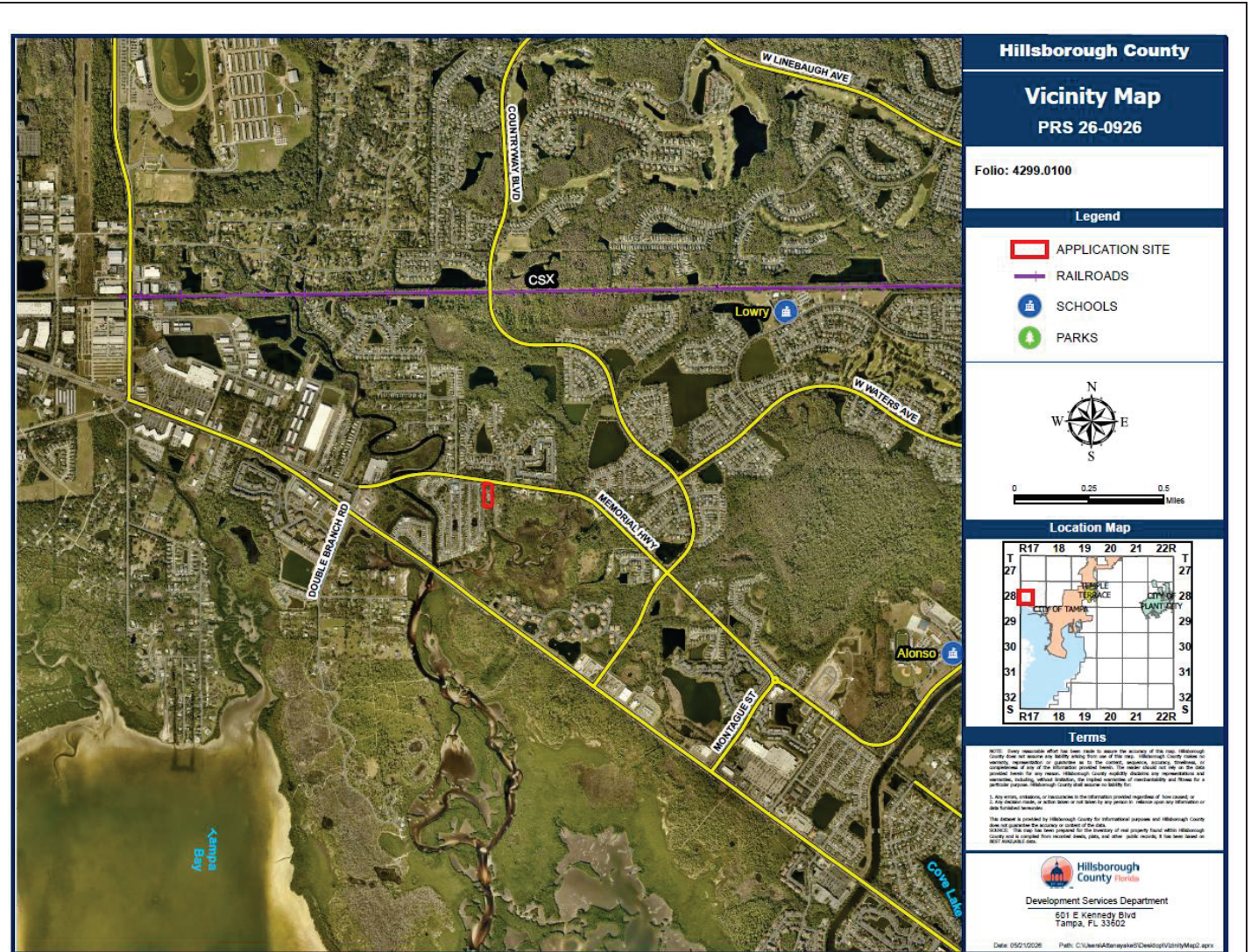


2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

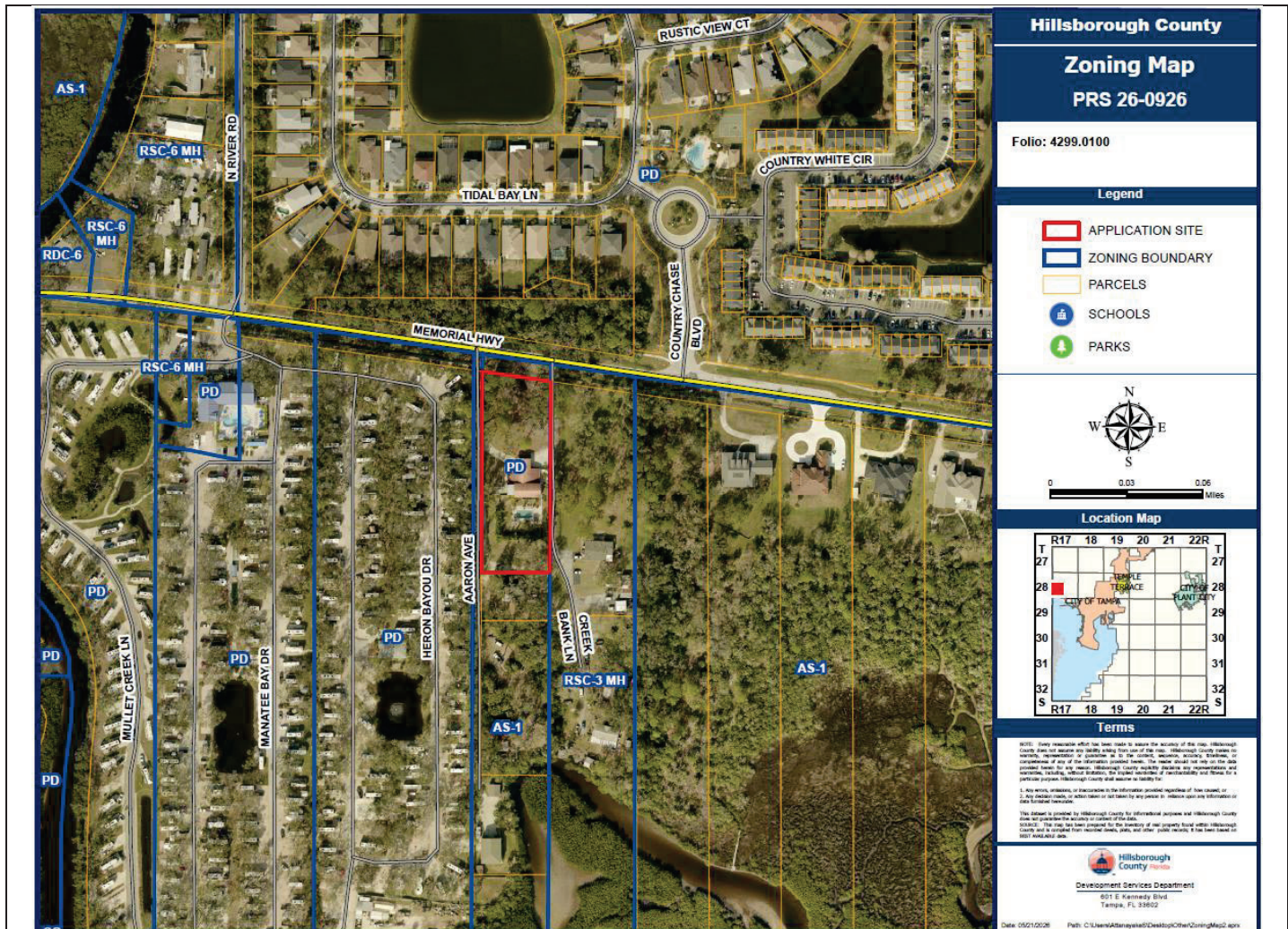


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Northwest Community Plan Area. The surrounding area consists of single family and multi-family residential uses.

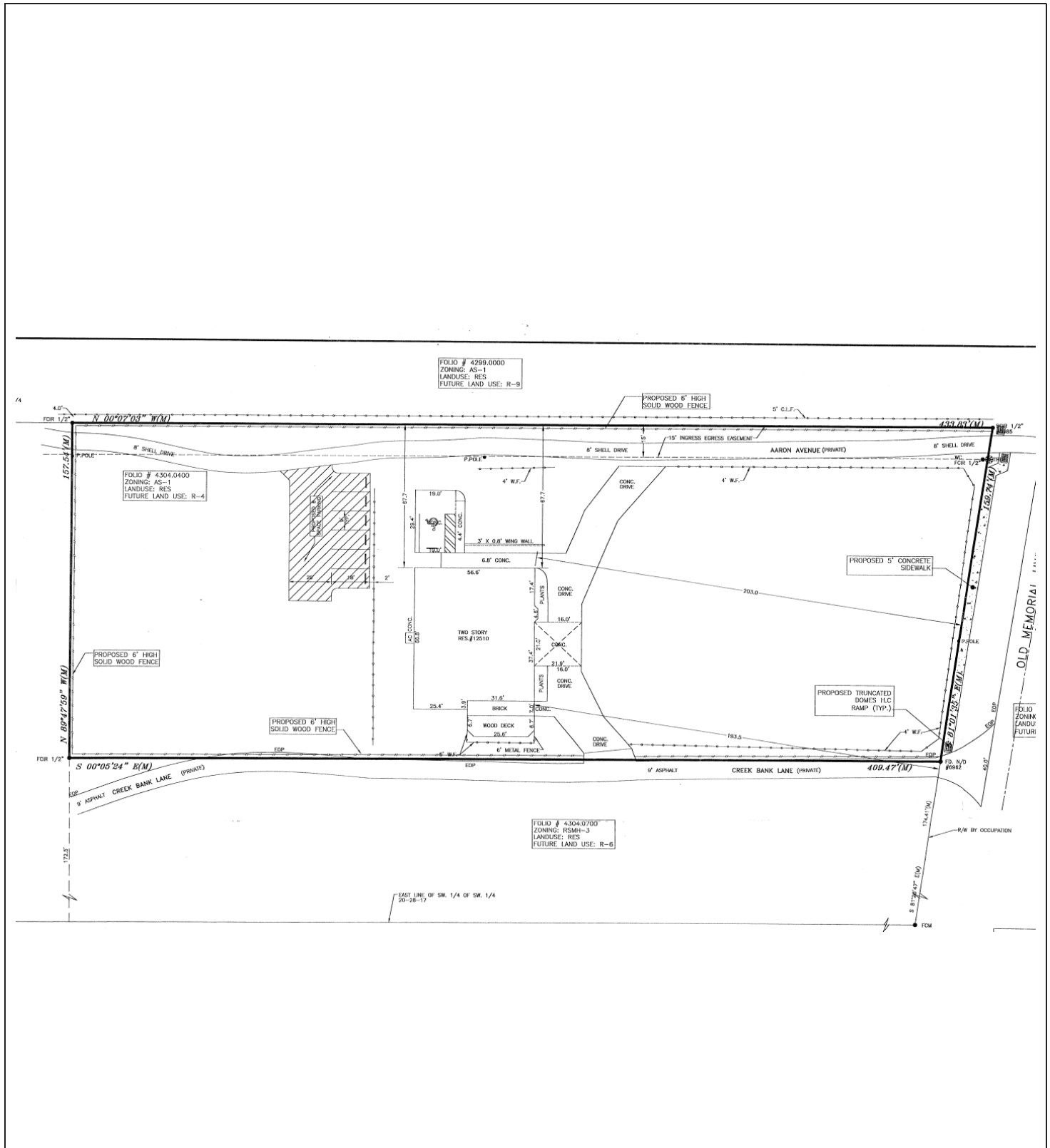
2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 00-0460 (PRS 02-0961)	4.0 DU per acre	Single-Family, Townhomes	Single-Family, Townhomes
South	AS-1	1 DU per acre	Single-Family Conventional / Agriculture	Single-Family
East	RSC-3 MH	3.0 DU per acre	Single-Family	Single-Family
West	PD 92-0276	6 DU per acre	Recreational Vehicles	PD 92-0276 RV Park
	AS-1	1 DU per acre	Single-Family	Flag Lot/Single- Family



APPLICATION NUMBER: PRS 26-0926

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Jared Follin

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Memorial Hwy.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	50	2	3
Proposed	50	2	3
Difference (+/-)	0	0	0

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	No wetlands present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Transportation Review Comments
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees NA				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☐ Yes ☐ No	☐ Inconsistent ☐ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to modify Planned Development 99-0735 in order to amend the permitted residents of a Professional Residential Home to adults of all genders and ages 18-plus, instead of boys, aged 13 through 18. The number of residents permitted is not changed and will remain at a maximum of 12.

Based on a review of the original zoning record, the age/gender of residents was part of the applicant's request and was not a compatibility factor in staff's original recommendation. The design requirements/considerations were taken into account which include fencing/screening, sign restrictions, and parking location behind the home remain in place with this modification.

Staff does not have any compatibility concerns with the requested modifications.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 6, 2026.

1. Development shall be limited to a Professional Residential Facility for a maximum of 12 residents. Said residents shall consist of adults, aged 18-plus, all genders ~~boys ages 13 through 18~~.
 - 1.1 At least one qualified (adult supervisor shall be present on the premises at all times when one to six “placed residents” are present, and at least two supervisors shall be present when more than six “placed residents” are present on the premises.
2. The use shall be limited to the existing single-family home on the subject property consistent with the general site development plan.
3. No signage identifying the facility shall be permitted beyond the name of the facility on the mailbox.
4. A 6-foot high solid wood fence shall be provided along the southern, eastern, and western project boundaries and said fence shall be depicted on the site plan prior to certification. The fence shall be provided prior to the development of the parking area to the south of the existing home or prior to increasing the number of residents beyond 6 whichever comes first.
5. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. The sidewalks on 33rd Street shall extend north to SR 674. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
9. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~10. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

~~2325.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

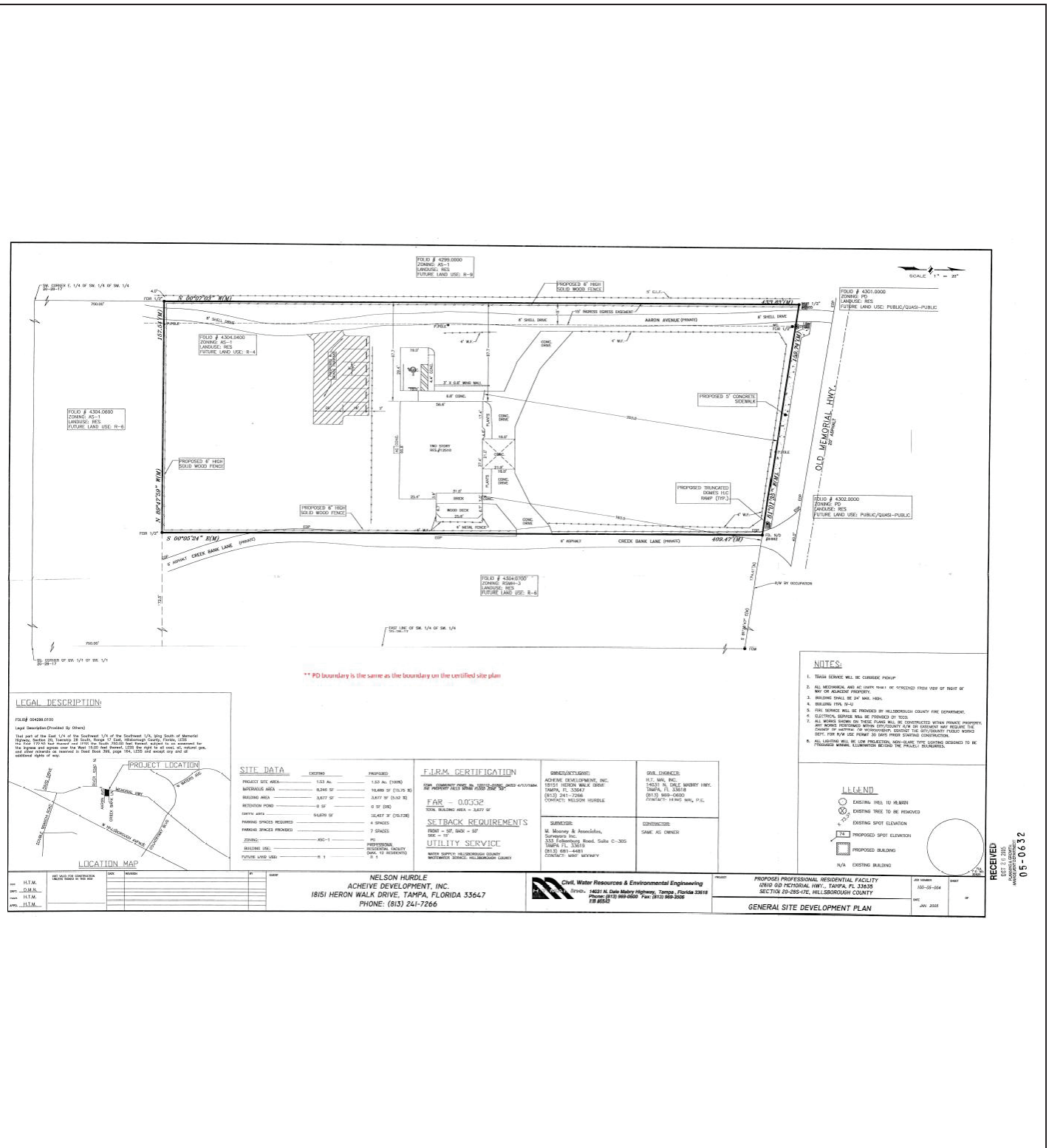
Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 26-0926

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/30/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Town and Country

PETITION NO: PRS 26-0926

- ☐ 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 a minor modification (PRS) to Planned Development (PD) 05-0632 to remove an age restriction on an approved Professional Residential Facility (PRF) with up to 12 residents on a +/-1.53-acre parcel. This request will not change the approved access configuration, uses or maximum square footage. The future land use classification is Residential 6 (RES-6).

Trip Generation Analysis

No new transportation analysis is required as there is no change in land use or intensity. Staff has 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 PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 12 resident – Professional Residential Facility (ITE 254)	50	2	3

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 12 resident – Professional Residential Facility (ITE 254)	50	2	3

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	0	0	0

The proposed PD modification will not result in a change in trips potentially generated.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Memorial Hwy. is a 2-lane, rural collector roadway characterized by +/- 20-feet of pavement in average condition. The roadway lies within a +/- 66-foot-wide right-of-way along the project's frontage. There are no sidewalks and no bicycle lanes present in the vicinity of the proposed project.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

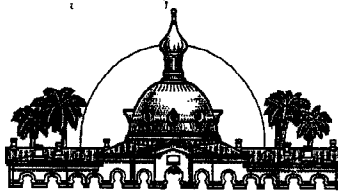
SITE ACCESS

The site takes access to Memorial Hwy. There are no proposed changes to the project access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of Memorial Hwy is not included in the County LOS Report.

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

July 27, 2005

BOARD OF COUNTY COMMISSIONERS

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Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Nelson Hurdle
18151 Heron Walk Dr.
Tampa, FL 33647

RE: PETITION NO. RZ 05-0632 TC

Dear Applicant:

At the regularly scheduled public meeting on July 26, 2005 the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 to PD to professional residential facility, with the following attached conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Christian Robertson at (813) 276-8368.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

CR

cc: Achieved Development Inc. Group Home
RZ 05-0632 TC

Post Office Box 1110 • Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 05-0632 TC
MEETING DATE: July 26, 2005
DATE TYPED: July 28, 2005

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 2, 2005.

1. Development shall be limited to a Professional Residential Facility for a maximum of 12 residents. Said residents shall consist of boys ages 13 through 18.
 - 1.1 At least one qualified (adult supervisor shall be present on the premises at all times when one to six "placed residents" are present, and at least two supervisors shall be present when more than six "placed residents" are present on the premises.
2. The use shall be limited to the existing single-family home on the subject property consistent with the general site development plan.
3. No signage identifying the facility shall be permitted beyond the name of the facility on the mailbox.
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8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 05-0632 TC

MEETING DATE: July 26, 2005

DATE TYPED: July 28, 2005

9. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
10. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/30/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Town and Country

PETITION NO: PRS 26-0926

- ☐ 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 a minor modification (PRS) to Planned Development (PD) 05-0632 to remove an age restriction on an approved Professional Residential Facility (PRF) with up to 12 residents on a +/-1.53-acre parcel. This request will not change the approved access configuration, uses or maximum square footage. The future land use classification is Residential 6 (RES-6).

Trip Generation Analysis

No new transportation analysis is required as there is no change in land use or intensity. Staff has 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 PD:

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Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	0	0	0

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TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Memorial Hwy. is a 2-lane, rural collector roadway characterized by +/- 20-feet of pavement in average condition. The roadway lies within a +/- 66-foot-wide right-of-way along the project's frontage. There are no sidewalks and no bicycle lanes present in the vicinity of the proposed project.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

SITE ACCESS

The site takes access to Memorial Hwy. There are no proposed changes to the project access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of Memorial Hwy is not included in the County LOS Report.

COMMISSION

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Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
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Joshua Wostal



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Michael Lynch WETLANDS DIVISION
Steffanie L. Wickham WASTE DIVISION
T. Andrew Zodrow, Esq. LEGAL DEPT

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2026	COMMENT DATE: June 16, 2026
PETITION NO.: 26-0926	PROPERTY ADDRESS: 12510 Memorial Hwy, Tampa, FL 33635
EPC REVIEWER: Shania Rodriguez	FOLIO #: 0042990100
CONTACT INFORMATION: (813) 627-2600 x 1246	STR: 20-28S-17E
EMAIL: rodriguezs@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
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. 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. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.	

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

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".
Once approved, the formal wetland delineation would be binding for five years.

sr/dc

cc: Peter B. Kingshott - kinginvestments105@gmail.com
Waleed Ahmed - waleed99877@gmail.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 06/18/2026

Agency: Natural Resources **Petition #:** 26-0926

☒ (X) This agency has **no comment**

☒ (X) This agency has **no objections**

☐ () This agency has **no objections, subject to listed or attached conditions**

☐ () This agency **objects, based on the listed or attached issues.**

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0926

REVIEWED BY: John Rochelle

DATE: 5/27/2026

FOLIO NO.: 4299.0100

WATER

- ☐ The property lies within the ____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☒ (approximately 60 feet from the site), ☐ (adjacent to the site), and is located north of the subject property within the north Right-of-Way of Memorial Highway. 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 ____ feet from the project site), ☒ (adjacent to the site) and is located north of the subject property within the south Right-of-Way of Memorial Highway. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-27-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Waleed Ahmed

PETITION NO: 26-0926

LOCATION: 12510 Memorial Hwy, Tampa, FL 33635

FOLIO NO: 4299.0100

SEC: 20 TWN: 28 RNG: 17

☒ 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: _____.



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:	5/19/2026
REVIEWER:	Nicole Cooper, Environmental Spec.	REVIEW DATE:	5/20/2026
PROPERTY OWNER:	Peter B. Kingshott	PID:	26-0926
APPLICANT:	Waleed Ahmed		
LOCATION:	12510 Memorial Hwy. Tampa, FL 33635		
FOLIO NO.:	4299.0100		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property 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 property 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).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.