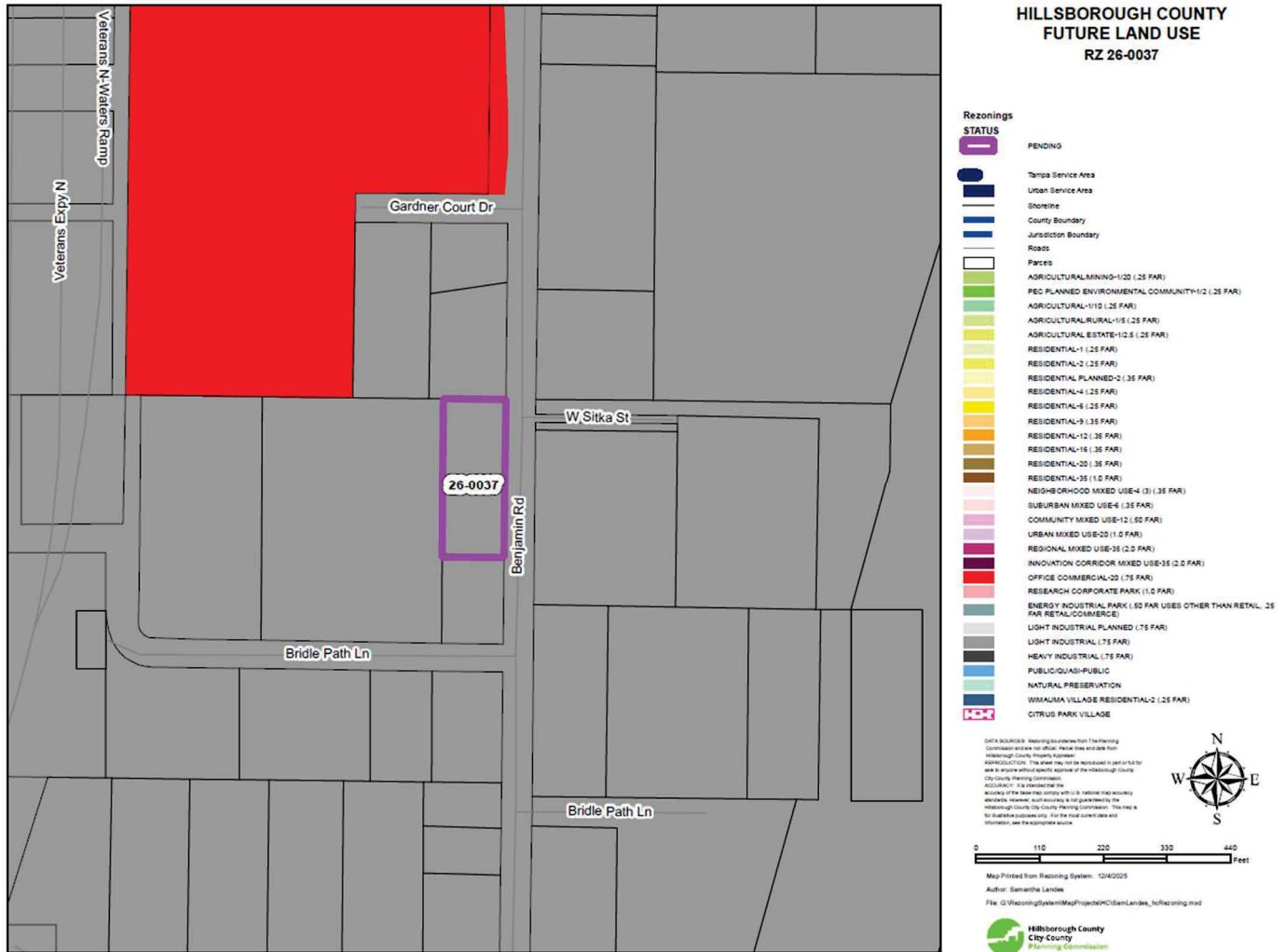


### Context of Surrounding Area:

The property exists along the west side of Benjamin Rd. approximately half a mile southeast from the intersection of Waters Ave and the Veterans Expressway via right of way. The property is also just under 2 miles from the Tampa International Airport.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

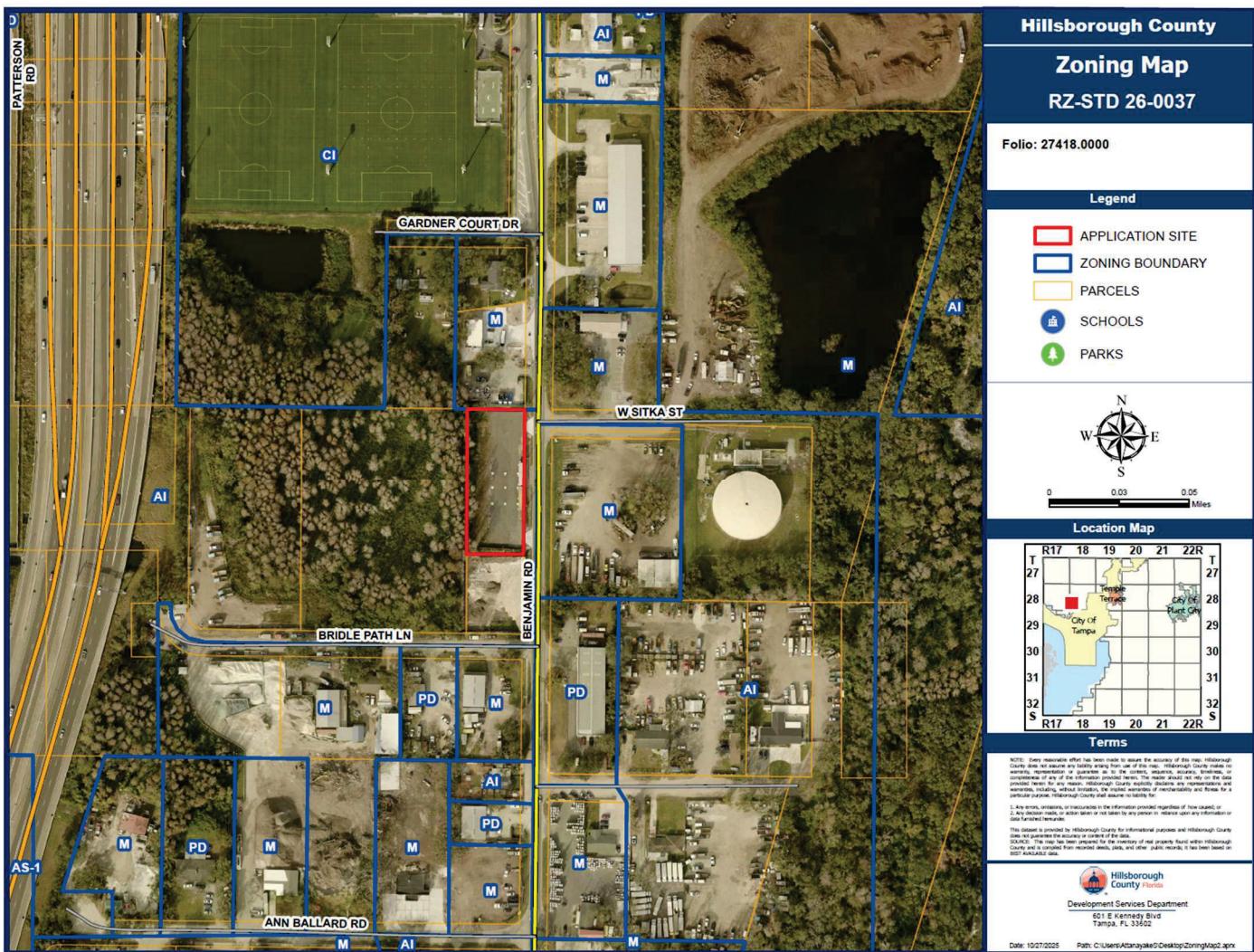
## 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial
Maximum Density/F.A.R.:	0.25 - 0.75 FAR
Typical Uses:	Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities

## 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	M	0.75 FAR	Industrial/Manufacturing	Open storage
East	M	0.75 FAR	Industrial/Manufacturing	Open storage
South	AI	1 du / 1 ga	Agricultural Industrial	Vacant
West	AI	1 du / 1 ga	Agricultural Industrial	Vacant

APPLICATION NUMBER: RZ 26-0037

ZHM HEARING DATE: 12-15-2025

BOCC LUM MEETING DATE: 02-10-2026

Case Reviewer: Logan McKaig

## 2.0 LAND USE MAP SET AND SUMMARY DATA

**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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

## Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	212	36	42
Proposed	3,226	239	228
Difference (+/-)	+3,014	+203	+186

<b>Connectivity and Cross Access</b> <input checked="" type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

<b>4.0 Additional Site Information &amp; Agency Comments Summary</b>			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other _____ Airport Height Zone, Landfill Notification Area and Noncompatible School Use Area _____			
Wetlands/Other Surface Waters	<input checked="" type="checkbox"/>			
Use of Environmentally Sensitive Land Credit	<input type="checkbox"/>			
Wellhead Protection Area	<input type="checkbox"/>			
Surface Water Resource Protection Area	<input type="checkbox"/>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>				
Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Off-site Improvements Provided	<input type="checkbox"/>			
<b>Service Area/ Water &amp; Wastewater</b>				
Urban <input checked="" type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/>			
<b>Hillsborough County School Board</b>				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>				
Meets Locational Criteria <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Locational Criteria Waiver Requested				
Minimum Density Met <input type="checkbox"/> N/A				

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The property is located in an area developed with/zoned for other high intensity uses; as such, rezoning this property to M brings it more in line with the surrounding zoning districts.

### 5.2 Recommendation

Staff finds the proposed rezoning Approvable.

**6.0 PROPOSED CONDITIONS****N/A**

<b>Zoning Administrator Sign Off:</b>	
<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b> Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

APPLICATION NUMBER: **RZ 26-0037**

ZHM HEARING DATE: **12-15-2025**

BOCC LUM MEETING DATE: **02-10-2026**

Case Reviewer: Logan McKaig

---

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

APPLICATION NUMBER: RZ 26-0037

ZHM HEARING DATE: 12-15-2025

BOCC LUM MEETING DATE: 02-10-2026

Case Reviewer: Logan McKaig

## 8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER: RZ 26-0037

ZHM HEARING DATE: 12-15-2025

BOCC LUM MEETING DATE: 02-10-2026

Case Reviewer: Logan McKaig

---

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town and Country

PETITION NO: RZ 26-0037

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- .66 acres from Agricultural Industrial (AI) to Manufacturing (M). The site is located +/- 152ft north of the intersection of Bridle Path Ln and Benjamin Rd. The Future Land Use designation of the site is Light Industrial (LI).

#### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 21,563sqft	212	36	42

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Convenience Store with Gas Station ITE Code 945) 7,188sqft	3,226	239	228

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,014	+203	+186

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Benjamin Rd, a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes. There are no bike lanes on either side of the roadway and +/- 5-foot-wide sidewalks along the eastern side of the roadway within the vicinity of the project. The roadway lies within a +/- 50ft right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Benjamin Rd. is designated as a future four lane roadway.

## **SITE ACCESS**

It is anticipated that the site will have access to Benjamin Rd.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for Benjamin Rd. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Benjamin Rd.	Sligh Ave.	Waters Ave.	D	F

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

**HILLSBOROUGH COUNTY**  
**RECOMMENDATION OF THE LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 26-0037  
DATE OF HEARING: December 15, 2025  
APPLICANT: Melva Rodriguez  
PETITION REQUEST: M  
LOCATION: 7916 Benjamin Road  
SIZE OF PROPERTY: 0.68 acres  
EXISTING ZONING: AI  
FUTURE LAND USE CATEGORY: LI  
SERVICE AREA: Urban  
COMMUNITY PLANNING AREA: Town and Country

### **SUMMARY OF APPLICATION**

The application is a request to rezone an approximate 0.68 acre parcel located on the west side of Benjamin Road approximately 1,300 ft. south of the Waters Avenue/Benjamin Road intersection in the Town and Country area of Hillsborough County, from Agricultural Industrial (AI) to M.

The Benjamin Road corridor in the vicinity of the subject site is comprised of industrial and heavy commercial land uses and industrial zoning.

### **SUMMARY OF HEARING**

The applicant representative, Melva Rodriguez, provided testimony in support of the request.

It was stated that the intent is to use the property for the parking/storage of trucks and other vehicles.

Development Services finds the rezoning request approvable.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan.

No one spoke in support or opposition at the hearing.

**EVIDENCE SUBMITTED**

The applicant representative, Malva Rodriguez, provided oral testimony supplementing the file on record.

**FINDINGS OF FACT**

The subject site is approximately 0.68 acres in size, is located on the west side of Benjamin Road approximately 1,300 ft. south of the Waters Avenue/Benjamin Road intersection in the Twin and Country area of Hillsborough County.

The parcel is bracketed by M zoning parcels to the north and south. Industrially zoned property is located directly across the street to the east.

The subject parcel is located within the Benjamin Road corridor, which from Hillsborough Avenue to the south and Waters Avenue to the north is comprised of industrial/warehouse type uses.

It is found that the proposed rezoning to Industrial (M) is compatible with the surrounding existing industrial related land uses and zoning pattern along Benjamin Road.

**FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE  
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested M rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law

### **DECISION**

Based on the foregoing, this recommendation is for **APPROVAL** of the M rezoning as indicated by the Findings of Fact and conclusions of Law stated above.

*Steven K. Luce*

1/7/2026

---

**Steven K. Luce**  
**Land Use Hearing Officer**

**Date**



# Hillsborough County City-County Planning Commission

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

## Unincorporated Hillsborough County Rezoning Consistency Review

<b>Hearing Date:</b> December 15, 2025	<b>Case Number:</b> RZ 26-0037
<b>Report Prepared:</b> December 4, 2025	<b>Folio(s):</b> 27418.0000
	<b>General Location:</b> North of Bridle Path Lane, south of Waters Avenue and west of Benjamin Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Light Industrial (0 du/ga; 0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Town and Country
<b>Rezoning Request</b>	Agricultural Industrial (AI) to Manufacturing (M)
<b>Parcel Size</b>	+/- 0.68 acres
<b>Street Functional Classification</b>	Bridle Path Lane – <b>Local Road</b> Waters Avenue – <b>County Arterial</b> Benjamin Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	C

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Light Industrial	AI	Vacant
<b>North</b>	Light Industrial, Office Commercial-20, Research Corporate Park + Urban Mixed Use-20	AI, M, CI + PD	Heavy Industrial, Single Family, Public/Quasi-Public/Institutions + Light Commercial
<b>South</b>	Light Industrial	AI, M + PD	Single Family, Light Commercial, Light Industrial + Heavy Industrial
<b>East</b>	Light Industrial	AI, M + PD	Single Family + Vacant
<b>West</b>	Light Industrial, Office Commercial-20, Community Mixed Use-12	AI, AS-1 + PD	Vacant, Light Commercial, Light Industrial, Heavy Industrial + Public/Quasi-Public/Institutions

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

The  $0.68 \pm$  acre subject site is located north of Bridle Path Lane, south of Waters Avenue and west of Benjamin Road. The site is in the Urban Service Area (USA) and is located within the limits of the Town and Country Community Plan. The applicant is requesting to rezone the site from Agricultural Industrial (AI) to Manufacturing (M).

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. The subject site is largely surrounded by the Light Industrial Future Land Use category and the Agricultural and Manufacturing zoning districts. The area is currently developed with higher intensity commercial and industrial uses within minimal residential uses. The commercial uses include a gas station, tire shop, car rental and repair, and open storage of commercial vehicles. The majority of residential uses are located west across the Veterans Expressway. The site is within and surrounded by the Light Industrial Future Land Use category, with Office Commercial-20, Research Corporate Park, and Urban Mixed Use-20 to the north of the site, and Office Commercial-20 and Community Mixed Use-12 to the west of the site.

FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals

in maintaining the character of existing development.” Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 and Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. Given the current development pattern that consists mainly of higher intensity commercial and industrial uses, the proposed rezoning is compatible within the surrounding area and neighborhood character. Therefore, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The Light Industrial Future Land Use category allows for the consideration of agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/showrooms with retail sales, offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. The Light Industrial Future Land Use category allows for a maximum of 0.75 FAR. With 0.68 acres, the subject site can be considered for up to 22,215 square feet (0.68 acres x 43,560 square feet = 29,620 square feet X 0.75 FAR = 22,215 square feet). The proposed rezoning is consistent with the uses allowed under the existing Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Town and Country Community Plan. The vision statement of the Community Plan states, “We encourage redevelopment of our older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities”. The rezoning to allow for additional business within in compatible area will provide for additional opportunities to grow the industrial business sector and provide job opportunities within the community. The proposed rezoning aligns with the vision of the Town and Country Community Plan.

FLUS Goal 7 seeks to promote land use and development patterns which will promote employment and economic growth. With the current Future Land Use category and existing commercial and industrial development in the area paired with several vacant parcels of land, this proposed rezoning achieves the intent of Goal 7 by providing opportunity for economic growth in a target industry in an appropriate area of the County for the proposed uses.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the Town and Country Community Plan. The proposed rezoning 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 rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

---

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

### **FUTURE LAND USE SECTION**

#### ***Urban Service Area***

**Objective 1.1:** Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

#### ***Land Use Categories***

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

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

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

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

**Policy 2.2.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

#### ***Community Context and 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.

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

#### *Relationship to Land Development Regulations*

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

#### **Development**

**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.

**Policy 4.1.6:** Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

#### **Neighborhood and Community Development**

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

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

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

e) *Gradual transitions of intensity*

**Goal 7:** Seek land use and development patterns which will promote employment and economic growth.

#### **LIVABLE COMMUNITIES ELEMENT: TOWN AND COUNTRY COMMUNITY PLAN**

**Vision:** We the People of Town 'N Country cherish our location next to Tampa Bay, and advocate the creation of town centers that serve as a community gathering places. We support the expansion of protected lands, seek better connectivity in our trail networks, and endorse the creation of recreational opportunities for young and old alike.

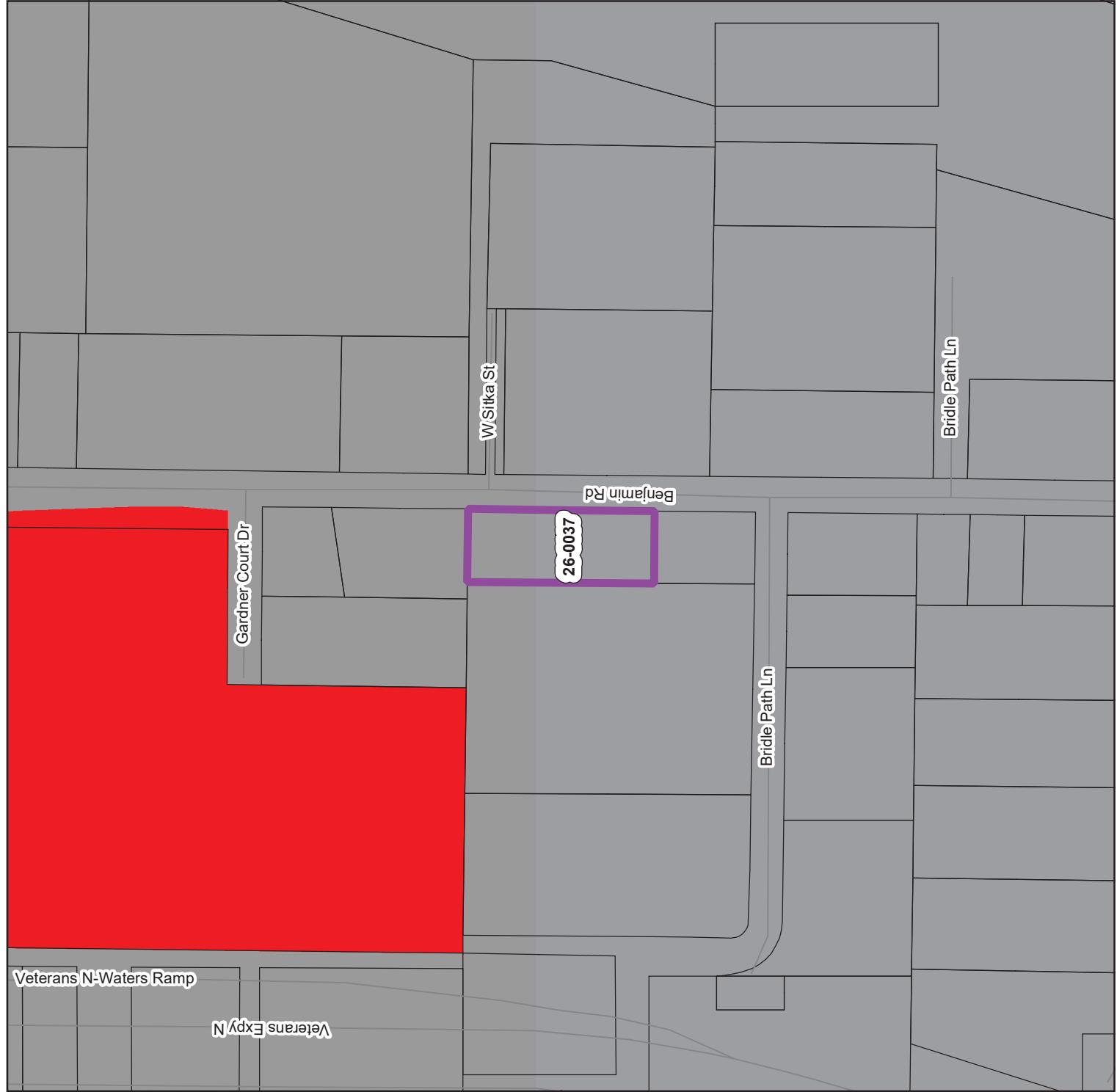
We encourage redevelopment of our older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities. We support non-residential construction in a pedestrian friendly, new urban design that contributes to the community's sense of place. We would like to see a reduction in traffic congestion, an increase in transit service and will take steps to improve the appearance and safety of our primary roadways.

We want the property values of our homes and businesses to increase. We desire proactive enforcement of housing and commercial codes. We are committed to strengthening our community and business associations to work together on furthering our common goals.

We will continue to be an urban community with citizens who have a strong sense of civic pride and are committed to improving our way of life.

## HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 26-0037



**AGENCY  
COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town and Country

PETITION NO: RZ 26-0037

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- .66 acres from Agricultural Industrial (AI) to Manufacturing (M). The site is located +/- 152ft north of the intersection of Bridle Path Ln and Benjamin Rd. The Future Land Use designation of the site is Light Industrial (LI).

#### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 21,563sqft	212	36	42

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Convenience Store with Gas Station ITE Code 945) 7,188sqft	3,226	239	228

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,014	+203	+186

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Benjamin Rd, a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes. There are no bike lanes on either side of the roadway and +/- 5-foot-wide sidewalks along the eastern side of the roadway within the vicinity of the project. The roadway lies within a +/- 50ft right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Benjamin Rd. is designated as a future four lane roadway.

## **SITE ACCESS**

It is anticipated that the site will have access to Benjamin Rd.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for Benjamin Rd. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Benjamin Rd.	Sligh Ave.	Waters Ave.	D	F

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

## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Chris Boles  
Donna Cameron Cepeda  
Ken Hagan  
Christine Miller  
Joshua Wostal



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Diana M. Lee, P.E. AIR DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 12/15/2025  <b>PETITION NO.:</b> 26-0037  <b>EPC REVIEWER:</b> Melissa Yanez  <b>CONTACT INFORMATION:</b> (813) 627-2600 x1360  <b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	<b>COMMENT DATE:</b> 11/25/2025  <b>PROPERTY ADDRESS:</b> 7916 Benjamin Rd, Tampa, FL 33634  <b>FOLIO #:</b> 0274180000  <b>STR:</b> 30-28S-18E
<b>REQUESTED ZONING:</b> AI to M (Industrial)	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	Wetland Survey valid until 2/14/2027
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Located on the western property line
<p><b>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:</b></p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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</li></ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

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.

- 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.
- 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.

my / cb

ec: [magnifygroup@yahoo.com](mailto:magnifygroup@yahoo.com)



## 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:** 10/27/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 11/7/2025

**PROPERTY OWNER:** Magnify Investments, Inc.    **PID:** 26-0037

**APPLICANT:** Melva Rodriguez

**LOCATION:** 7916 Benjamin Rd. Tamp, FL 33634

**FOLIO NO.:** 27418.0000

### AGENCY REVIEW COMMENTS:

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

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

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

## AGENCY REVIEW COMMENT SHEET

**TO: ZONING TECHNICIAN, Planning Growth Management** **DATE: 28 Oct. 2025**

DATE: 28 Oct. 2025

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

**APPLICANT:** Melva Rodriguez      **PETITION NO:** RZ-STD 27418.0000

**LOCATION:** 7916 Benjamin Rd., Tampa, FL 33634

**PETITION NO:** RZ-STD 27418.0000

**FOLIO NO:** 27418.0000

— — — — —

- 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: \_\_\_\_\_.

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

---

**PETITION NO.:** RZ-STD 26-0037    **REVIEWED BY:** Clay Walker, E.I.    **DATE:** 10/28/2025

---

**FOLIO NO.:** 27418.0000

---

**WATER**

- The property lies within the City of Tampa 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 4 inch wastewater forcemain exists  (approximately 475 feet from the project site),  (adjacent to the site) and is located north of the subject property within the east Right-of-Way of Benjamin Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include                    and will need to be completed by the            prior to issuance of any building permits that will create additional demand on the system.

**COMMENTS:** The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

**VERBATIM  
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce  
Zoning Hearing Master

DATE: Monday, December 15, 2025

TIME: Commencing at 6:00 p.m.  
Concluding at 8:39 p.m.

LOCATION: Hillsborough County BOCC -  
Development Services Department  
(LUHO, ZHM, Phosphate)  
Second Floor Boardroom  
601 East Kennedy Boulevard  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Notary Public for the State of Florida

1 MS. HEINRICH: Our next item is Item C.4, Standard  
2 Rezoning 26-0037. The applicant is requesting to rezone  
3 property from AI to M. Logan McKaig with Development Services  
4 will provide staff findings after the applicant's presentation.

5 HEARING MASTER: Okay. The applicant, please.

6 MS. M. RODRIGUEZ: Thank you. Good evening. My name  
7 is Melva Rodriguez, 7710 Ann Ballard Road, Tampa, Florida  
8 33634.

9 So we are currently at zoning AI, agriculture. So we  
10 are in the process of getting that property to M, as  
11 manufacturing, for just parking purposes like trucks, trailers  
12 and all that stuff. Mainly, some areas there are manufacturing.

13 HEARING MASTER: Okay.

14 MS. M. RODRIGUEZ: So -- but that's basically it.

15 HEARING MASTER: That's fine. Thank you.

16 MS. M. RODRIGUEZ: Uh-huh.

17 HEARING MASTER: Okay. And Development Services  
18 staff.

19 MR. MCKAIG: Good evening. Logan McKaig, Development  
20 Services.

21 Application 26-0037. The applicant is requesting to  
22 rezone the property from AI to M for the purpose of open storage  
23 for vehicles. However, all M zoning districts are -- uses are  
24 proposed and to be permitted.

25 The property exists along west side of Benjamin Road,

1 approximately a half mile southeast from the intersection of  
2 Waters and Veterans -- Waters Avenue and Veterans Expressway --  
3 excuse me. The property is also just under two miles from the  
4 Tampa International Airport. Property is located in an area  
5 developed with/zoned for other high intensity uses, such -- high  
6 intensity uses -- excuse me. Such as rezoning -- as such,  
7 rezoning this property to M brings it more in line with the  
8 surrounding zoning district.

9 Staff finds the proposed rezoning approvable, and is  
10 available for any questions.

11 HEARING MASTER: No questions. Thank you.

12 Planning Commission staff.

13 MS. LIENHARD: Thank you.

14 The subject property is located in a Light Industrial  
15 Future Land Use Category. It is in the Urban Service Area and  
16 the subject property is located within the limits of the Town  
17 and Country Community Plan.

18 The subject site is largely surrounded by the Light  
19 Industrial Future Land Use Category and the Agricultural and  
20 Manufacturing zoning districts. The area is currently developed  
21 with higher intensity commercial and industrial uses with  
22 minimal residential uses. The commercial uses include a gas  
23 station, tire shop, car rental and repair and open storage of  
24 commercial vehicles. The majority of residential uses are  
25 located west across the Veterans Expressway. The site is

1 within, and surrounded by, the Light Industrial Future Land Use  
2 Category with Office Commercial-20, Research Corporate Park and  
3 Urban Mixed Use-20 to the north of the site.

4 Future Land Use Section Policy 3.1.3 requires all new  
5 development be compatible with the surrounding area.

6 Additionally, the Neighborhood Protection policies under  
7 Objective 4.4 and Policy 4.4.1 require new development to be  
8 compatible with the surrounding neighborhood. Given the current  
9 development pattern that consists mainly of higher intensity  
10 commercial and industrial uses, the proposed rezoning is  
11 compatible with the surrounding area and neighborhood character.

12 The Light Industrial Future Land Use Category allows  
13 for the consideration of agricultural, processing, manufacturing  
14 and assembly of materials, offices and neighborhood serving  
15 commercial. This category allows for a maximum of a .0 -- I'm  
16 sorry, 0.75 floor to area ratio. With .68 acres, the subject  
17 site can be considered for up to 22,215 square feet.

18 The vision statement of the Town and Country Community  
19 Plan states that, We encourage redevelopment of our older  
20 commercial centers and desire a strong business sector that  
21 contributes to the community and provides meaningful employment  
22 opportunities. The rezoning to allow for additional business in  
23 a compatible area will provide for additional opportunities to  
24 grow the industrial business sector and provide job  
25 opportunities within the community, and therefore aligns with

1 the Community Plan vision.

2                   Based upon those considerations, Planning Commission  
3 staff finds the proposed rezoning consistent with the  
4 Unincorporated Hillsborough County Comprehensive Plan. Thank  
5 you.

6                   HEARING MASTER: Thank you.

7                   Is there anyone in the audience that wishes to speak  
8 in support of the application? See no one responding.

9                   Anyone in the audience wish to speak in opposition to  
10 the application? See no one responding.

11                  Staff, anything further?

12                  MS. HEINRICH: Nothing further, sir.

13                  HEARING MASTER: Okay.

14                  Applicant, opportunity for rebuttal. Applicant's  
15 good?

16                  MS. RODRIGUEZ: Yeah, we're good.

17                  HEARING MASTER: With that, that concludes this  
18 application.

19                  Ms. Heinrich, we're ready for the next item.

20

21

22

23

24

25

**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**

**PARTY OF  
RECORD**

**NONE**