

Rezoning Application: 26-0740
Zoning Hearing Master Date: 05-26-2026
BOCC Land Use Meeting Date: 07-21-2026

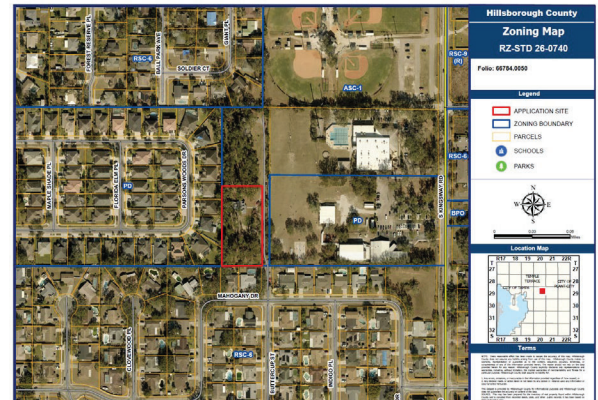


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Justin T. Wilkerson
FLU Category: R-6
Service Area: Urban
Site Acreage: 1.21 acres
Community Plan Area: Brandon
Overlay: None
Request: Rezone to RSC-6



Introduction Summary:

The applicant requests to rezone the property from ASC-1 to RSC-6 for the purpose of subdividing the property into two smaller lots. However, the applicant's request is not restricting the number of lots to be created. It should be noted that the subject lot, and the lot it was created from (folio 66784.0100), are lots of record. If approved, subdivision of the subject parcel will be required through the appropriate County subdivision process and may require access limitations or improvements.

Zoning:	Existing	Proposed
District(s)	ASC-1	RSC-6
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	1.21	1.21
Density/Intensity	1 DU/GA	6 DU/GA
Mathematical Maximum*	1 DU	7 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	RSC-6
Lot Size / Lot Width	43,560 sq ft/ 150 ft wide	7,000 sq ft/ 70 ft wide
Setbacks/Buffering and Screening	50 ft Front, 15 ft side, and 50 ft rear	25 ft Front, 7.5 ft side, and 25 ft rear
Height	50 ft	35 ft

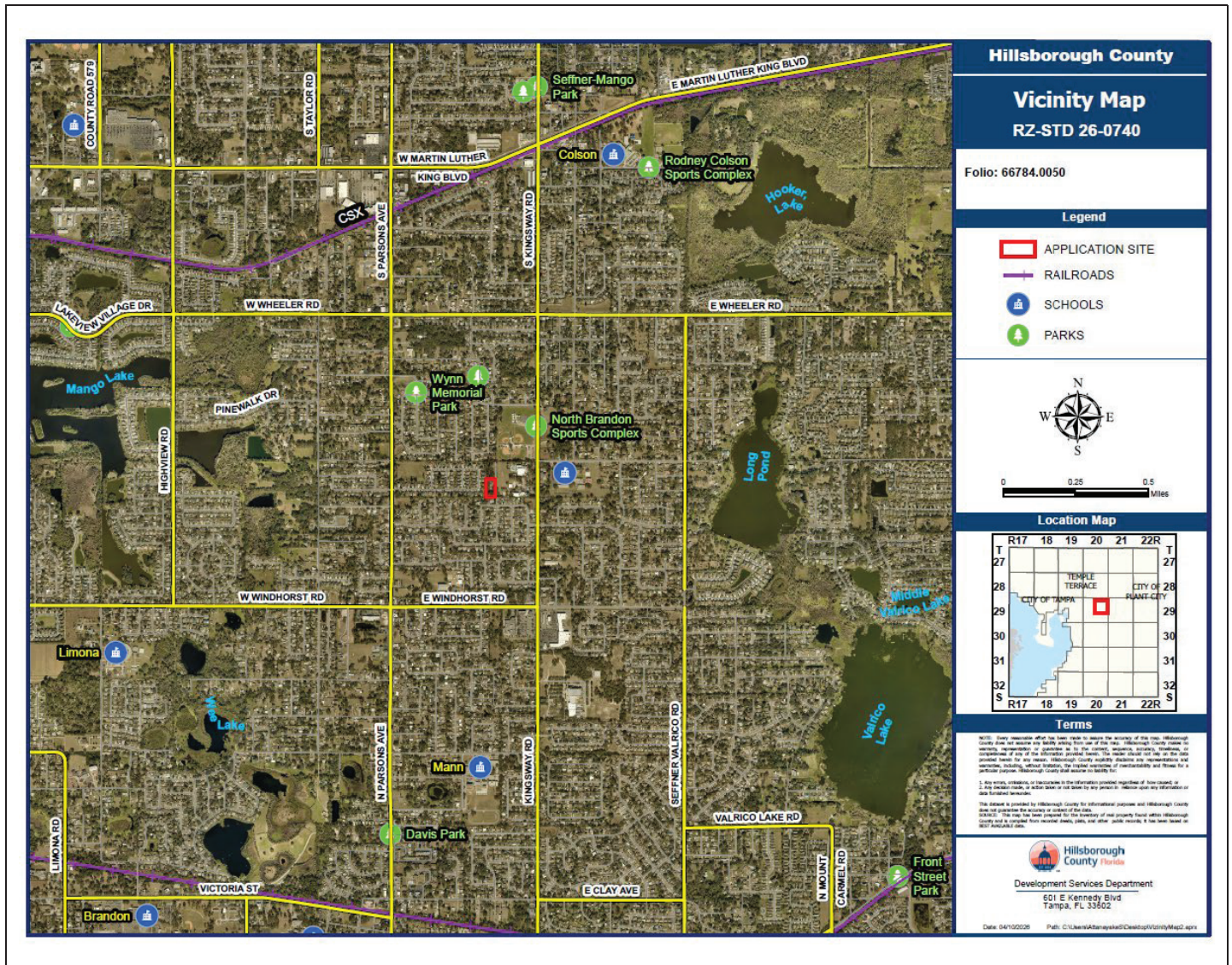
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approval
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

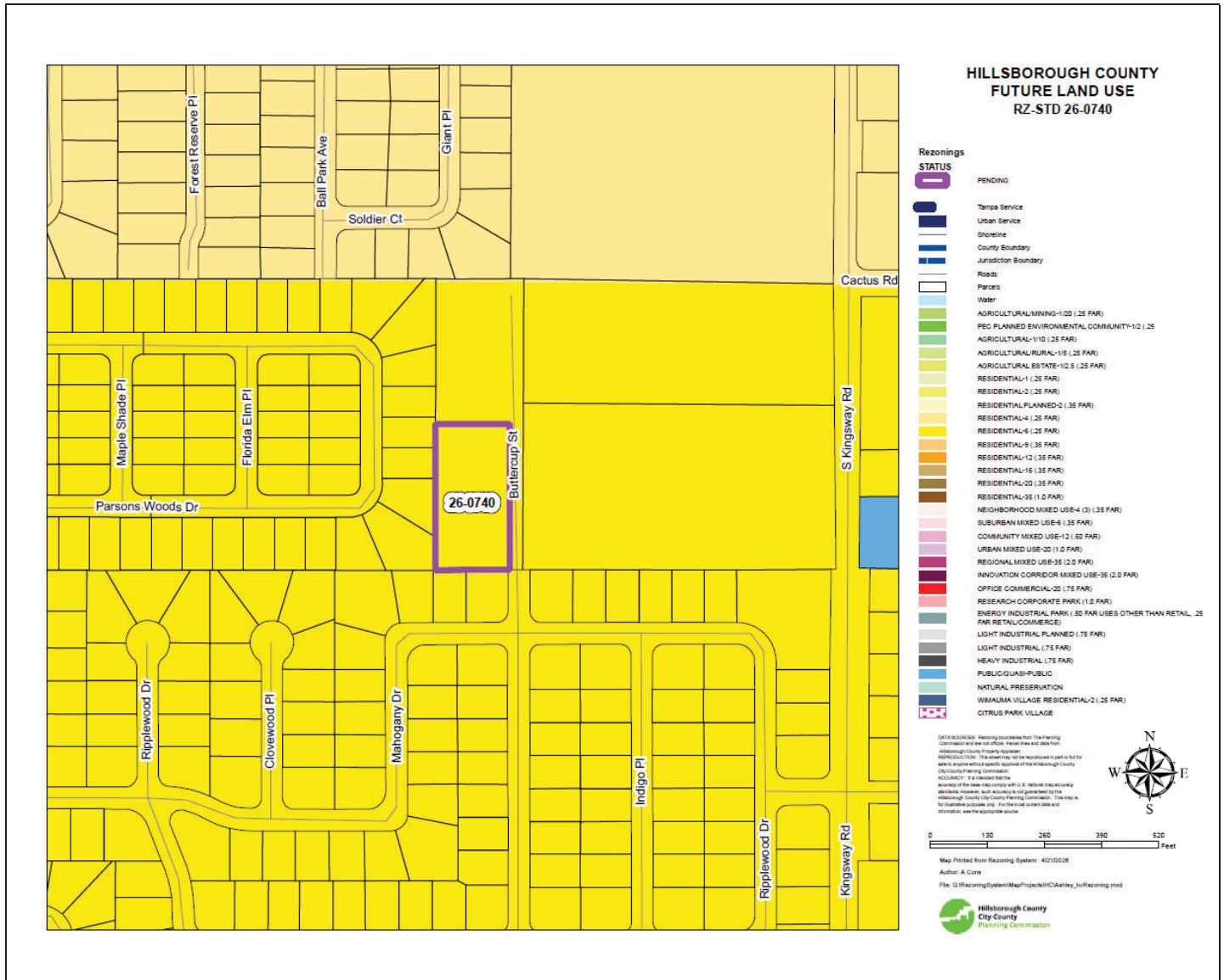


Context of Surrounding Area:

The property in question exists approximately 700 ft west of S Kings Way Rd. and approximately 2000 ft north of E Windhorst Rd. The area vicinity is predominantly suburban with medium density single family homes making up the majority of the land area and small-scale commercial and services populated along the major roadways.

2.0 LAND USE MAP SET AND SUMMARY DATA

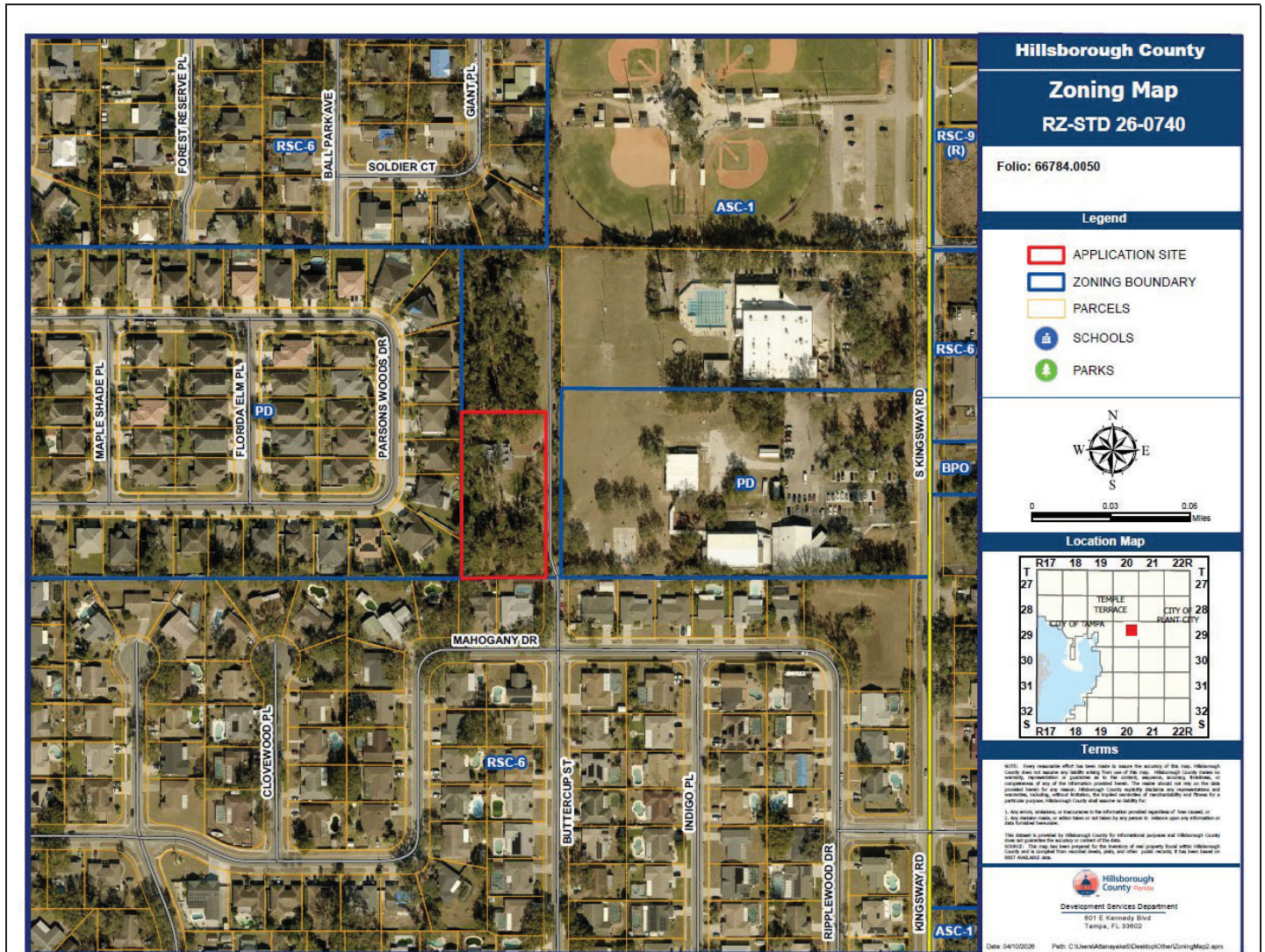
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 6 (RES-6)
Maximum Density/F.A.R.:	6 DU/GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects.

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	ASC-1	1 du / ga	Agricultural and residential uses	Residential Uses
East	ASC-1 PD 00-1237	ASC-1: 1 du / ga PD: 0.19 FAR	ASC-1: Agricultural and residential uses PD: church, private school, efficiency apartments	ASC-1: Private access PD: Church
South	REC-6	6 du / ga	Residential	Residential

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Case Reviewer: Logan McKaig

West	PD	6 du / ga	Residential	Residential
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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

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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
Buttercup St.	County Local - Urban	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10	1	1
Proposed	64	5	6
Difference (+/-)	+54	+4	+5

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

Connectivity and Cross Access ☒ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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	n/a
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
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	n/a
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
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	n/a
Impact/Mobility Fees				
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 proposed rezoning is in line with the surrounding character of the surrounding neighborhood. Approval of this rezoning would bring the land use into greater consistency with the surrounding neighborhood. If approved, compliance with subdivision standards will be required.

5.2 Recommendation

Approvable

It should be noted that per Transportation Review's staff report, subdivision of the property will require a wider easement to serve two new lots and Folio 66784.0100 or a local roadway will be necessary if the subject property is subdivided into more than two lots.

6.0 PROPOSED CONDITIONS

N/A

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.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

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)			

*past 12 months from intake date

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Case Reviewer: Logan McKaig

8.0 PROPOSED SITE PLAN (FULL)

N/A



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Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 26-0740

- ☐ 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 a parcel totaling +/- 1.21 acres from Agricultural Single Family – 1 (ASC-1) to Residential Single Family Conventional – 6 (RSC-6). The site is located +/- 130ft north of the intersection of Mahogany Dr. and Buttercup St. The Future Land Use designation of the site is Residential – 6 (R-6).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, Single Family Detached (ITE 210) 7 Units	64	5	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+54	+4	+5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Buttercup St., a 2-lane, undivided, standard, urban county-maintained local roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, 2-foot-wide curb on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 50ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Buttercup St.

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. However, under a preliminary review of the subject zoning application, certain access concerns have been identified. The subject site currently takes access onto Buttercup St. via a 25-foot-wide gated access easement provided by the adjacent parcel under Folio No. 66784.0100. The applicant has been notified that in accordance with Section 6.02.01.B.5.c. of the LDC, a 30-foot-wide access easement must be created in order to provide access to a maximum of three single family units. If more than three units are proposed on the subject site, access must be provided via a local roadway designed in accordance with Typical Section 3 (TS-3) of the Transportation Technical Manual (TTM). For residential uses, this standard requires a minimum right-of-way width of 50 feet. The inability to construct or otherwise accommodate the required access improvements may result in the developer being unable to construct to its maximum entitlement.

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Buttercup St. are 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 26-0740
DATE OF HEARING:	May 26, 2026
APPLICANT:	Justin Wilkerson
PETITION REQUEST:	RSC-6
LOCATION:	3118 Buttercup Street
SIZE OF PROPERTY:	1.21 acres
EXISTING ZONING:	ASC-1
FUTURE LAND USE CATEGORY:	R-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 1.21-acre parcel located at the northern terminus (dead end) of Buttercup Street, a local residential street located north of Windhorst Road and west of Kingsway Road in the north Brandon area of unincorporated Hillsborough County.

The subject site has a FLUE designation of R-6.

The surrounding area is single family residential. The subject parcel is a somewhat isolated 1.21-acre parcel surrounded by suburban scale single family lots to the west and south and recreational facilities to the north and east.

The only access to the lot is via an easement to Buttercup Street, a local residential subdivision street that dead ends at the subject parcel.

SUMMARY OF HEARING

The applicant/owner, Justin Wilkerson, provided testimony in support of the request.

It was stated that the intent is to allow his family to subdivide the 1.21-acre parcel so that they can build one more home. The owner/representative indicated that they would subdivide the existing 1.21-acre parcel for this purpose.

Development Services finds the rezoning compatible with the existing zoning pattern in the area. Staff finds the request approvable.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan designation of R-6.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, Justin Wilkerson, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 1.21 acres in size and is located at the dead end of Buttercup Street, a local residential street, which is located within a single-family home subdivision in the north Brandon area of Hillsborough County.

The subject parcel is surrounded by single family lots/subdivisions to the west and south. Lots sizes are in the 7,000 to 9,000 sq. ft. range. There are recreational centers located to the east of the subject parcel.

In part, the north Brandon area has developed around this remnant 1.21-acre parcel.

Rezoning the parcel to RSC-6 will allow the owner to subdivide the 1.21-acre parcel and create an additional lot. The parcel will be served by public water and sewer. Access will be via an easement to the dead end of Buttercup Street.

The proposed rezoning to RSC-6 is compatible with the surrounding zoning pattern and existing land uses in the area.

The proposed zoning would allow up to a maximum of seven lots. However, the applicant indicated that the current plan is to create one additional lot at this time.

The site is somewhat constrained by an existing 25 ft. wide access easement. During the subdivision process access will be reviewed by Development Services staff to determine the maximum number of homes that may utilize the existing access easement.

**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 RSC-6 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 RSC-6 rezoning as indicated by the Findings of Fact and Conclusions of Law stated above.

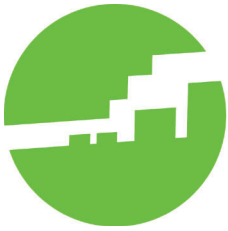
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: RZ 26-0740 Folio(s): 66784.0050 General Location: West of Buttercup Street, north of Mahogany Drive, south of West Wheeler Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-6 (RSC-6) to develop an additional dwelling unit
Parcel Size	+/- 1.21 acres
Street Functional Classification	Mahogany Drive – Local Buttercup Street – Local West Wheeler Road – County Arterial
Commercial Locational Criteria	Not applicable

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	ASC-1	Single-Family Residential
North	Residential-6	ASC-1	Single-Family Residential
South	Residential-6	RSC-6	Single-Family Residential
East	Residential-6	PD + ASC-1	Single-Family Residential + Public/Quasi Public
West	Residential-6	PD	Single-Family Residential + Public/Quasi Public

Staff Analysis of Goals, Objectives and Policies:

The ±1.21-acre subject site is generally located west of Buttercup Street, north of Mahogany Drive, and south of West Wheeler Road. The site lies within the Urban Service Area (USA) and within the boundaries of the Brandon Community Plan. The site is designated Residential-6 (RES-6) on the Future Land Use Map, a category intended to accommodate low-density residential development. The applicant is requesting a rezoning from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-6 (RSC-6) to permit the development of one additional dwelling unit on the property.

The subject site is located within the Urban Service Area (USA), where Objective 1.1 of the Future Land Use Section (FLUS) directs approximately 80 percent of the County's anticipated future growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that "compatibility does not mean 'the same as,' but rather refers to the sensitivity of development proposals in preserving the character of existing development." The subject property currently contains a single-family residential use and is surrounded primarily by single-family residential development on all sides. The broader surrounding area includes a mixture of single-family and multifamily residential uses, as well as public/quasi-public uses, including Seffner Elementary School located along South Kingsway Road. Given the existing residential development pattern and surrounding land use context, the proposed addition of one dwelling unit is compatible with the character of the area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

Pursuant to FLUS Objective 2.2, Future Land Use categories establish the maximum intensity, density, and range of permitted land uses within each designation. FLUS Policy 2.2.1 and Table 2.2 further describe the character and intent of each Future Land Use category. The subject property is designated Residential-6 (RES-6), which allows for consideration of agricultural, residential, neighborhood commercial, office,

mixed-use, and multi-purpose project development. The RES-6 Future Land Use category surrounds the subject site on all sides. Residential-4 (RES-4) designated properties are located further north of the site, beginning approximately 35 feet from the property boundary. Public/Quasi-Public (P/QP) designated properties are also located east of the site; however, the predominant surrounding Future Land Use pattern consists of RES-6 designated properties. The RES-6 category permits a maximum density of six dwelling units per gross acre (6 du/ga). Based on the site's gross acreage of approximately 1.21 acres, the maximum residential development potential is seven dwelling units ($1.21 \text{ acres} \times 6 \text{ du/ga} = 7.26$ dwelling units, rounded down to 7 dwelling units). The applicant is proposing a total of two dwelling units on the property, consisting of the existing residence and one additional dwelling unit. Therefore, the request is well within the allowable density permitted under the RES-6 Future Land Use designation.

The Comprehensive Plan further requires that all development meet or exceed the applicable Land Development Code regulations of Hillsborough County, pursuant to FLUS Objective 4.1 and FLUS Policies 4.1.1 and 4.1.2. However, at the time this report was prepared, transportation review comments from Hillsborough County Transportation Planning were not yet available in Optix and therefore were not included in the analysis of this request.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require that new development maintain compatibility with surrounding neighborhoods. In this instance, the surrounding development pattern consists predominantly of residential uses. The proposed residential rezoning would permit development that is residential in nature and compatible with adjacent residential properties. Furthermore, the request remains consistent with the established residential character of the area and complies with the applicable density limitations and development standards associated with the RES-6 Future Land Use category.

FLUS Objective 3.2 and Policy 3.2.4 require that adopted community plans throughout the County remain consistent with and supportive of the broader goals, objectives, and policies of the Comprehensive Plan. The subject site is located within the Suburban Character District of the Brandon Community Plan, which is intended to accommodate primarily residential development consisting predominantly of single-family detached homes on lots generally one-quarter acre or smaller, while also supporting a range of compatible residential building types. The surrounding area is characterized by established single-family residential development with a suburban development pattern that includes perimeter setbacks, landscaped yards, and medium-sized blocks connected by a local street network. The proposed rezoning to Residential Single Family Conventional-6 (RSC-6) to allow one additional dwelling unit remains consistent with the low-density residential character envisioned within the Suburban Character District. The request does not introduce a use or intensity that would be incompatible with the surrounding neighborhood and maintains the established residential development pattern in the area. Therefore, the proposed rezoning is consistent with the intent and development pattern envisioned within the Suburban Character District of the Brandon Community Plan and meets the intent of FLUS Objective 3.2 and its associated policies.

Based upon the foregoing analysis, staff finds that the proposed rezoning would allow uses that are consistent with the Residential-6 (RES-6) Future Land Use category and compatible with the existing development pattern within the surrounding area. Therefore, the proposed rezoning is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Policy 1.1.3: *Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.*

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, that establish permitted land uses and maximum densities and intensities.*

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

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

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.

Community Planning

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

Relationship to Land Development Regulations

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

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

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*

LIVABLE COMMUNITIES ELEMENT: BRANDON

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

d. Suburban - *Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0740

Rezoning
STATUS



PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25

FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

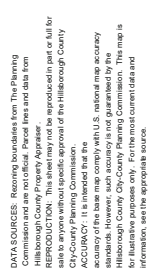
PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

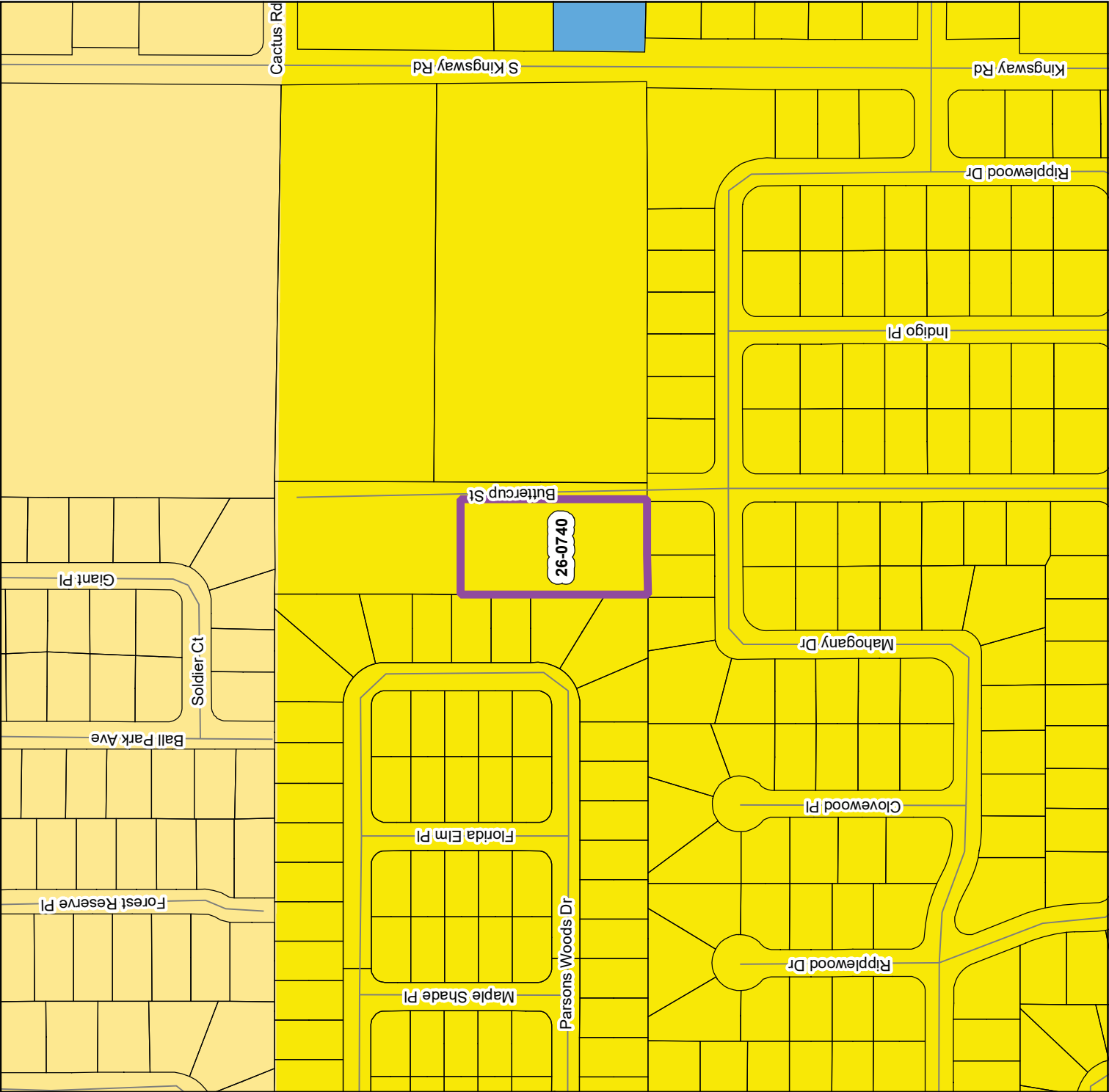
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any legal or financial purposes. This map is for informational purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 4/21/2026

Author: A. Cone

File: G:\Rezoning\System\MapProjects\HCU\Rezoning_mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 26-0740

- ☐ 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 a parcel totaling +/- 1.21 acres from Agricultural Single Family – 1 (ASC-1) to Residential Single Family Conventional – 6 (RSC-6). The site is located +/- 130ft north of the intersection of Mahogany Dr. and Buttercup St. The Future Land Use designation of the site is Residential – 6 (R-6).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, Single Family Detached (ITE 210) 7 Units	64	5	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+54	+4	+5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Buttercup St., a 2-lane, undivided, standard, urban county-maintained local roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, 2-foot-wide curb on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 50ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Buttercup St.

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. However, under a preliminary review of the subject zoning application, certain access concerns have been identified. The subject site currently takes access onto Buttercup St. via a 25-foot-wide gated access easement provided by the adjacent parcel under Folio No. 66784.0100. The applicant has been notified that in accordance with Section 6.02.01.B.5.c. of the LDC, a 30-foot-wide access easement must be created in order to provide access to a maximum of three single family units. If more than three units are proposed on the subject site, access must be provided via a local roadway designed in accordance with Typical Section 3 (TS-3) of the Transportation Technical Manual (TTM). For residential uses, this standard requires a minimum right-of-way width of 50 feet. The inability to construct or otherwise accommodate the required access improvements may result in the developer being unable to construct to its maximum entitlement.

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Buttercup St. are 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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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 26, 2026 PETITION NO.: 26-0740 EPC REVIEWER: CONTACT INFORMATION: (813) 627-2600 x 1246 EMAIL: rodriguez@epchc.org	COMMENT DATE: April 23, 2026 PROPERTY ADDRESS: 3118 Buttercup St, Seffner, FL 33584 FOLIO #: 0667840050 STR: 14-29S-20E
REQUESTED ZONING: From ASC-1 to R-6	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NO
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
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. On April 21, 2026, EPC staff visited the above referenced site 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 the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.	

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

ec: Justin T. Wilkerson - Justinwilk77@gmail.com
Louie Wilkerson & Sheila Wilkerson - Frankshe@verizon.net



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. This review does not relieve the applicant from the responsibility to comply with LDC Part 3.05.00.

TO: Zoning Review, Development Services **REQUEST DATE:** 5/7/2026

REVIEWER: Nicole Cooper, Environmental Spec. **REVIEW DATE:** 5/11/2026

PROPERTY OWNER: Louie Frank Wilkerson **PID:** 26-0740
Sheila M. Wilkerson

APPLICANT: Justin T. Wilkerson

LOCATION: 3118 Buttercup St. Seffner, FL 33584

FOLIO NO.: 66784.0050

AGENCY REVIEW COMMENTS:

Applicant's Request

The applicant is requesting to rezone from ASC-1 to RSC-6 to subdivide the property into two plots and build one house on the subdivided parcel.

Protection Area Review

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is located within a Surface Water Resource Protection Area (SWRPA) and is subject to LDC Part 3.05.00 which includes, but not limited to, prohibited and restricted activities. Residential uses in the SWRPA are generally exempt from LDC Part 3.05.00.

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).

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).



Hillsborough
County Florida

ENVIRONMENTAL SERVICES DIVISION

PO Box 1110
Tampa, FL 33601-1110

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

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 04/22/2026

Agency: Natural Resources **Petition #:** 26-0740

☐ This agency has **no comment**

☐ 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.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the future site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 04-10-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Justin Wilkerson

PETITION NO: 26-0740

LOCATION: 3118 Buttercup St, Seffner

FOLIO NO: 66784.0050

SEC: 14 **TWN:** 29 **RNG:** 20

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: RZ-STD 26-0740 REVIEWED BY: John Rochelle DATE: 4/8/2026

FOLIO NO.: 66784.0050

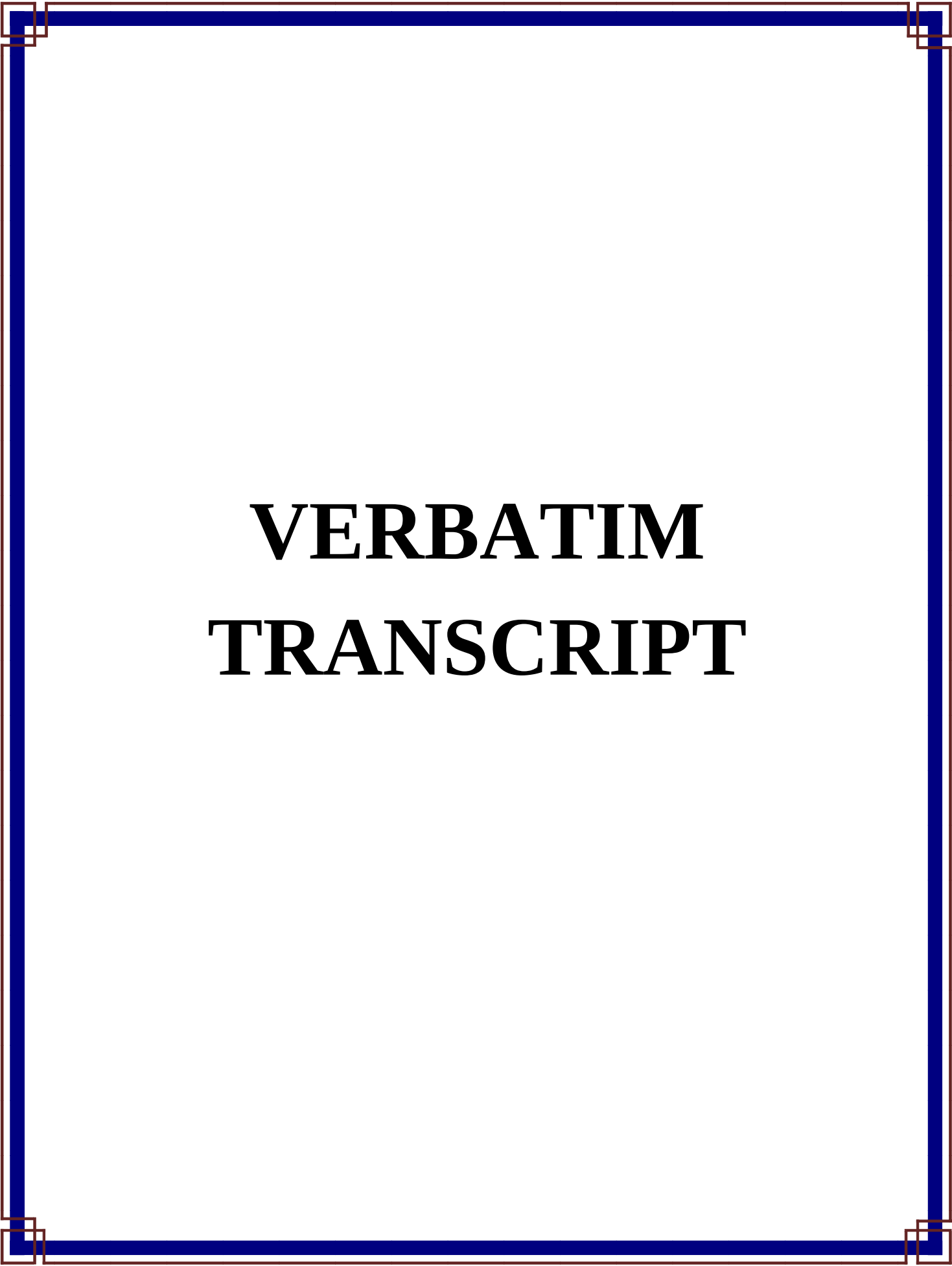
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 4 inch water main exists ☒ (approximately 40 feet from the site), ☐ (adjacent to the site), and is located east of the subject property within the East Right-of-Way of Buttercup Street. 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 8 inch wastewater gravity line exists ☐ (approximately _____ feet from the project site), ☒ (adjacent to the site) and is located east of the subject property within the center Right-of-Way of Buttercup Street. 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 potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

7 ZONING HEARING MASTER MEETING
8 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
9

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: Our next application is item C.2,
2 Standard Rezoning 26-0740. The applicant is requesting a
3 rezoning from ASC-1 to RSC-6. This has been reviewed by
4 Logan McKaig, and I'll present his findings tonight after the
5 applicant's presentation.

6 HEARING OFFICER: Okay. The applicant, please.
7 Good evening.

8 MR. WILKERSON: Good evening. Justin Wilkerson,
9 3118 Buttercup Street. We are planning to rezone from ASC-1
10 to RSC-6 to be able to subdivide, to add an additional house
11 for my wife and son and I on my parents' property.

12 HEARING OFFICER: Okay.

13 MR. WILKERSON: As currently the land is zoned for
14 ASC-1 with a future land use of R6, we are wanting to rezone
15 to RSC-6 so that we can subdivide the parcel into two plots
16 and build one house on the subdivided parcel. Our proposed
17 utility connections are through county water and sewer being
18 the placement of the property and house already verified
19 through county utilities. There are no wetlands on this
20 property or upland habitats. I think that the future land
21 use with the amount of density surrounding us makes this
22 applicable.

23 HEARING OFFICER: All right. Thank you, sir.

24 Okay. All right. Development Services staff?

25 MS. HEINRICH: Michelle Heinrich, Development

1 Services. Staff reviewed the rezoning request for a 1.21
2 acre parcel from ASC-1 to RSC-6 for the purposes of allowing
3 a smaller lot size for a future subdivision of the property.
4 The site is located in the Res 6 future land use category in
5 the urban service area. Staff found the request to be
6 compatible with the surrounding development and no objections
7 from reviewing agencies were received. If approved, the
8 applicant will need to subdivide the parcel through the
9 county subdivision process. Additionally, the subdivision of
10 the subject lot into more than two lots may be limited due to
11 access requirements.

12 HEARING OFFICER: Have you discussed the access
13 issue with the property owner applicant?

14 MS. HEINRICH: Yes, the reviewer is Sarah Rose, and
15 I believe she spoke with Mr. Wilkerson --

16 HEARING OFFICER: Okay.

17 MS. HEINRICH: -- last week regarding some of the
18 restraints if he wanted to do more than two lots.

19 HEARING OFFICER: Okay. All right.

20 All right. Planning Commission staff?

21 MR. ROYAL: Good evening, again. Tyrek Royal,
22 Planning Commission staff. Surrounding areas are
23 predominantly characterized by established single-family
24 residential development. Additional multi-family residential
25 and public quasi-public uses located nearby

1 including -- Elementary School along South Kingsway Road.

2 The 1.21-acre site is designated residential 6 for mixed
3 low-density residential development at a maximum density of
4 six dwelling units per gross acre.

5 The applicant is requesting a rezoning from ASC-1
6 to RSC-6, which will allow one additional dwelling unit on
7 the property. The request aligns with FLU objective 1.1 by
8 directing growth to the urban service area and with FLU
9 policy 2.1.3 by ensuring compatibility with the surrounding
10 residential development pattern. The proposal is also
11 consistent with FLU objective 2.2, as the requested density
12 remains well below the maximum allowable density under the
13 Res 6 future land use category. With approximately 1.21
14 acres, the site could accommodate up to seven dwelling units
15 while the proposal includes only two total dwelling units.

16 The request complies with FLU objective 4.4 and FLU
17 policy 4.4.1 by maintaining compatibility with adjacent
18 residential properties and preserving the established
19 residential character of the area. Additionally, the
20 proposal supports the intent of the Brighton Community Plan's
21 in Suburban Character District, which encourages primarily
22 single-family residential development with compatible housing
23 types and traditional suburban development patterns.
24 Overall, staff finds the proposed rezoning is compatible with
25 the surrounding area and consistent with --

1 HEARING OFFICER: Thank you. Is there anyone in
2 the audience that wishes to speak in support of the
3 application? No one responding. Anyone in the audience
4 wishes to speak in opposition to the application? No one
5 responding.

6 Staff, anything further?

7 MS. HEINRICH: No, sir.

8 HEARING OFFICER: Applicant opportunity for a final
9 comment rebuttal. Sir, you good? Okay. All right. Very
10 good. With that concludes this application.

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

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1 MS. HEINRICH: Our next item is item D.1, Major Mod
2 26-0045. The applicant is requesting a major modification to
3 PD 85-0215. This has been reviewed by Chris Grandlienard,
4 who will present staff findings after the applicant's
5 presentation.

6 HEARING OFFICER: Okay.

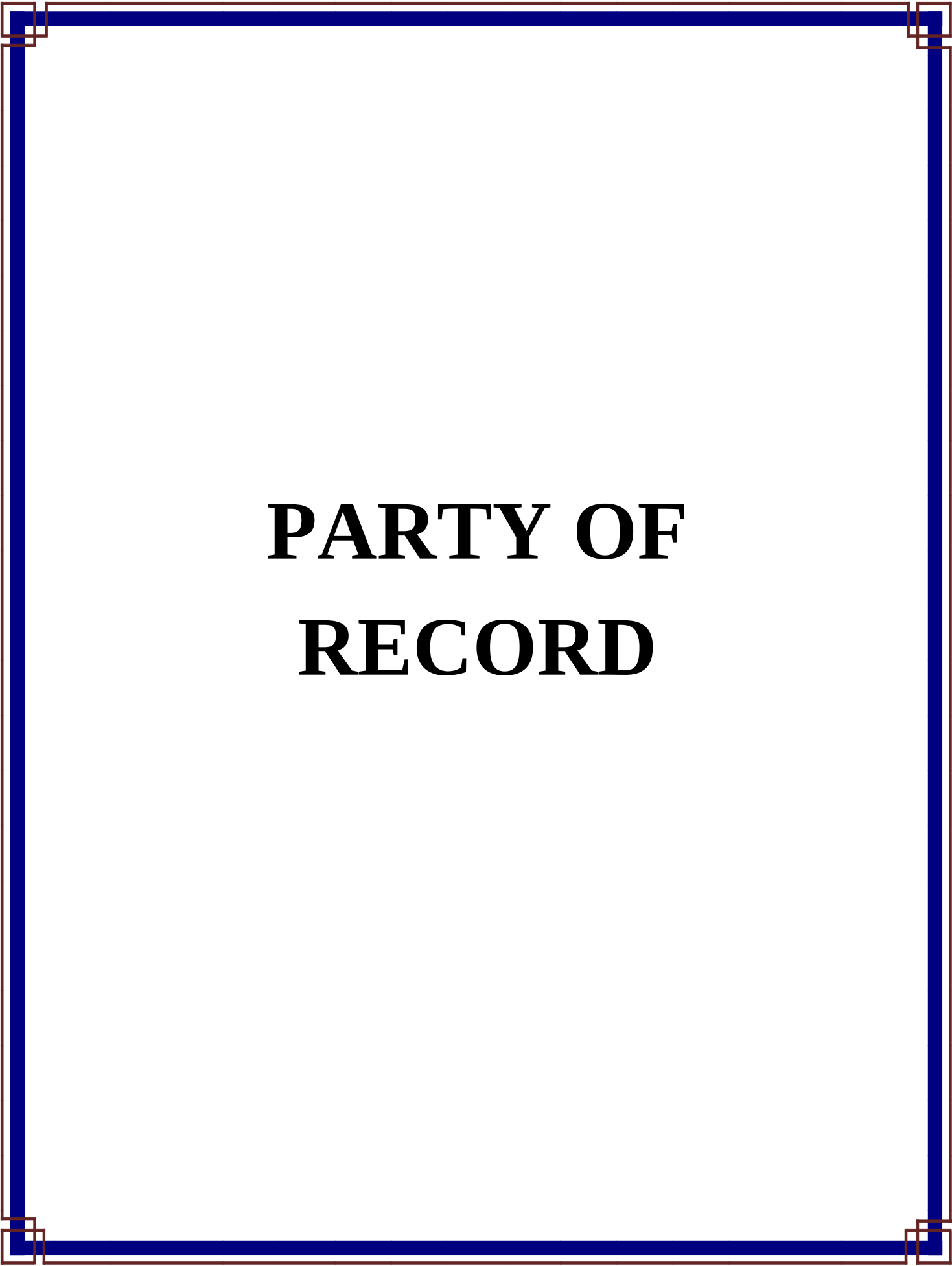
7 The applicant, please.

8 MR. NEWTON: Yes. Good evening, Mr. Hearing
9 Master. My name is Matt Newton of the law firm Shumaker,
10 Loop & Kendrick, 101 East Kennedy Boulevard, Suite 2800, here
11 in Tampa on behalf of the applicant United Rentals. This is
12 a major modification to a 1985 PD to allow open storage and
13 rental of commercial equipment and machinery. Just to
14 quickly orient you, and no pun intended because it's on
15 Orient Road. You can see here it's Hillsborough Avenue,
16 Orient is here, and then off of Orient East, Hanna Avenue
17 heading west here we are indicated in red.

18 This is part of a industrial park that was platted
19 at the same time this was rezoned called Park East. Contains
20 an assortment of industrial and commercial uses. A little
21 bit of background. This site was originally operated by
22 High Reach 2, another equipment rental company. This is from
23 a press release in January of 2015. United Rentals acquired
24 High Reach 2 as part of the due diligence, noted that the
25 existing PD did not permit this existing land use. So this

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE