



PD Modification Application: PRS 26-0299

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: February 10, 2026

1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, Esq.,
of Hill Ward Henderson P.A.

FLU Category: A/M

Service Area: Rural

Site Acreage: 1,620.20 +/- Acres

**Community
Plan Area:** None

Overlay: None



Introduction Summary:

The applicant is requesting to modify PD 82-0223 (as most recently modified by PRS 23-0043) to remove three parcel folios (93112.0000, 93105.0000, and 93128.0000) in order to rezone them to the AM zoning district (Agricultural, Mining) through the companion Standard Rezoning 26-0124. PD 82-0223 was approved for mining activities south of Old Hopewell Road, residential, commercial and agricultural uses north of Old Hopewell Road. The area proposed for removal is within the area approved for mining activities.

Existing Approval(s):

Commercial Center: 28,550 square feet
Single Family Dwellings: 124 Units
Phosphate Mining Activities

Proposed Modification(s):

Removal of 1,620.20 +/- Acres from the designated mining area.

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

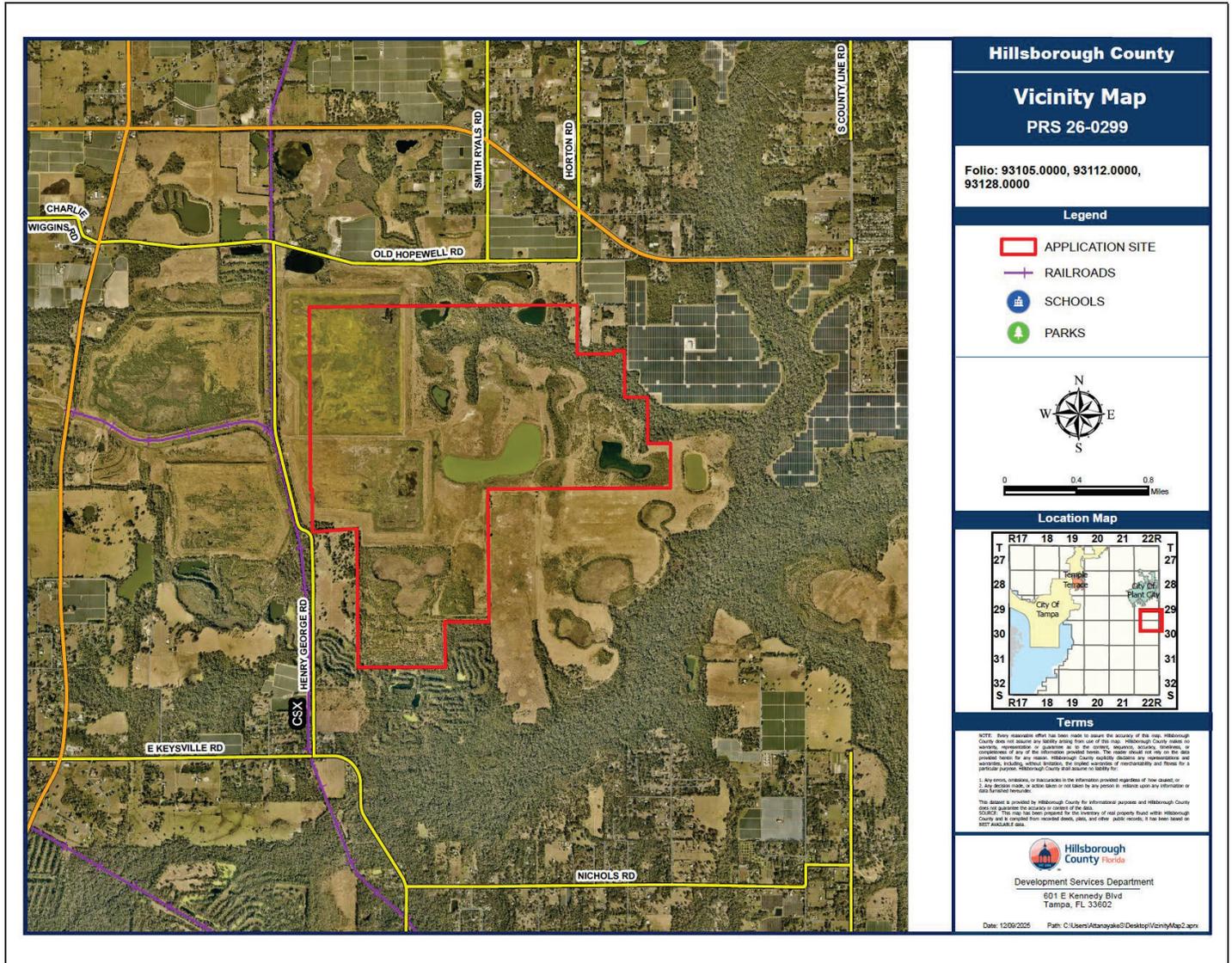
None Requested as part of this application

Planning Commission Recommendation:
N/A

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

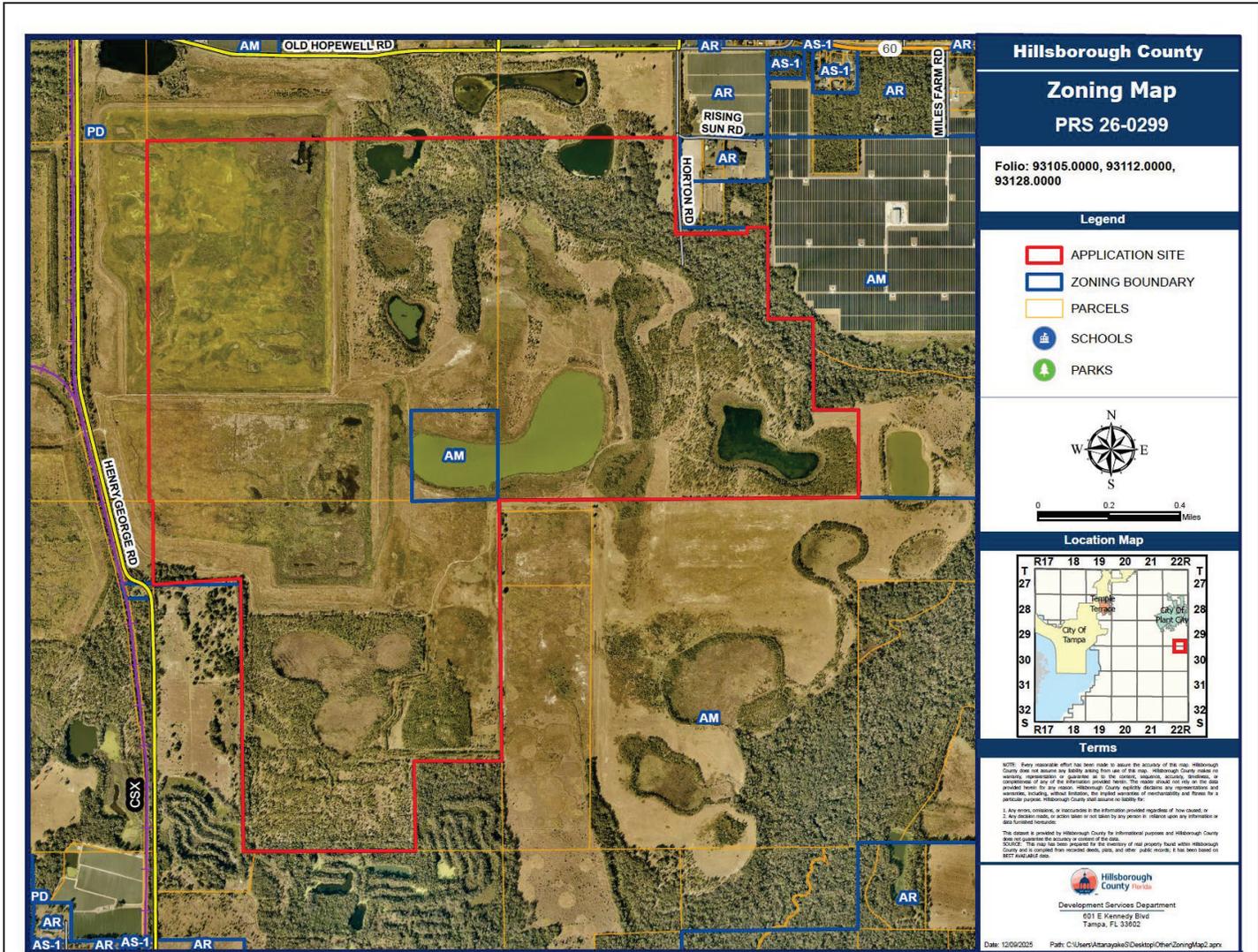


Context of Surrounding Area:

The proposed modification site is about a mile west of the County line shared with Polk County. 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 Immediate Area Map

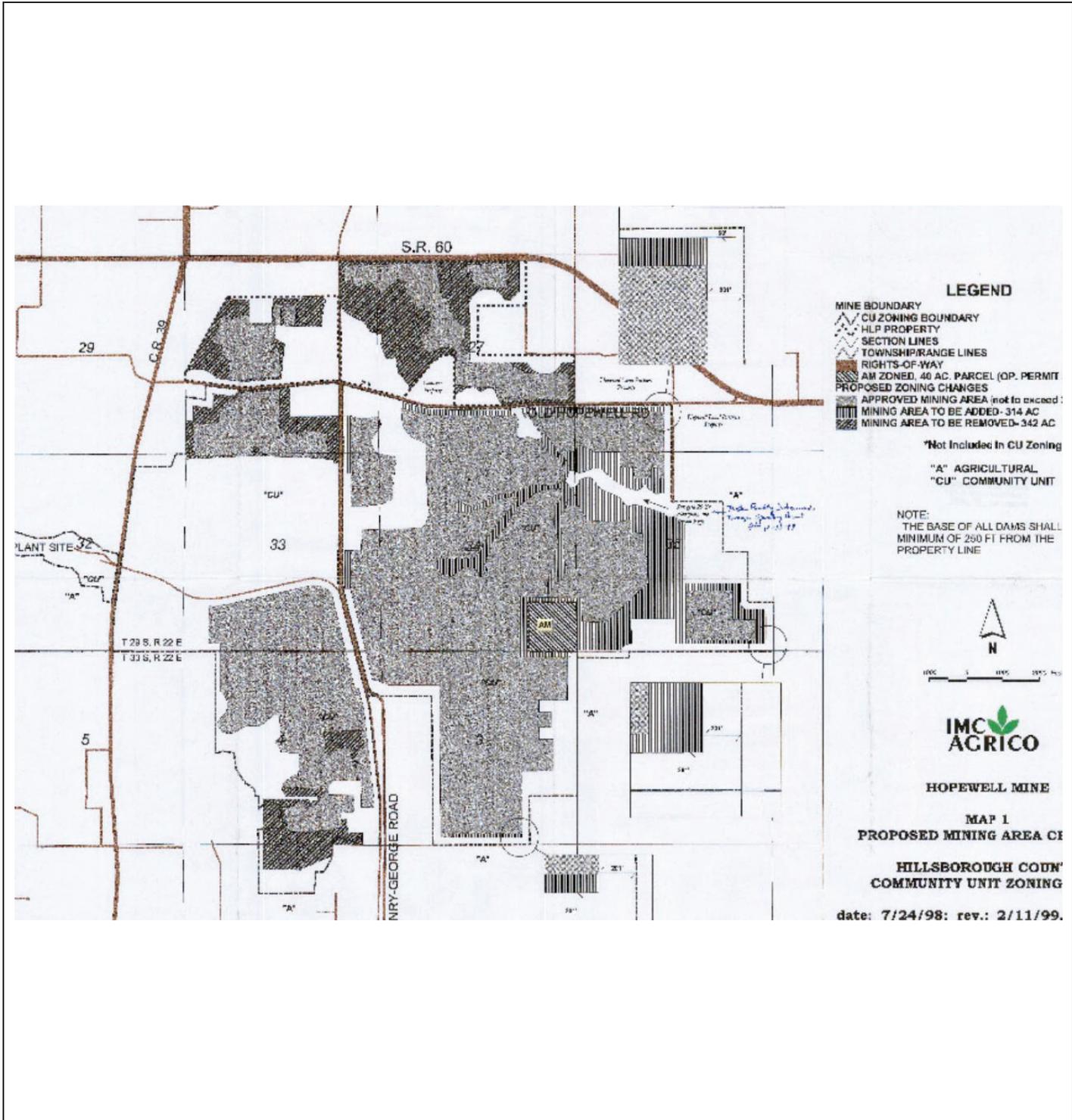


Adjacent Zonings and Uses

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	AM	1 DU / 20 acres	Agriculture, Mining	County Owned
	PD 82-0223 (PRS 23-0043)	NA	Mining	Vacant

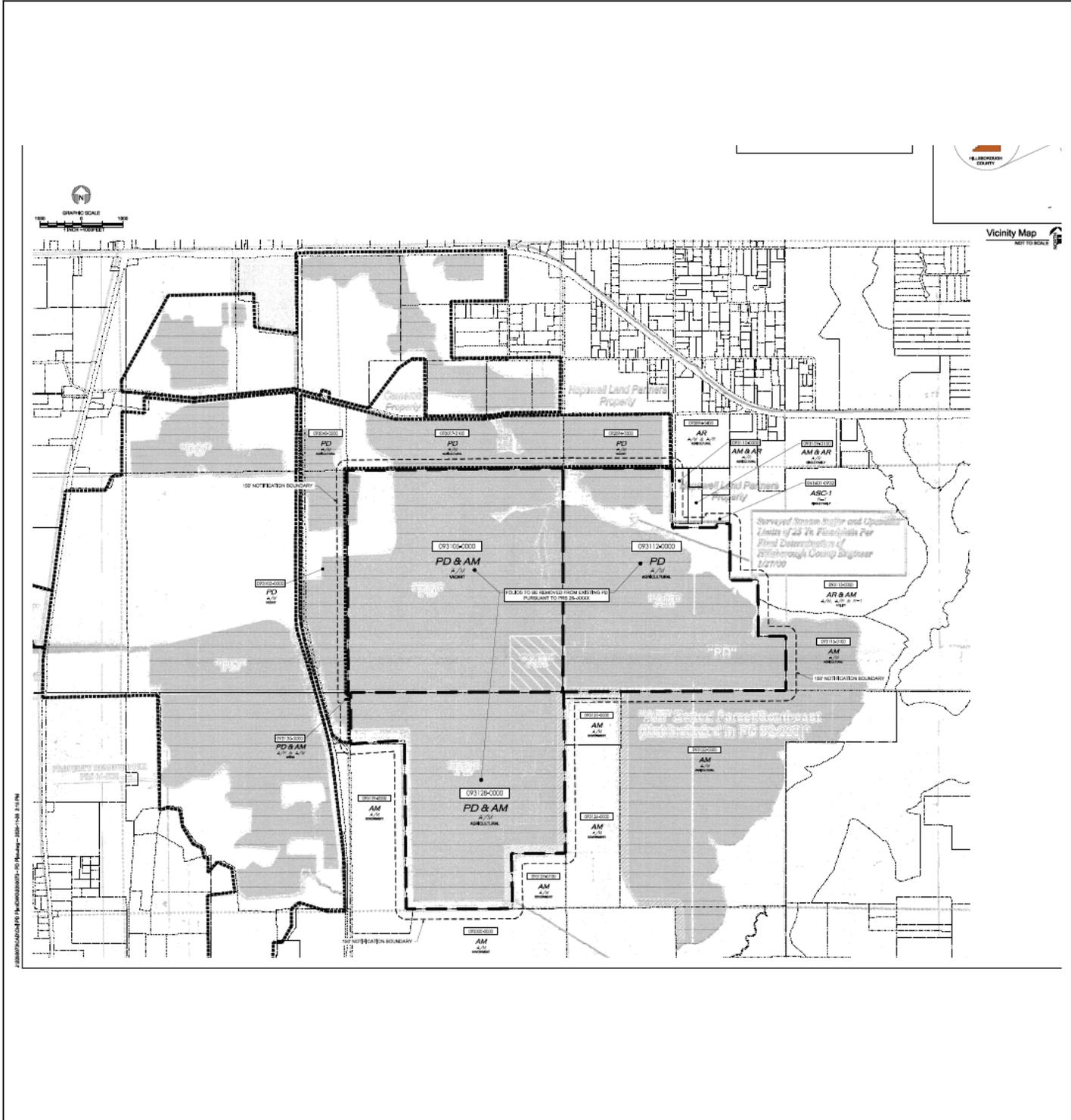
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: PRS 26-0299

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Carolanne Peddle

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
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)

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,629	238	531
Proposed	5,629	238	531
Difference (+/-)	+0	+0	+0

*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.	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:

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

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

4.0 ADDITIONAL SITE INFORMATION & 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<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	
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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <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	
Service Area/ Water & Wastewater <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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to remove approximately 1,061 acres of property out of PD 83-0223 which is to be rezoned to the AM zoning district through the companion standard rezoning RZ-STD 26-0124. The proposed modification site is a part of a larger mining facility known as Hopewell Mine, permitted through PD 82-0223, which ceased mining operations in 2011. Staff find the modification request supportable due to the fact that if the standard rezoning is granted the permitted uses in the AM district would be similar to and would not pose significant impact on the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 03, 2026.

1. The base of all dams shall be a minimum of 250 feet from the property line.
2. All settling ponds within 500 feet of any property boundary shall be buffered with three-gallon size slash pines planted in two staggered rows on five-foot centers, where no vegetation exists. Existing vegetation within buffer areas shall be 70 percent opaque when viewed horizontally between two and six feet above ground level prior to construction. In addition, a minimum of 70 percent of the existing material must have, as a minimum, an expected mature height of 30 feet. Areas of existing vegetation may be supplemented with the planting of pines, as previously specified, in amounts necessary to achieve the percent of opacity prescribed herein.
3. Access to the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 29 South, Range 22 East shall be provided.
4. Existing access to the Northeast 1/4 of Section 27, Township 29 South, Range 22 East (Knighen Road) shall be retained.
5. Existing access to the Southwest 1/4 of Section 27, Township 29 South, Range 22 East, through Section 26, Township 29 South, Range 22 East (Old Hopewell Road) shall be retained.
6. Existing right-of-way for Sam Hicks Road, Section 26, Township 29 South, Range 22 East, shall be retained.
7. Access for the part of Sections 3 and 4, Township 30 South, Range 22 East, lessed out of description, shall be provided.
8. The drainage easement as recorded in OR 1747, Page 439, shall be vacated.
9. All deeded right-of-ways and easements falling within mining intents, shall be vacated prior to use.
10. The developer shall submit detailed plans for a softball field and any other recreational facilities at the time of the Detailed Site Plan approval to be reviewed by the Department of Parks and Recreation. Maintenance of the recreational facilities shall be the responsibility of the mining company during the period of the mining permit. At the time that the mining permit expires, the mining company shall deed all recreational lands, as specified in the CU, to Hillsborough County.

The Board approved the request to amend to the CU-Phosphate Mining boundary for Hopewell Mine with the following exceptions:

11. Along the following described boundary beginning at the northeast corner of the CU then south of State Road 60 approximately 1,200 feet along the eastern boundary, then west approximately 1,300 feet, south approximately 1,400 feet, then east approximately 2,700 feet adjacent to the existing community of Bealsville, the request is denied. The setbacks within this area shall be as required by

the Hillsborough County Phosphate Mining Ordinance, 90-4.

12. CERTAIN COMMERCIAL, RESIDENTIAL, RECREATIONAL AND COMMUNITY USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY MM 97-0070-PC (SITE PLAN B), SUBJECT TO THE FOLLOWING REQUIREMENTS:
13. IMC-Agrico Company shall remain responsible for completing the reclamation of all mined and disturbed areas, and shall continue to provide to the County the required financial security for reclamation.
14. No development shall occur within areas previously mined or disturbed, or any future areas to be mined or disturbed, until such areas have been reclaimed, certified as complete and released by Hillsborough County.
15. The commercial center shall be limited to a maximum of 28,550 square feet of floor space. Permitted uses shall be limited to general commercial (C-G) uses as listed in the Land Development Code. Prior to development, agricultural uses of the AM district shall be permitted on an interim basis.
16. The commercial center shall be limited to one access point on State Road 60 and one access point on County Road 39. The final location and design of the access points shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
17. Residential development in Zones A, B and C on the general site plan shall be limited to a total of 124 single-family dwellings. Conventional homes and mobile homes shall be permitted.
18. A minimum size of five acres shall be required for 55 of the single-family lots, while the remainder of the lots shall have a minimum size of one acre. All lots less than five acres in size shall be located within Zone A.
19. Lots less than five acres in size shall be developed in accordance with AS-1 standards of the Land Development Code. Lots five acres or more in size shall be developed in accordance with AR standards.
20. The use of private driveway extensions and/or easements to provide lot access shall be permitted. The spacing, length, width and number of units served by the accessways shall conform with the subdivision regulations of the Land Development Code.
21. Permitted uses in Zones A, B and C shall also include parks, community centers and clubhouses, churches and general recreational uses, including golf courses. Prior to development of individual areas, agricultural uses of the AM district shall be permitted on an interim basis.
22. Potable water wells shall be constructed to the following standards:
 - 22.1 The casing shall be securely seated into competent limestone at a sufficient depth to provide an adequate supply of water.
 - 22.2 The casing material shall be galvanized steel or Schedule 40 PVC.

- 22.3 The diameter of the well shall be a minimum of four inches.
- 22.4 Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
23. No project access, excluding individual residential driveways, shall be allowed on Old Hopewell Road across from the McDonald house historic landmark structure. Additionally, no masonry walls, excluding those on individual residential properties, shall be erected across from the McDonald house.
24. Prior to preliminary site plan/plat approval, the developer shall submit a survey, prepared by a qualified wildlife biologist, assessing the possible presence of Southeastern American Kestrels (*Falco sparverius paulus*) in the area to be developed.
25. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left turn storage at each project access point on State Road 60 and County Road 39 where a left turn is permitted, excluding individual residential driveways, to accommodate anticipated project traffic entering the site. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
26. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left turn storage on State Road 60 to accommodate anticipated westbound project traffic turning south on County Road. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
27. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left turn storage on County Road 39 to accommodate anticipated northbound project traffic turning west on State Road 60. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
28. All turn-lane improvements shall be constructed with proper transitions from the widened section to the existing roadway pavement. Design plans for construction of the improvements shall be subject to approval of the Hillsborough County Public Works Department.
29. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
30. Development of the project shall proceed in strict accordance with the terms and conditions contained in any Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
31. Within 90 days of approval of MM 97-0070-PC by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services

Department, seven copies of a Revised General Development Site Plan for certification which shall reflect all the conditions outlined above.

32. CERTAIN RESIDENTIAL USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY PRS 011501 (SITE PLAN A), SUBJECT TO THE FOLLOWING REQUIREMENTS:
33. Residential development on Parcel Number 93268.0000 shall be limited to a total of three single-family dwelling units. Conventional homes and mobile homes shall be permitted. Lots shall be developed in accordance with the AS-1 standards of the Land Development Code. Agricultural uses in accordance with the AS-1 district shall be permitted.
34. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
35. 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.
36. Within ninety days of approval of PRS 01-1501 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
37. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ADDITIONAL ACREAGE TO BE MINED IN ACCORDANCE WITH PRS 05-1370 (SITE PLAN A):
38. All mining activities shall be in accordance with Section 8.02.00 of the Land Development Code, Operating Permit 82-1, and the Master Mining and Reclamation Plan.
39. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
40. The developer shall submit a wildlife survey, if applicable, in accordance with the Florida Fish and Wildlife Methodology Guidelines upon submittal of a Mining Unit application to conduct mining within the subject property.
41. THE FOLLOWING CONDITIONS SHALL APPLY TO THE AREA ADDRESSED BY PRS 23-0043 (SITE PLAN B):
42. 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.

43. The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for access to uplands. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
44. 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.
45. 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.
46. 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.
47. 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.
48. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to 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.
49. 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.
50. Pursuant to RZ-STD 26-0124 folios 93112.0000, 93105.0000, and 93128.0000 have been removed

from the Planned Development.

Zoning Administrator Sign Off:



& 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.

ZHM HEARING DATE: NA

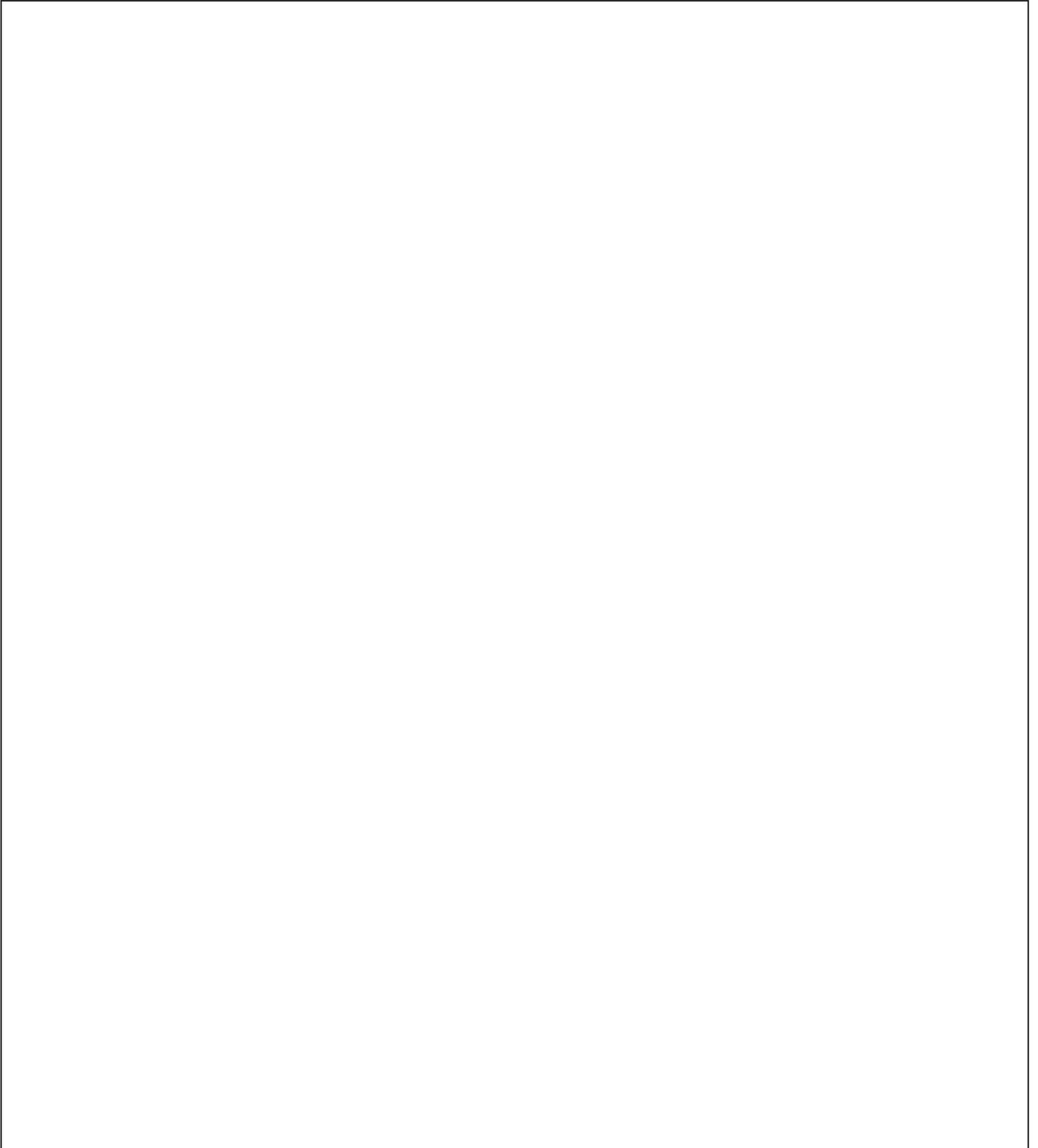
BOCC LUM MEETING DATE: February 10, 2026

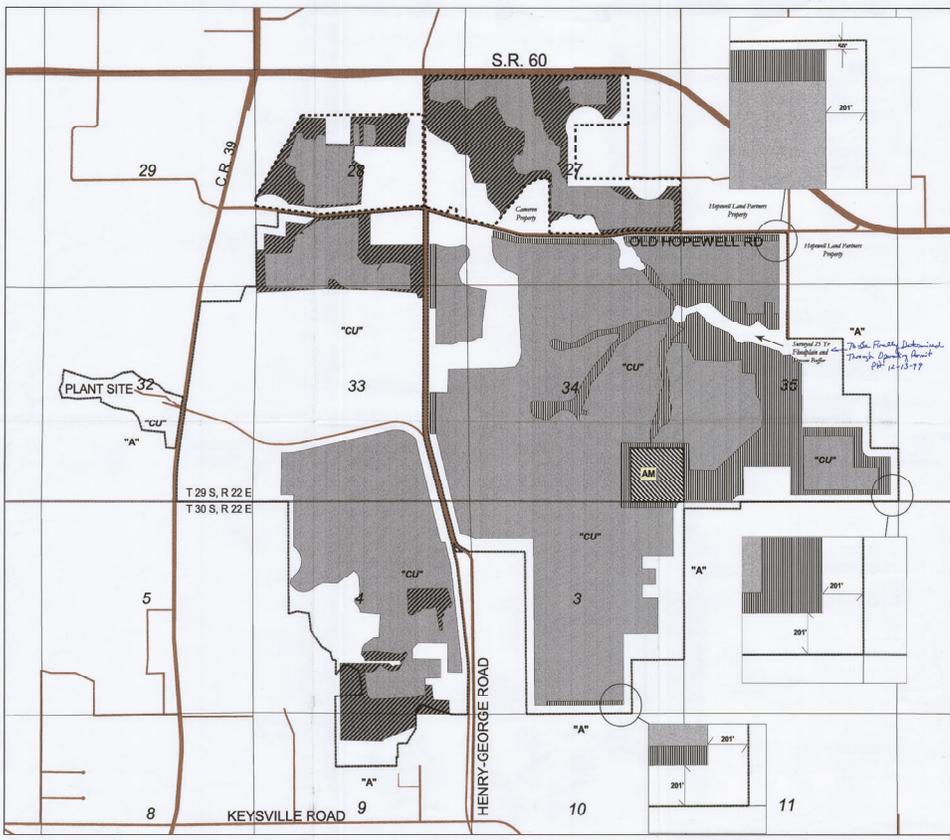
Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

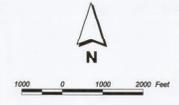
8.1 Approved Site Plan (Full)





- LEGEND**
- MINE BOUNDARY
 - CU ZONING BOUNDARY
 - HLP PROPERTY
 - SECTION LINES
 - TOWNSHIP/RANGE LINES
 - RIGHTS-OF-WAY
 - AM ZONED, 40 AC. PARCEL (OP. PERMIT AMEND. AREA)*
 - PROPOSED ZONING CHANGES
 - APPROVED MINING AREA (not to exceed 2300 ac)
 - MINING AREA TO BE ADDED- 314 AC
 - MINING AREA TO BE REMOVED-342 AC
- *Not included in CU Zoning
- "A" AGRICULTURAL
 "CU" COMMUNITY UNIT

NOTE:
 THE BASE OF ALL DAMS SHALL BE A
 MINIMUM OF 250 FT FROM THE
 PROPERTY LINE



HOPEWELL MINE

MAP 1
PROPOSED MINING AREA CHANGES
HILLSBOROUGH COUNTY
COMMUNITY UNIT ZONING PLAN

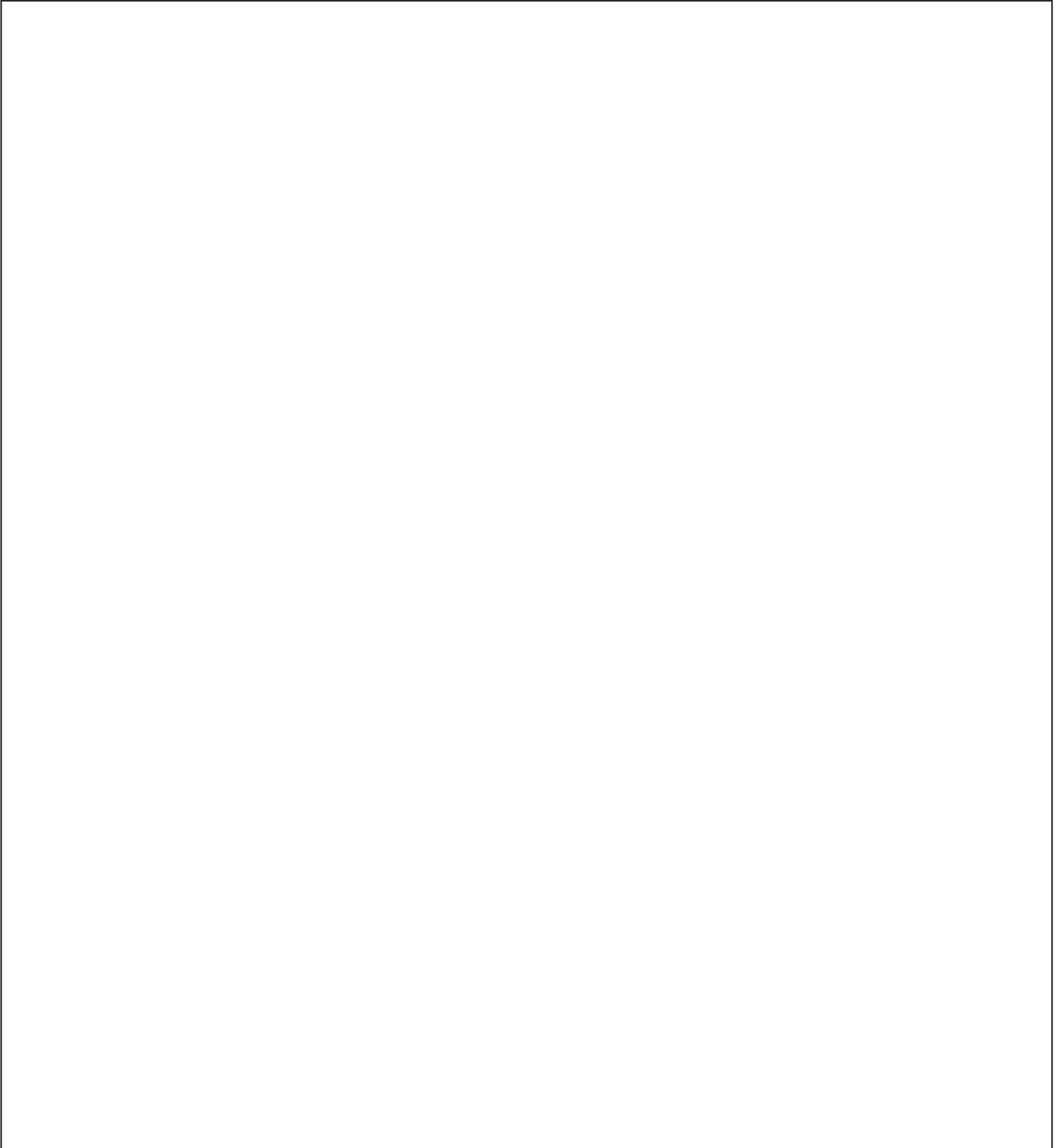
date: 7/24/98; rev.: 2/11/99, 11/30/99
 by: MBO; filename: CUZONE.APR

RECEIVED
 SEC. OF 1009
 HILLSBOROUGH COUNTY

CC-6289
 Cert 82-6223 (2)

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/27/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 26-0299

- 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, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 82-0223. Most recently modified by PRS 23-0043. With this modification, the applicant is requesting to remove the tract HL-3 from the existing Planned Development (PD) which is approved exclusively for phosphate mining. A companion standard rezoning application (RZ 26-0124 STD) has been filed and went before the Zoning Hearing Master on December 15th, 2025, requesting to re-zone the modification area to the standard zoning district of Agricultural Mining (AM). The Future Land Use designation of the site is Agricultural Mining – 1/20 (AM-1/20).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 23-0043).

Staff notes that the majority of the trips generated by the overall PD are generated by the commercial sector located to the north of the modification area between SR 60 and Old Hopewell Rd. 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. The proposed modification would not result in any change to the trip generation.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD	5,629	238	531

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area 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 paved shoulders 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

The site has frontage Horton Rd. No change to the currently approved access connections is being proposed with this PRS.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 3, 2023.

1. The base of all dams shall be a minimum of 250 feet from the property line.
2. All settling ponds within 500 feet of any property boundary shall be buffered with three-gallon size slash pines planted in two staggered rows on five-foot centers, where no vegetation exists. Existing vegetation within buffer areas shall be 70 percent opaque when viewed horizontally between two and six feet above ground level prior to construction. In addition, a minimum of 70 percent of the existing material must have, as a minimum, an expected mature height of 30 feet. Areas of existing vegetation may be supplemented with the planting of pines, as previously specified, in amounts necessary to achieve the percent of opacity prescribed herein.
3. Access to the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 29 South, Range 22 East shall be provided.
4. Existing access to the Northeast 1/4 of Section 27, Township 29 South, Range 22 East (Knighten Road) shall be retained.
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9. All deeded right-of-ways and easements falling within mining intents, shall be vacated prior to use.
10. The developer shall submit detailed plans for a softball field and any other recreational facilities at the time of the Detailed Site Plan approval to be reviewed by the Department of Parks and Recreation. Maintenance of the recreational facilities shall be the responsibility of the mining company during the period of the mining permit. At the time that the mining permit expires, the mining company shall deed all recreational lands, as specified in the CU, to Hillsborough County.

The Board approved the request to amend to the CU-Phosphate Mining boundary for Hopewell Mine with the following exceptions:

11. Along the following described boundary beginning at the northeast corner of the CU then south of State Road 60 approximately 1,200 feet along the eastern boundary, then west approximately 1,300 feet, south approximately 1,400 feet, then east approximately 2,700 feet adjacent to the existing community of Bealsville, the request is denied. The setbacks within this area shall be as required by the Hillsborough County Phosphate Mining Ordinance, 90-4.

-
12. CERTAIN COMMERCIAL, RESIDENTIAL, RECREATIONAL AND COMMUNITY USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY MM 97-0070-PC (SITE PLAN B), SUBJECT TO THE FOLLOWING REQUIREMENTS:
 13. IMC-Agrico Company shall remain responsible for completing the reclamation of all mined and disturbed areas, and shall continue to provide to the County the required financial security for reclamation.
 14. No development shall occur within areas previously mined or disturbed, or any future areas to be mined or disturbed, until such areas have been reclaimed, certified as complete and released by Hillsborough County.
 15. The commercial center shall be limited to a maximum of 28,550 square feet of floor space. Permitted uses shall be limited to general commercial (C-G) uses as listed in the Land Development Code. Prior to development, agricultural uses of the AM district shall be permitted on an interim basis.
 16. The commercial center shall be limited to one access point on State Road 60 and one access point on County Road 39. The final location and design of the access points shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
 17. Residential development in Zones A, B and C on the general site plan shall be limited to a total of 124 single-family dwellings. Conventional homes and mobile homes shall be permitted.
 18. A minimum size of five acres shall be required for 55 of the single-family lots, while the remainder of the lots shall have a minimum size of one acre. All lots less than five acres in size shall be located within Zone A.
 19. Lots less than five acres in size shall be developed in accordance with AS-1 standards of the Land Development Code. Lots five acres or more in size shall be developed in accordance with AR standards.
 20. The use of private driveway extensions and/or easements to provide lot access shall be permitted. The spacing, length, width and number of units served by the accessways shall conform with the subdivision regulations of the Land Development Code.
 21. Permitted uses in Zones A, B and C shall also include parks, community centers and clubhouses, churches and general recreational uses, including golf courses. Prior to development of individual areas, agricultural uses of the AM district shall be permitted on an interim basis.
 22. Potable water wells shall be constructed to the following standards:
 - 22.1 The casing shall be securely seated into competent limestone at a sufficient depth to provide an adequate supply of water.
 - 22.2 The casing material shall be galvanized steel or Schedule 40 PVC.
 - 22.3 The diameter of the well shall be a minimum of four inches.

- 22.4 Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
23. No project access, excluding individual residential driveways, shall be allowed on Old Hopewell Road across from the McDonald house historic landmark structure. Additionally, no masonry walls, excluding those on individual residential properties, shall be erected across from the McDonald house.
24. Prior to preliminary site plan/plat approval, the developer shall submit a survey, prepared by a qualified wildlife biologist, assessing the possible presence of Southeastern American Kestrels (*Falco sparverius paulus*) in the area to be developed.
25. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left turn storage at each project access point on State Road 60 and County Road 39 where a left turn is permitted, excluding individual residential driveways, to accommodate anticipated project traffic entering the site. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
26. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left turn storage on State Road 60 to accommodate anticipated westbound project traffic turning south on County Road. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
27. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left turn storage on County Road 39 to accommodate anticipated northbound project traffic turning west on State Road 60. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
28. All turn-lane improvements shall be constructed with proper transitions from the widened section to the existing roadway pavement. Design plans for construction of the improvements shall be subject to approval of the Hillsborough County Public Works Department.
29. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
30. Development of the project shall proceed in strict accordance with the terms and conditions contained in any Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
31. Within 90 days of approval of MM 97-0070-PC by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department, seven copies of a Revised General Development Site Plan for certification which shall reflect all the conditions outlined above.

-
32. CERTAIN RESIDENTIAL USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY PRS 01-1501 (SITE PLAN A), SUBJECT TO THE FOLLOWING REQUIREMENTS:
33. Residential development on Parcel Number 93268.0000 shall be limited to a total of three single-family dwelling units. Conventional homes and mobile homes shall be permitted. Lots shall be developed in accordance with the AS-1 standards of the Land Development Code. Agricultural uses in accordance with the AS-1 district shall be permitted.
34. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
35. 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.
36. Within ninety days of approval of PRS 01-1501 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
37. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ADDITIONAL ACREAGE TO BE MINED IN ACCORDANCE WITH PRS 05-1370 (SITE PLAN A):
38. All mining activities shall be in accordance with Section 8.02.00 of the Land Development Code, Operating Permit 82-1, and the Master Mining and Reclamation Plan.
39. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
40. The developer shall submit a wildlife survey, if applicable, in accordance with the Florida Fish and Wildlife Methodology Guidelines upon submittal of a Mining Unit application to conduct mining within the subject property.
41. THE FOLLOWING CONDITIONS SHALL APPLY TO THE AREA ADDRESSED BY PRS 23-0043 (SITE PLAN B):
42. 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.
43. The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for access to uplands. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.

44. 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.
45. 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.
46. 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.
47. 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.
48. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to 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.
49. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/27/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 26-0299

- 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, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 82-0223. Most recently modified by PRS 23-0043. With this modification, the applicant is requesting to remove the tract HL-3 from the existing Planned Development (PD) which is approved exclusively for phosphate mining. A companion standard rezoning application (RZ 26-0124 STD) has been filed and went before the Zoning Hearing Master on December 15th, 2025, requesting to re-zone the modification area to the standard zoning district of Agricultural Mining (AM). The Future Land Use designation of the site is Agricultural Mining – 1/20 (AM-1/20).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 23-0043).

Staff notes that the majority of the trips generated by the overall PD are generated by the commercial sector located to the north of the modification area between SR 60 and Old Hopewell Rd. 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. The proposed modification would not result in any change to the trip generation.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD	5,629	238	531

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area 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 paved shoulders 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

The site has frontage Horton Rd. No change to the currently approved access connections is being proposed with this PRS.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Horton Rd. is 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: February 10, 2026 PETITION NO.: PRS 26-0299 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 x 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: January 7, 2026 PROPERTY ADDRESS: Horton and Henry George Roads, Plant City FOLIO #s: 0931050000, 0931120000, 0931220000, 0931270000 and 0931280000 STR: 34 & 35-29S-22E and 02 & 03-30S-22E
REQUESTED ZONING: Minor Modification to an existing PD to remove folios 093112.0000, 093105.0000, and 093128.0000	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands / mitigation areas exist throughout the remaining proposed rezoning area.
<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"> 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. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

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 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- 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

ec: Kami Corbett, Agent - kami.corbett@hwhlaw.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/08/2026

Agency: Natural Resources **Petition #:** 26-0299

- 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. 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.
2. 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.
3. 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

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:** 12/9/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/19/2025
PROPERTY OWNER: Mosaic Fertilizer, LLC **PID:** 26-0299
APPLICANT: Tampa Electric Company
LOCATION: 0 Horton Rd Plant City, FL 33567
Henry George Rd, Plant City, FL 33567
FOLIO NO.: 93112.0000, 93105.0000, 93128.0000

AGENCY REVIEW COMMENTS:

The Applicant seeks a PRS application for a minor modification to PD 82-0223 to remove folios 93112.0000, 93105.0000, and 93128.0000 from the PD, which together comprise 1,620 acres. This request is associated with the Applicant's pending standard rezoning application RZ STD 26-0124, wherein the Applicant seeks to rezone the folios to the standard AM zoning district.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, portions of the properties are located within a Surface Water Resource Protection Area and Wellhead Resource Protection Area (WRPA) Zone 1, WRPA Zone 2, and Surface Water Resource Protection Area (SWRPA). The areas located within the protection areas are subject to LDC Part 3.05.00 which includes, but not limited to, prohibited and restricted activities and uses.

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).

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Dec. 2025

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

APPLICANT: Kami Corbett

PETITION NO: PRS 26-0299

LOCATION: Plant City, FL 33567

FOLIO NO: 93112.0000, 93105.0000, 93128.0000

SEC: _____ TWN: _____ RNG: _____

- 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**

PETITION NO.: PRS 26-0299 REVIEWED BY: Clay Walker, E.I. DATE: 12/12/2025

FOLIO NO.: 93112.0000, 93105.0000, 93128.0000

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 .