

**Rezoning Application:** RZ STD 26-0124**Zoning Hearing Master Date:** 12/15/2025**BOCC Land Use Meeting Date:** 02/10/2026**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant: Tampa Electric Company

FLU Category: AM-1/20

Service Area: Rural

Site Acreage: 1,620 acres +/-

Community Plan Area: None

Overlay: None

Request: Rezone from PD to AM

**Introduction Summary:**

The applicant is requesting to rezone three parcel folios (93112.0000, 93105.0000, and 93128.0000) from PD 82-0223 (as most recently modified by PRS 23-0043) to the AM zoning district (Agricultural, Mining). The application is associated with PRS 26-0299 which is to remove the subject acreage from PD 82-0223. PD 82-0223 is approved for mining activities south of Old Hopewell Road, and residential, commercial and agricultural uses north of Old Hopewell Road. The area proposed for removal is within the area approved for mining activities.

Zoning:	Existing	Proposed
District(s)	PD 82-0223 (PRS 23-0043)	AM
Typical General Use(s)	Phosphate Mining Activity	Agriculture, Mining
Acreage	1,620 acres +/-	1,620 acres +/-
Density/Intensity	NA	1 dwelling unit per 20 acres
Mathematical Maximum*	NA	81 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 82-0223 (PRS 23-0043)	AM
Lot Size / Lot Width	NA	20 acres / 150'
Setbacks/Buffering and Screening	As required by Hillsborough County Phosphate Mining Ordinance, 90-4	Front: 50' Side: 25' Rear: 50'
Height	NA	50'

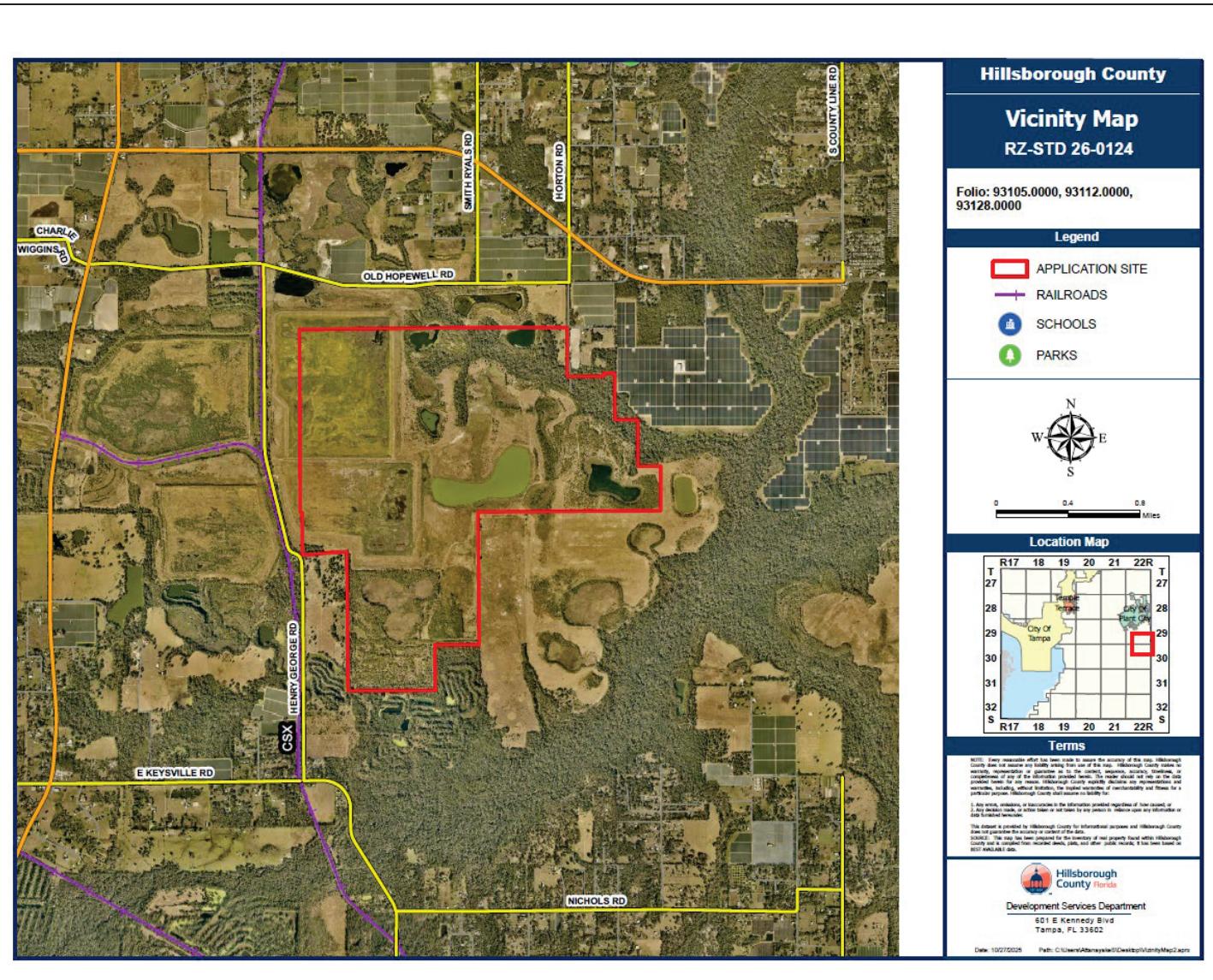
**Additional Information:**

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	Supportable

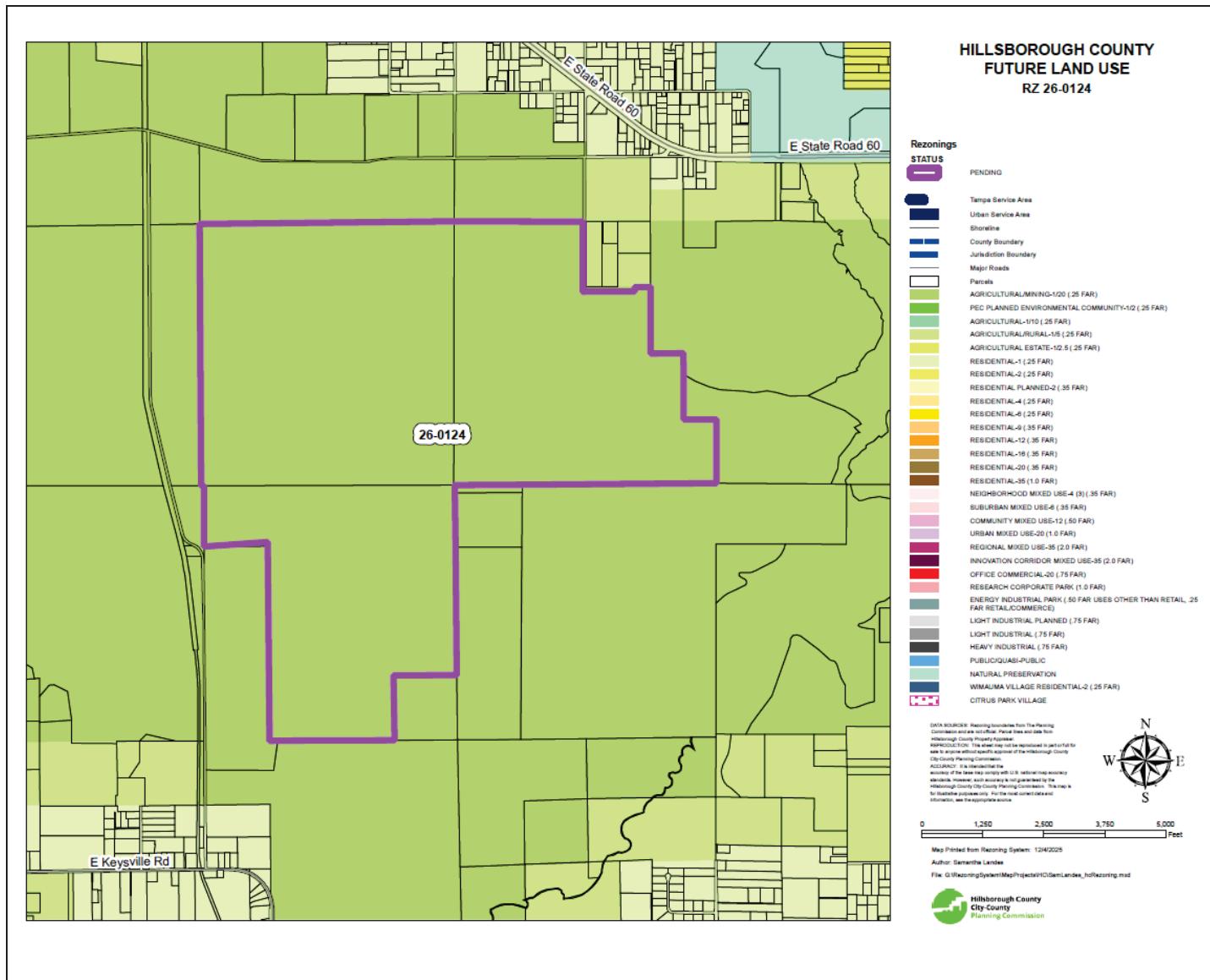
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

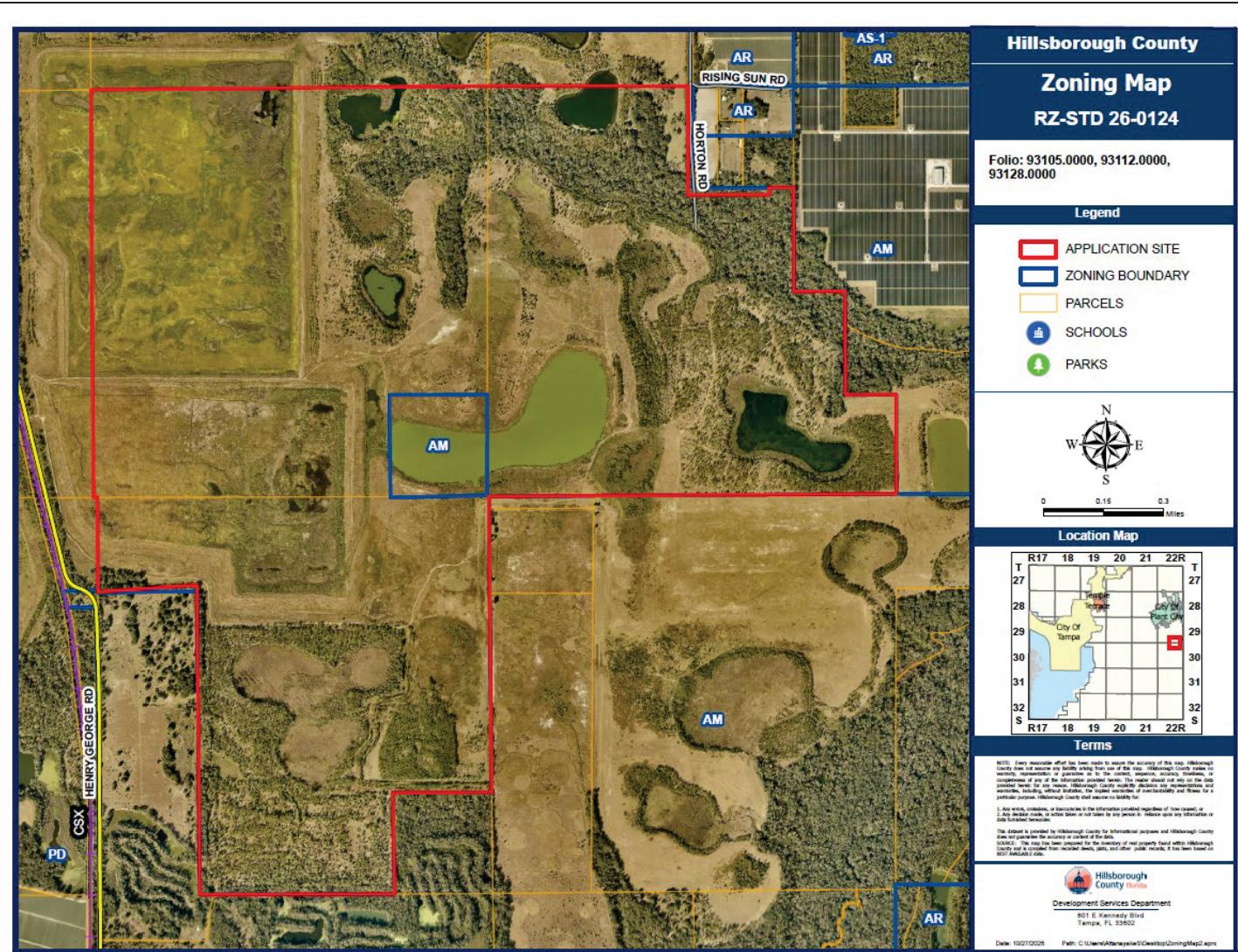
The rezoning site is around a mile west of the Polk County line. The surrounding area is occupied by agricultural uses, single-family residences, or vacant land and zoned AR, AM, AS-1, or within PD 82-0223. PD 82-0223 currently occupies 4,083 acres, permitting phosphate mining, residential development, and commercial general uses.

**2.0 LAND USE MAP SET AND SUMMARY DATA****2.2 Future Land Use Map**

Future Land Use Category:	AM-1/20 (Agricultural/Mining – 1/20)
Maximum Density/F.A.R.:	1 DU / 20 GA; Up to 40,000 sq. ft. or 0.25 FAR, whichever is less intense
Typical Uses:	Mining and agricultural activities, farms, ranches, feed lots, residential, neighborhood commercial, offices and industrial uses related to agricultural uses.

## 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	PD 82-0223 (PRS 23-0043)	NA	Mining	Pasture
South	AM	1 DU / 20 acres	Agriculture, Mining	County Owned
East	AR	1 DU / 5 acres	Agricultural	Crops
	AM	1 DU / 20 acres	Agriculture, Mining	County Owned Preservation, Crops, Single-Family
West	PD 82-0223 (PRS 23-0043)	NA	Mining	Vacant
	AM	1 DU / 20 acres	Agriculture, Mining	County Owned

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BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Michelle Montalbano

## 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)

N/A

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 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>
Horton Rd	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

<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		0	0	0
Proposed		919	60	79
Difference (+/-)		+919	+60	+79

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

<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:		

## 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 checked="" type="checkbox"/> No	
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	
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 checked="" type="checkbox"/> No	Adjacent to Alafia North Prong Preserve (LDC Sec. 4.01.11)
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The applicant is requesting to rezone approximately 1,061 acres of property out of PD 83-0223 to the standard AM zoning district. The rezoning site was part of a larger mining facility known as Hopewell Mine, permitted through PD 82-0223, which ceased mining operations in 2011. Rezoning to AM will permit further uses, such as agricultural uses, residential uses, or solar energy production facilities. The rezoning site is surrounded by parcels zoned AR, AM, or within the same PD district 83-0223. An approximate 40-acre portion of parcel folio 93105.0000 is currently zoned AM. Due to these considerations, staff finds the AM zoning district compatible with the existing uses, development pattern, and zoning districts in the area.

### 5.2 Recommendation

Staff finds the rezoning request **supportable**.

**Zoning Administrator Sign Off:**



#### **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.

APPLICATION NUMBER: RZ-STD 26-0124

ZHM HEARING DATE: December 15, 2025

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Case Reviewer: Michelle Montalbano

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

Not applicable.

## **8.0 PROPOSED SITE PLAN (FULL)**

Not applicable.

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

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 12/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural

PETITION NO: RZ 26-0124

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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 3 parcels totaling +/- 1,620 acres from Planned Development (PD) 82-0223 to Agricultural Mining (AM). The modification area within the existing PD is approved for phosphate mining. A companion modification application (RZ 25-0299 PRS) for the existing PD has been filed. The applicant's stated intent for the proposed development is a solar farm.

The site is located +/- 1,300ft south of the intersection of Old Hopewell Rd and Horton Rd. The Future Land Use designation of the site is Agricultural Mining – 1/20 (A/M-1/20) and Agricultural Mining – 1/10 (AM-1/10).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. As the modification area of the existing PD is approved exclusively for phosphate mining under a mining permit that expired in 2012 and to staff's knowledge there has not been any mining activity on the subject site since the expiration of this permit, staff have determined that under the existing zoning the subject site does not generate any trips.

Staff notes that the proposed standard zoning district primarily supports the use of agricultural mining. However, as this use requires the approval of additional permits, the highest and most intense use permitted under the proposed standard zoning district that does not require

additional permitting has been selected for the trip generation analysis studying the proposed uses for the subject site.

Staff have prepared a comparison of the trips potentially generated under the 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
PD, Phosphate Mining	0	0	0

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AM, Single Family Detached (ITE Code 210) 81 Units	919	60	79

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+919</b>	<b>+60</b>	<b>+79</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Horton Rd, a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by between 18ft and 16ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 66-ft right-of-way.

### **SITE ACCESS**

It is anticipated that the site will have access to Horton 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 roadway onto which the tract of the existing PD that the subject site falls within currently has sole permitted access does not fully extend to the modification area in a way that meets current county standards. In order for access to be granted from the subject site onto Horton Rd., there would be a requirement for the roadway to be extended to the subject site in a way that meets current county standards.

Lastly, 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 and 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. As such, staff have no objection to this request.

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

Horton Rd. is not a regulated roadway and was not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

**HILLSBOROUGH COUNTY**

**RECOMMENDATION OF THE LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 26-0124

DATE OF HEARING: December 15, 2025

APPLICANT: Tampa Electric Company

PETITION REQUEST: AM

LOCATION: Horton Road, 1,700 ft. south of Old Hopewell Road and Horton Road intersection

SIZE OF PROPERTY: 1620.20 acres

EXISTING ZONING: AM and PD (82-0223)

FUTURE LAND USE CATEGORY: AM

SERVICE AREA: Rural

COMMUNITY PLANNING AREA: None

### **SUMMARY OF APPLICATION**

The application is a request to rezone 1,620.20 acres located off of Old Hopewell Road and Horton Road, south of SR 60, south of Plant City in eastern Hillsborough County. The site is the location of a former phosphate mine that is located one mile west of the Polk County line. The rezoning is from PD and AM to AM.

The subject property is part of an old 4,083 acre dormant phosphate mine. Mining operations ceased in 2011.

The existing zoning is a Planned Development (PD 82-0223, as amended by PRS 23-0043) that allows for mining and interim agricultural activities.

The subject rezoning carves 1,602.20 acres out of the parent 4,083 acre phosphate mine property. A separate PRS (PRS 26-0299) has been filed that will address the changes to conditions applicable to the underlying PD. The subject rezoning and PRS are intended to be heard at the same time at the final hearing before the BOCC.

### **SUMMARY OF HEARING**

The applicant representative, Kami Corbett, provided testimony and a power point presentation in support of the request.

It was stated that existing PD allows for interim agricultural uses that were existing at the time of approval of the original rezoning in 1982. However, the PD does not address new agricultural related uses moving forward.

TECO is the applicant and they are pursuing the feasibility of establishing an approximate 500 acre solar farm on the 1,620 acre parcel. The solar farm structures would be located on the parcels uplands.

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, Kami Corbett, provided oral testimony and a power point presentation supplementing the file on record.

### **FINDINGS OF FACT**

The subject 1,620 acre parcel is to be carved out of a larger 4,000 acre phosphate mine located in eastern Hillsborough County.

The phosphate mine ceased operations in 2011.

The applicant, TECO is interested in developing an approximate 500 acre solar farm on the uplands.

The proposed AM zoning would allow for a solar farm land use.

The surrounding area is comprised of an old phosphate mine, agricultural lands, environmental lands and rural residential land uses.

A companion PRS has been filed to amend the underlying PD zoning to account for the proposed carve out of 1,620 acres from the 4,000 acre PD.

The PRS and the subject rezoning will be heard at the same final hearing before the BOCC.

It is found that the proposed AM zoning and agricultural related uses, including a solar farm, would be compatible with the surrounding land uses.

**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 AM 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

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**Steven K. Luce**

**Date**

**Land Use Hearing Officer**



# Hillsborough County City-County Planning Commission

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@planc.com.org](mailto:planner@planc.com.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 26-0124
<b>Report Prepared:</b> December 4, 2025	<b>Folio(s):</b> 93112.0000, 93105.0000, 93128.0000  <b>General Location:</b> East of Henry George Road and south of Old Hopewell Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Agricultural Mining-1/20 (1du/20ga;0.25 FAR)
<b>Service Area</b>	Rural
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Rezoning from Planned Development (PD) 82-0223 to Agricultural Mining (AM)
<b>Parcel Size</b>	+/- 1,620.20 acres
<b>Street Functional Classification</b>	Old Hopewell Road – <b>County Collector</b> Horton Road – <b>County Collector</b> Henry George Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

**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>	Agricultural Mining-1/20	PD + AM	Vacant and Agricultural
<b>North</b>	Agricultural Mining-1/20 + Residential-1	PD + AM + AR + AS-1	Agricultural + Mobile Home Park + Vacant + Single-Family
<b>South</b>	Agricultural Mining-1/20 + Residential-1 + Agricultural Rural-1/5	AM + AR + ASC-1 + AS-1	Public/Quasi-Public + Agricultural + Light Commercial
<b>East</b>	Agricultural Mining-1/20 + Agricultural Rural-1/5	AM + AR	Agricultural + Public Communications + Mining
<b>West</b>	Agricultural Mining-1/20 + Agricultural Rural-1/5	PD + AM + AR	Vacant + Agricultural + Mining + Public/Quasi-Public

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

The ±1,620.20-acre subject site is generally located east of Henry George Road and south of Old Hopewell Road. The site is in the Rural Area and is not within the limits of a Community Plan. The applicant is requesting to rezone from the site's existing Planned Development (PD) 82-0223 to the Agricultural Mining (AM) zoning district. There is already a small portion of the site zoned AM and will therefore remain as such with this request.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses, and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category of the site is Agricultural Mining-1/20 (AM-1/20), which is a rural land use category and is intended for long term agricultural character, agricultural and mining productivity, or other rural uses. Group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations if there is no subdivision of land. The site is also surrounded on all sides by the Agricultural Mining-1/20 (AM-1/20) Future Land Use, further supporting the compatibility of the Agricultural Mining (AM) zoning being requested.

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." According to the Hillsborough County Property

Appraiser, the site currently consists of vacant and agricultural land. Surrounding the site to the north, west, and east there is more agricultural land, with vacant land also to the north and west. To the south of the site there are multiple parcels of county owned public/quasi-public land. To the west there is a mining use that is owned by Mosaic and to the east is also mining, owned by a different owner, as well as public communications/utilities owned by Tampa Electric Company (TECO). Further north of the subject site there is also some mobile home park and single-family residential uses. Mining is already an established and prominent land use in the immediate area with mining uses existing to the west and east of the site. The presence of these already existing mining activities demonstrates that this use is an accepted and compatible use within this portion of the county. The request for the Agricultural Mining zoning district is compatible with the existing development pattern of the area and meets the intent of the policies in the Future Land Use Section relating to compatibility.

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, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of agricultural, vacant, public/quasi-public, and mining uses. The requested Agricultural Mining (AM) zoning district is consistent with the established pattern in the surrounding area. There are some residential uses further north of the site, however, the site is separated from these residential uses with agricultural and vacant lands. This creates a buffer and transition of use between the subject property and other uses in the area that help to separate more intensive uses from any residential areas. The majority of uses in the surrounding area are non-residential in nature, and therefore, the request represents a continuation of land use types already present in the area.

Within the Environmental and Sustainability Section of the Comprehensive Plan, there are policies that relate to the subject site regarding the Significant Wildlife Habitat, Surface Water Resource Protection Area (SWRPA), and Wellhead Resource Protection Area (WRPA) that is present on the site. Objective 3.2 within the Environmental and Sustainability Section (E&S) aims to manage mining and reclamation lands to ensure a healthy environment, economy, and quality of life. E&S Policy 3.2.6 directs to prohibit mining and land excavation activities to minimize negative impacts on surrounding properties, ensure that land excavations are appropriately reclaimed, and encourage the productive reuse of such areas. E&S Policy 3.2.7 states that land excavation activities that adversely impact surface or groundwater levels or wetlands and/or other surface waters on surrounding property are prohibited. E&S Policy 3.2.12 states that it is required to demonstrate the capability of restoring Essential Wildlife Habitat prior to permitting mining in areas that support Listed Species. E&S Policy 3.5.2 states to collaborate with the Environmental Protection Commission (EPC) through the land planning and development review process to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions. E&S Policy 3.5.4 seeks to regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process. E&S Policy 3.5.7 states that all wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats. E&S Policy 3.8.1 states to protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat. Within the One Water Section of the Comprehensive Plan, Policy 1.3.10 states to protect existing and planned future sources of public potable supply through the identification of prohibited activities in the SWRPA and WRPA's, as established in the Land Development Code (LDC) or other regulatory documents. All of these

Environmental and Sustainability Section Policies and One Water Policies in the Comprehensive Plan collectively emphasize that any proposed development on the subject site must demonstrate full compliance with these policies relating to wetlands, Surface Water Resource Protection Area's (SWRPA), Wellhead Resource Protection Area's (WRPA), and Significant Wildlife Habitats. A full compliance review will occur at the site development stage and will be monitored by Hillsborough County Development Services staff.

Overall, staff finds that the proposed use is allowable in the Agricultural Mining-1/20 (AM-1/20) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. 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*.

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

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

##### **Rural 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.*

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

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

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

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

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

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

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

### **Compatibility**

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

**Policy 3.1.2:** Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

### **Development**

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

**Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

### **Neighborhood/Community Development**

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

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

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

## **ENVIRONMENT AND SUSTAINABILITY SECTION**

**Objective 3.2:** Manage mining and reclamation lands to ensure a healthy environment, economy, and quality of life

**Policy 3.2.6:** Prohibit mining and land excavation activities in documented habitats of Listed Species except as provided under local rules and regulations including mitigation as required.

**Policy 3.2.7:** Land excavation activities that adversely impact surface or groundwater levels or wetlands and/or other surface waters on surrounding property are prohibited.

**Policy 3.2.12:** Demonstration of the capability of restoring Essential Wildlife Habitat prior to permitting mining in areas that support Listed Species is required.

**Policy 3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/ or other surface waters and maintain equivalent functions.

**Policy 3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

**Policy 3.5.7:** Wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats.

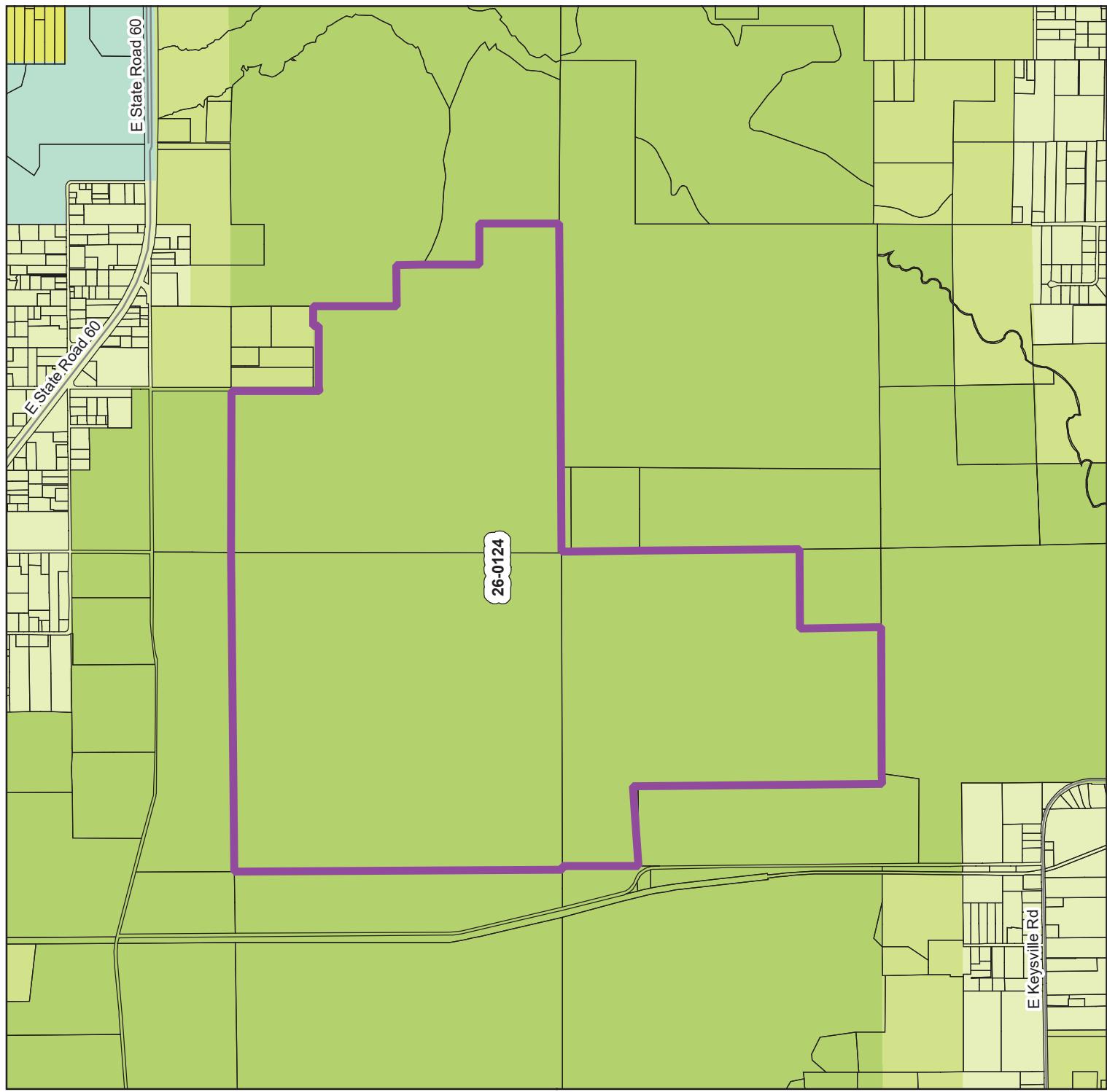
**Policy 3.8.1:** Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.

## **ONE WATER SECTION**

**Policy 1.3.10:** Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPA and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 26-0124



**AGENCY  
COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 12/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural

PETITION NO: RZ 26-0124

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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 3 parcels totaling +/- 1,620 acres from Planned Development (PD) 82-0223 to Agricultural Mining (AM). The modification area within the existing PD is approved for phosphate mining. A companion modification application (RZ 25-0299 PRS) for the existing PD has been filed. The applicant's stated intent for the proposed development is a solar farm.

The site is located +/- 1,300ft south of the intersection of Old Hopewell Rd and Horton Rd. The Future Land Use designation of the site is Agricultural Mining – 1/20 (A/M-1/20) and Agricultural Mining – 1/10 (AM-1/10).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. As the modification area of the existing PD is approved exclusively for phosphate mining under a mining permit that expired in 2012 and to staff's knowledge there has not been any mining activity on the subject site since the expiration of this permit, staff have determined that under the existing zoning the subject site does not generate any trips.

Staff notes that the proposed standard zoning district primarily supports the use of agricultural mining. However, as this use requires the approval of additional permits, the highest and most intense use permitted under the proposed standard zoning district that does not require

additional permitting has been selected for the trip generation analysis studying the proposed uses for the subject site.

Staff have prepared a comparison of the trips potentially generated under the 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
PD, Phosphate Mining	0	0	0

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AM, Single Family Detached (ITE Code 210) 81 Units	919	60	79

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	+919	+60	+79

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Horton Rd, a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by between 18ft and 16ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 66-ft right-of-way.

### **SITE ACCESS**

It is anticipated that the site will have access to Horton 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 roadway onto which the tract of the existing PD that the subject site falls within currently has sole permitted access does not fully extend to the modification area in a way that meets current county standards. In order for access to be granted from the subject site onto Horton Rd., there would be a requirement for the roadway to be extended to the subject site in a way that meets current county standards.

Lastly, 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 and 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. As such, staff have no objection to this request.

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

Horton Rd. is not a regulated roadway and was not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

**COMMISSION**

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 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

<b>REZONING</b>	
<b>HEARING DATE:</b> February 10, 2026	<b>COMMENT DATE:</b> December 3, 2025
<b>PETITION NO.:</b> 26-0124	<b>PROPERTY ADDRESS:</b> Horton and Henry George Roads, Plant City
<b>EPC REVIEWER:</b> Kelly M. Holland	<b>FOLIO #s:</b> 0931050000, 0931120000, 0931220000, 0931270000 and 0931280000
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1222	<b>STR:</b> 34 & 35-29S-22E and 02-30S-22E
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Rezoning from PD to AM	
<b>FINDINGS</b>	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands exist throughout the proposed rezoning area.
<p><b>Please allow these comments to supersede and cancel the comments issued to Hillsborough County on November 25, 2025 in their entirety.</b></p> <p>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:</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</li> </ul>	

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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.
- 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.

Kmh / app

cc: Michelle Heinrich, Hillsborough County Zoning - [heinrichm@hcfl.gov](mailto:heinrichm@hcfl.gov)  
Montalbano, Michelle, Hillsborough County Zoning - [MontalbanoM@hcfl.gov](mailto:MontalbanoM@hcfl.gov)  
Willow Michie , Hillsborough County Planning Commission - [michiew@plancom.org](mailto:michiew@plancom.org)  
Kami Corbett, Agent - [kami.corbett@hwllaw.com](mailto:kami.corbett@hwllaw.com)

## AGENCY REVIEW COMMENT SHEET

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

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

APPLICANT: Kami Corbett PETITION NO: RZ-STD 26-0124

LOCATION: Plant City, FL 33567

FOLIO NO: 93112.0000, 93105.0000, 93128.0000 SEC: 30 TWN: 28 RNG: 18

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- 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: The subject application is adjacent to the Alafia North Prong Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

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

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**PETITION NO.:** RZ-STD 26-0124    **REVIEWED BY:** Clay Walker, E.I.    **DATE:** 10/28/2025

**FOLIO NO.:** 93112.0000, 93105.0000, 93128.0000

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**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 .

**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.5, Standard  
2 Rezoning 26-0124. The applicant is requesting to rezone  
3 property from AM and PD (82-0223) to the AM zoning district.  
4 Michelle Montalbano will present staff findings after the  
5 applicant's presentation.

6 MS. CORBETT: Good evening. Kami Corbett with the law  
7 firm of Hill Ward and Henderson, representing TECO, who's the  
8 applicant here.

9 This is known as the Mosaic Hopewell Site. It's owned  
10 by Mosaic. It is way out east in the rural parts of the County.  
11 Its Future Land Use is Agricultural, Mining.

12 The subject property is actually in an old PD from  
13 1982, and this is kind of what the 1982 certified site plan  
14 looks like. And then, this was later amended in a one insert  
15 part of the operating permit for the mine, explained in the  
16 mining area, and you can see that this area of the subject  
17 property is largely in the mining area. Unfortunately, in the  
18 PD, they allowed interim agricultural uses but didn't allow new  
19 prospective agricultural uses. So we needed to amend the zoning  
20 to allow TECO to be able to use about 500 acres of upland for  
21 solar or other energy related uses. And rather than trying to  
22 amend this old PD, we just decided to go for the standard zoning  
23 district of Agricultural Mining.

24 It's pretty straightforward. It's surrounded by  
25 Agricultural Mining. We do have a companion PRS to pull this

1 out of the PD. That will be heard at the same time. Staff's  
2 in support. And we would respectfully request your approval.  
3 Do you have any questions?

4 HEARING MASTER: If I was dealing with the PRS and  
5 looking at how you review obligations under the old PD, maybe I  
6 had some questions. I think that's the beginning of a parallel  
7 process?

8 MS. CORBETT: Yes.

9 HEARING MASTER: And it'll go to the Board at the same  
10 time?

11 MS. CORBETT: Yes. It's filed and it will go to the  
12 Board at the same --

13 HEARING MASTER: Okay.

14 MS. CORBETT: -- time as a companion item.

15 HEARING MASTER: All right. I think the zoning itself  
16 is straight forward.

17 Planning Commission staff. I'm sorry. Development  
18 Services staff.

19 MS. MONTALBANO: Good evening. Michelle Montalbano  
20 with Development Services.

21 The applicant is requesting to rezone approximately  
22 1,620 acres from a PD district to the AM standard district. The  
23 parcel is currently zoned within PD 82-0223, most recently  
24 modified by PRS 26-0299. The area proposed for removal from the  
25 PD is approved for mining activities. Rezoning to AM will allow

1 different uses on the property, still including mining  
2 activities, but also agricultural, single family and solar power  
3 production facilities. The site is surrounded by properties on  
4 AM, AR or within PD 83-0223.

5 Due to these considerations, staff is in support of  
6 the request and finds rezoning to AM consistent with the  
7 existing zoning and development pattern. That concludes my  
8 presentation.

9 HEARING MASTER: Okay. Thank you.

10 MS. MONTALBANO: Thank you.

11 HEARING MASTER: Planning Commission staff.

12 MS. LIENHARD: Thank you.

13 The subject property is located in the Agricultural  
14 Mining-1/20 Future Land Use Category. The site is in the Rural  
15 Area and it is not located within the limits of a Community  
16 Plan.

17 According to Objective 1.2 of the Future Land Use  
18 Section, the Rural Area is intended for long-term agricultural  
19 uses, large lot rural residential uses and undeveloped natural  
20 areas. The Agricultural Mining-1/20 Future Land Use Category is  
21 a rural land use category, and is intended for long-term  
22 agricultural character -- I'm sorry, agricultural development  
23 and mining productivity, as well as other rural uses. The site  
24 is surrounded on all sides by the Agricultural Mining-1/20  
25 Future Land Use Category, further supporting the compatibility

1 of the agricultural mining zoning being requested.

2 Future Land Use Section Policy 3.1.3 requires all new  
3 developments be compatible with the surrounding area.

4 Surrounding the site to the north, west and east is agricultural  
5 land with vacant land to the north and west. Additionally, to  
6 the west, there is a mining use that is owned by Mosaic, and to  
7 the east there is also mining. Mining is already an established  
8 and predominant land use in the immediate area, with mining uses  
9 existing to the west and east of the site as well. The request  
10 for the Agricultural Mining Zoning district is compatible with  
11 the existing development pattern of the area, and meets the  
12 intent of the policies under the -- in the Future Land Use  
13 Section relating to compatibility.

14 Within the Environmental and Sustainability section of  
15 the Comprehensive Plan, there are policies that relate to the  
16 subject site regarding the Significant Wildlife Habitat, Surface  
17 Water Resource Protection Areas, as well as Wellhead Resource  
18 Protection Areas that are present on the site. For instance,  
19 Environmental and Sustainability Policy 3.5.2 states to  
20 collaborate with the Environmental Protection Commission through  
21 land planning and development review processes to prohibit  
22 unmitigated encroachment into wetlands and/or other surface  
23 area -- other surface waters and maintain equivalent functions.

24 Policy 3.8.1 states, To protect and conserve the  
25 significant wildlife habitat and ensure a no net loss of

1 essential wildlife habitat. All of these environmental  
2 policies in the Comprehensive Plan collectively emphasize that  
3 any proposed development on the site must demonstrate full  
4 compliance with these policies relating to wetlands, Surface  
5 Water Protection and Wellhead Resource Protection Areas, as well  
6 as Significant Wildlife Habitats.

7 A full compliance review will occur at site  
8 development and will be monitored by Hillsborough County  
9 Development Services. Based upon those considerations, the  
10 Planning Commission staff finds the proposed rezoning consistent  
11 with the Unincorporated Hillsborough County Comprehensive Plan.  
12 Thank you.

13 HEARING MASTER: Okay. Thank you.

14 At this point in time, is there anyone in the audience  
15 that wishes to speak in support of the application? See no one  
16 responding.

17 Anyone in the audience wish to speak in opposition to  
18 the application? See no one responding.

19 Staff, anything further?

20 MS. HEINRICH: No, sir.

21 HEARING MASTER: You confirmed that this applicant  
22 would -- moving forward would have to go through a permitting  
23 process?

24 MS. HEINRICH: Yes, sir. Yeah. And the companion PRS  
25 has been filed.

1                   HEARING MASTER: Okay. All right. The applicant has  
2 an opportunity for rebuttal.

3                   MS. CORBETT: Kami Corbett again.

4                   Just to clarify on the wetlands issue. TECO's  
5 specific lease is going to lease upland. So we're in due  
6 diligence now, trying to identify which of the 1,600 acres are  
7 going to be the 500 acres that they're going to lease. So we  
8 will be carefully watching out for wetland and wildlife  
9 habitats. I just wanted to add that.

10                  HEARING MASTER: Okay. Thank you.

11                  Okay. With that, that concludes this application.

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

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>VS</u> <u>RZ 25-0582</u>	PLEASE PRINT NAME <u>Colin Rice</u>  MAILING ADDRESS <u>1000 W. Cass St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>239-404-2771</u>
APPLICATION #  <u>RZ 25-0500</u>	PLEASE PRINT NAME <u>Todd Pressman</u>  MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>707-420-1760</u>
APPLICATION #  <u>RZ 25-1281</u>	PLEASE PRINT NAME <u>Todd Pressman</u>  MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>707-866-1760</u>
APPLICATION #  <u>VS</u> <u>RZ 25-1281</u>	PLEASE PRINT NAME <u>Grace McComas</u>  MAILING ADDRESS <u>805 Old Darby St.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-240-3907</u>
APPLICATION #  <u>RZ 25-1320</u>	PLEASE PRINT NAME <u>Ruth P. Londono</u>  MAILING ADDRESS <u>1502 W Busch Blvd Ste D</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813)919-7802</u>
APPLICATION #  <u>RZ 25-1418</u>	PLEASE PRINT NAME <u>Robert Martin</u>  MAILING ADDRESS <u>206 W 92</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-543-5571</u>

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>RZ 26-0037</u>	PLEASE PRINT NAME <u>Melva Rodriguez</u>  MAILING ADDRESS <u>7710 Ahola Boulevard Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-243-8725</u>
APPLICATION #  <u>RZ 26-0124</u>	PLEASE PRINT NAME <u>Kami Corbett</u>  MAILING ADDRESS <u>101 E Kennedy Blvd, St 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-277-8424</u>
APPLICATION #  <u>MM 25-0586</u>	PLEASE PRINT NAME <u>Renee Petru</u>  MAILING ADDRESS <u>5524 Vandylke Rd</u> CITY <u>Mtg</u> STATE <u>FL</u> ZIP <u>33588</u> PHONE <u>813-766-6939</u>
APPLICATION #  <u>MM 25-0586</u>	PLEASE PRINT NAME <u>Elizabeth Rodriguez</u>  MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.545.3316</u>
APPLICATION #  <u>VS MM 25-0586</u>	PLEASE PRINT NAME <u>Beth White</u>  MAILING ADDRESS <u>5338 Van Dyke Road</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813-855-8425</u>
APPLICATION #  <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>Chris McNeal</u>  MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>8132052564</u>

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>RAGHAVA MUMMANEM</u> MAILING ADDRESS <u>1571 RINNY MORE CT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>8482191222</u>
APPLICATION # <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>SRIDEVI PARVATHANENI</u> MAILING ADDRESS <u>1571 RINNYMORE CT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>848219-1222</u>
APPLICATION # <u>RZ 25-1250</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>
APPLICATION # <u>RZ 25-1338</u>	PLEASE PRINT NAME <u>SYED LAEQ ALI</u> MAILING ADDRESS <u>602 OCONTEE AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-260-8502</u>
APPLICATION # <u>MM 25-1362</u>	PLEASE PRINT NAME <u>Alex Schaller</u> MAILING ADDRESS <u>400 N. Ashley Drive Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9100</u>
APPLICATION # <u>MM 25-1375</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>

DATE/TIME: 12-15-2025 6pm HEARING MASTER: Steve Luce

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>MM 25-1375</u>	PLEASE PRINT NAME <u>Michael YATES / Palm TRAFFIC</u>  MAILING ADDRESS <u>4006 S. MacDill AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION #	PLEASE PRINT NAME _____  MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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### **HEARING TYPE:**

ZHM, PHM, VRH, LUHO

Steve Luce

DATE: 12-15-2025

PAGE: 1 of 1

DECEMBER 15, 2025 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 15, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Steve Luce, 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.

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

 Michelle Heinrich, DS, called RZ 25-0500.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-0500.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 25-1281

 Michelle Heinrich, DS, called RZ 25-1281.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1281.

C.2. RZ 25-1320

 Michelle Heinrich, DS, called RZ 25-1320.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1320.

MONDAY, DECEMBER 15, 2025

C.3. RZ 25-1418

 Michelle Heinrich, DS, called RZ 25-1418.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1418.

C.4. RZ 26-0037

 Michelle Heinrich, DS, called RZ 26-0037.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 26-0037.

C.5. RZ 26-0124

 Michelle Heinrich, DS, called RZ 26-0124.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 26-0124.

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

D.1. RZ 25-0582

 Michelle Heinrich, DS, called RZ 25-0582.

 Testimony provided.

 Steve Luce, ZHM, continued RZ 25-0582 to February 23, 2026, ZHM hearing.

D.2. RZ MM 25-0586

 Michelle Heinrich, DS, called MM 25-0586.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-0586.

D.3. RZ 25-1245

 Michelle Heinrich, DS, called RZ 25-1245.

 Testimony provided.

MONDAY, DECEMBER 15, 2025

 Steve Luce, ZHM, closed RZ 25-1245.

D.4. RZ 25-1250

 Michelle Heinrich, DS, called RZ 25-1250.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1250.

D.5. RZ 25-1338

 Michelle Heinrich, DS, called RZ 25-1338.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1338.

D.6. MM 25-1362

 Michelle Heinrich, DS, called MM 25-1362.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-1362.

D.7. MM 25-1375

 Michelle Heinrich, DS, called MM 25-1375.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-1375.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 8:39 p.m.

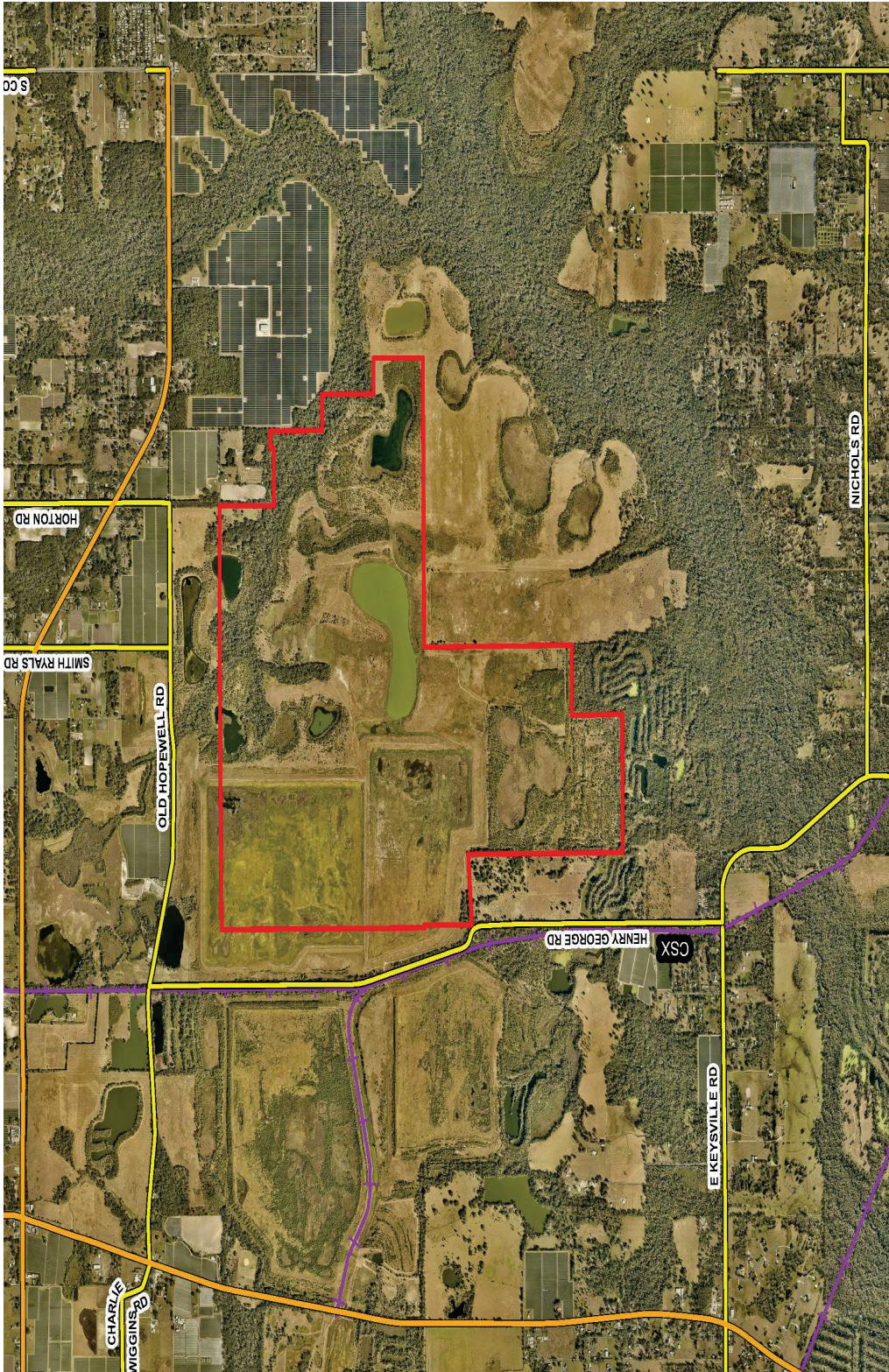
# Mosaic Hopewell Rezoning

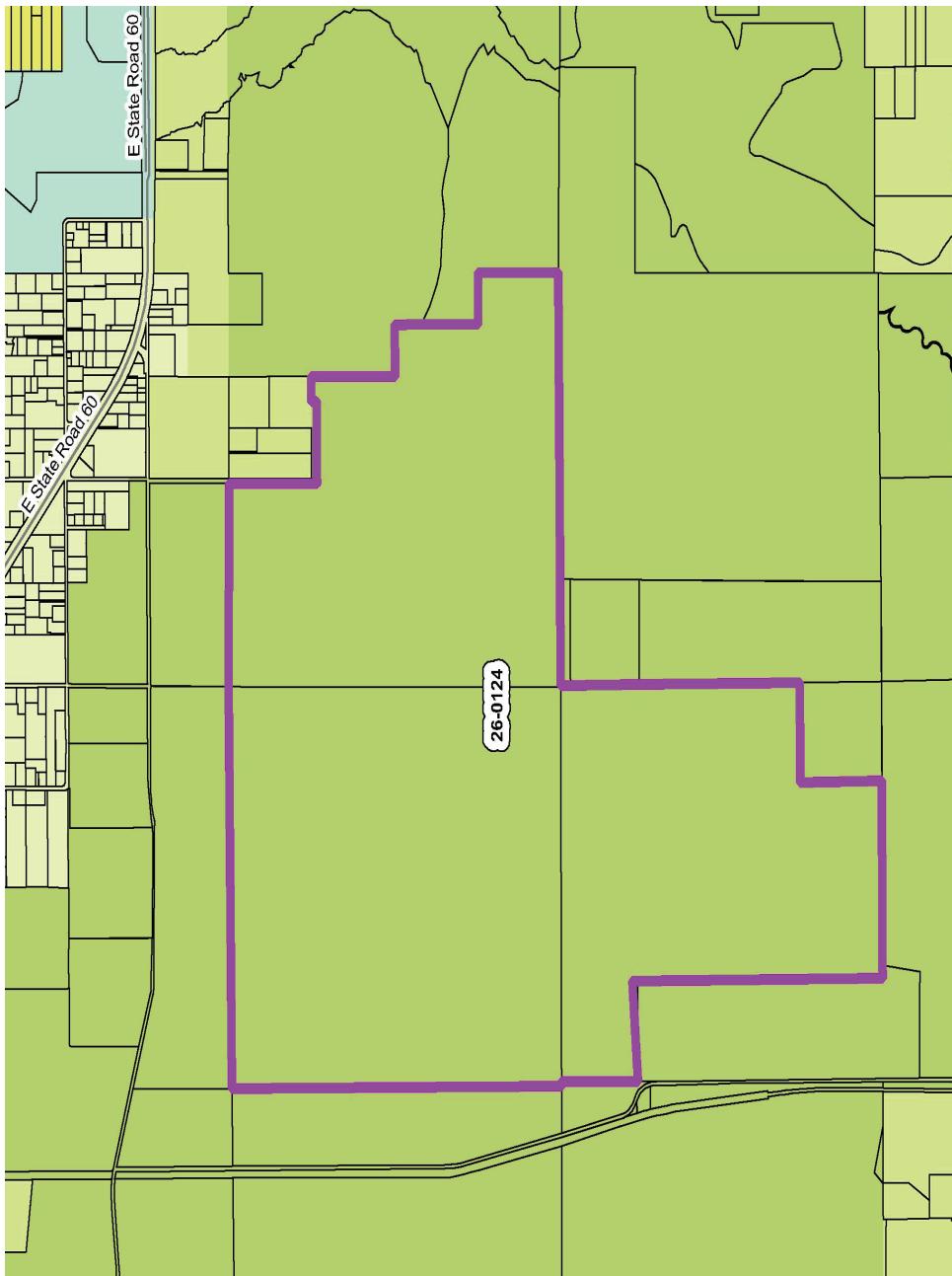
RZ-STD 26-0124

Application No. RZ 26-0124  
Name: Kami Corbett  
Entered at Public Hearing: ZHM  
Exhibit #: 1  
Date: 12/15/2025



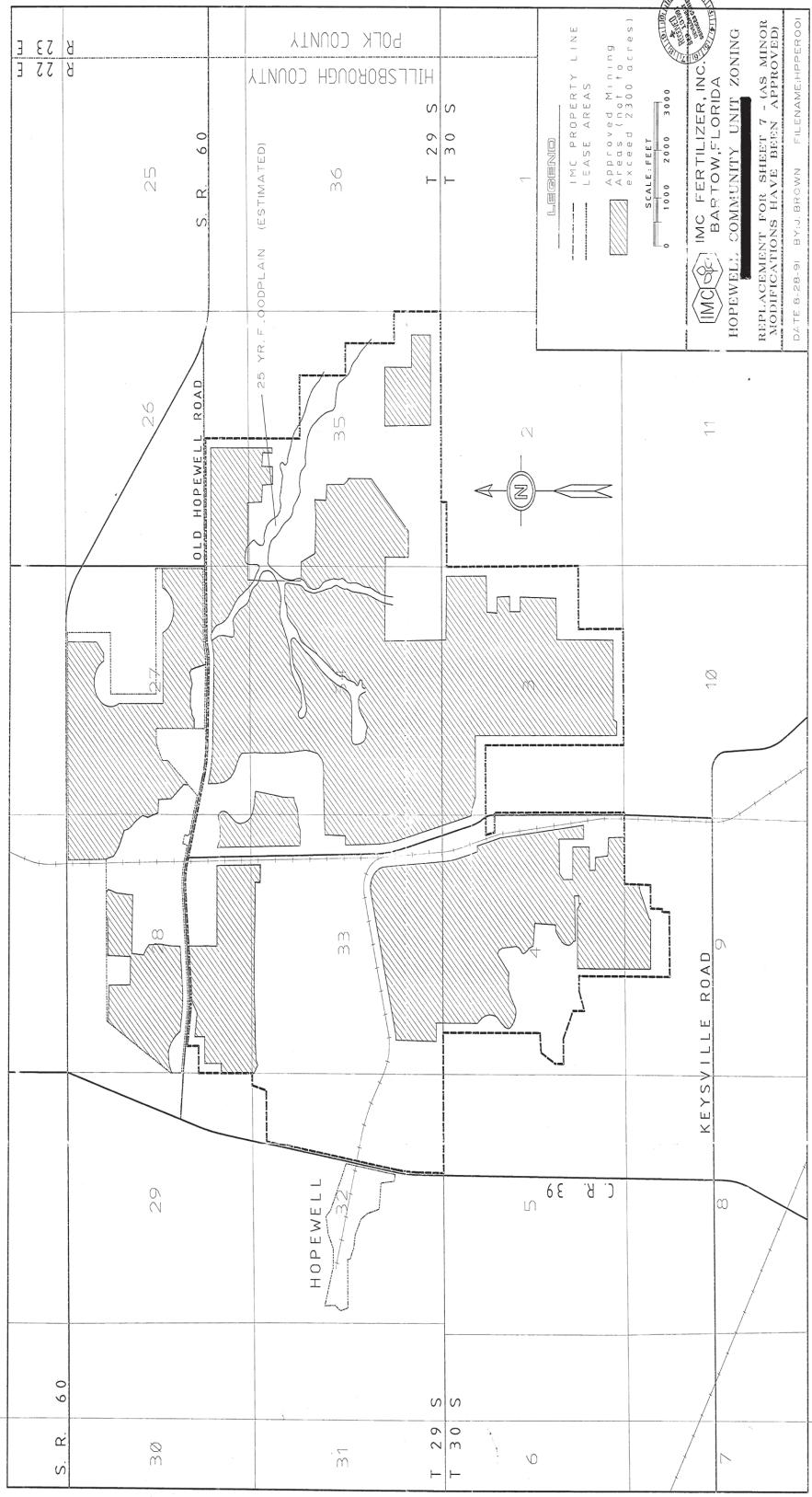
## Location



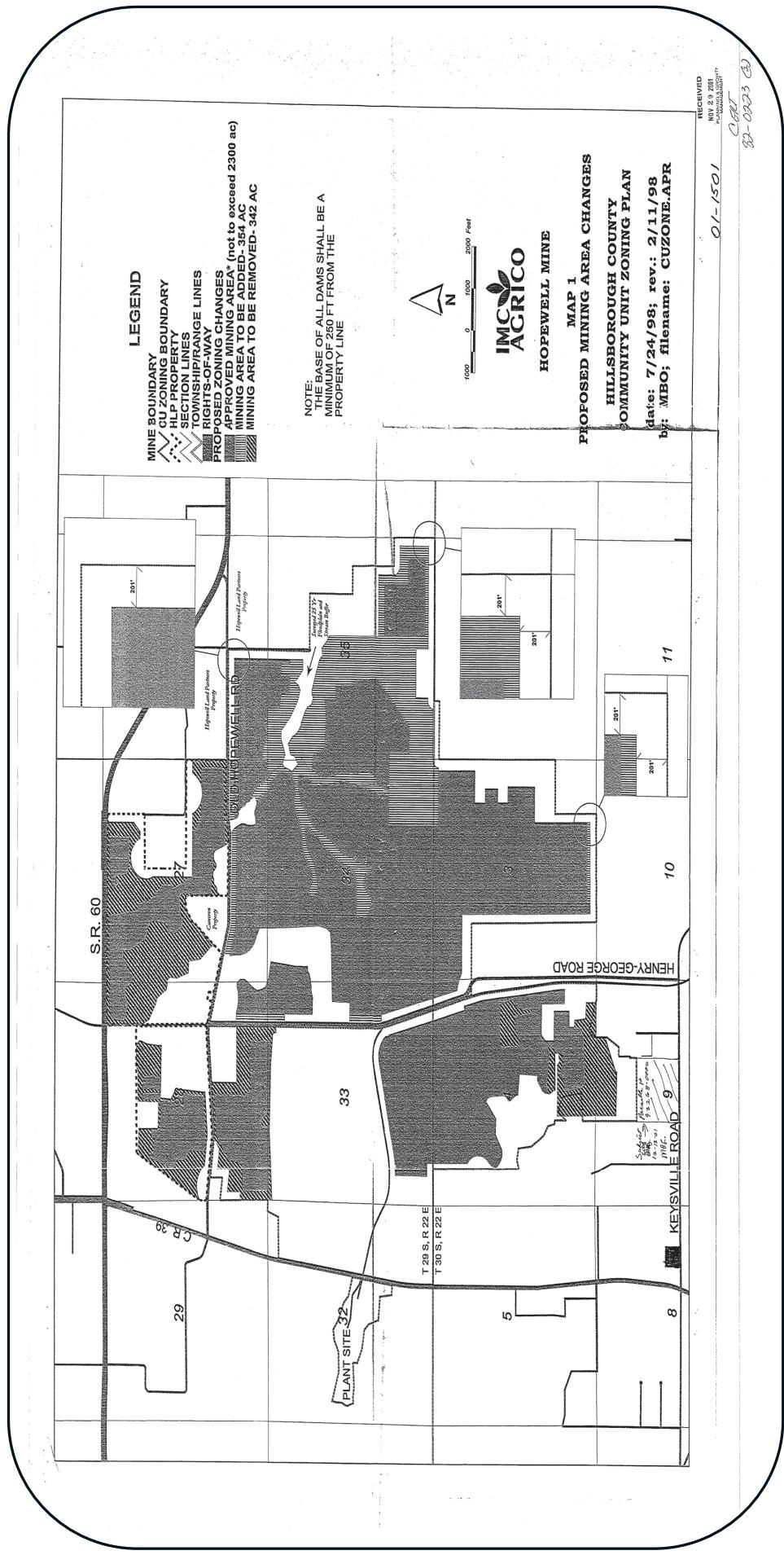


FLU – AM – Rural Service Area

Site Plan PD 82-0223



# Mining Area - 01-1501



# Standard Zoning District – AM

## Agricultural Mining

The purpose of this district is to protect viable long-term agricultural lands from urban and suburban encroachment by encouraging agricultural, residential, and related uses on parcels of at least twenty (20) acres.

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Proposed Rezoning

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- ***Objective 1.2 – Rural Areas to provide long-term agriculture uses***
- ***Objective 5.1 – Recognize Importance of Agricultural Activities***
- ***Consistent with vision to maintain agricultural uses in the Rural Area***
- ***Planning Commission finds Request Consistent with the Comprehensive Plan***
- ***Development Services finds the Request Supportable***

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**Policies Supporting the Request**

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**PARTY OF  
RECORD**

**NONE**