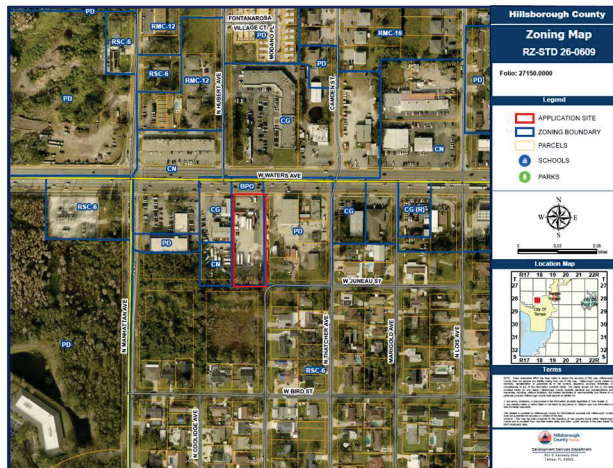




Rezoning Application: 26-0609
Zoning Hearing Master Date: 04-27-2026
BOCC Land Use Meeting Date: 06-09-2026

1.0 APPLICATION SUMMARY

Applicant: El Rancho Food Truck, LLC
FLU Category: R-9 & R-12
Service Area: Urban
Site Acreage: 1.058 Acres
Community Plan Area: None
Overlay: None
Special District: None
Request: Rezone to CG



Introduction Summary:

The Applicant is requesting to rezone the property from Business Professional Office (BPO) to Commercial General (CG).

Zoning:	Existing	Proposed
District(s)	BPO	CG
Typical General Use(s)	Office	General Commercial, Office and Personal Services
Acreage	1.058	1.058
Density/Intensity	0.20 FAR	0.25 FAR
Mathematical Maximum *	9,217.296 Sq Ft	11,521.62 Sq Ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	BPO	CG
Lot Size / Lot Width	7,000 sq ft/ 70 ft wide	10,000 sq ft/ 75 ft wide
Setbacks/Buffering and Screening	30 ft Front, 0 ft side *additional 2 ft for every 1 ft over 20 ft.	30 ft Front, 0 ft side *additional 2 ft for every 1 ft over 20 ft.
Height	50 ft*	50 ft*

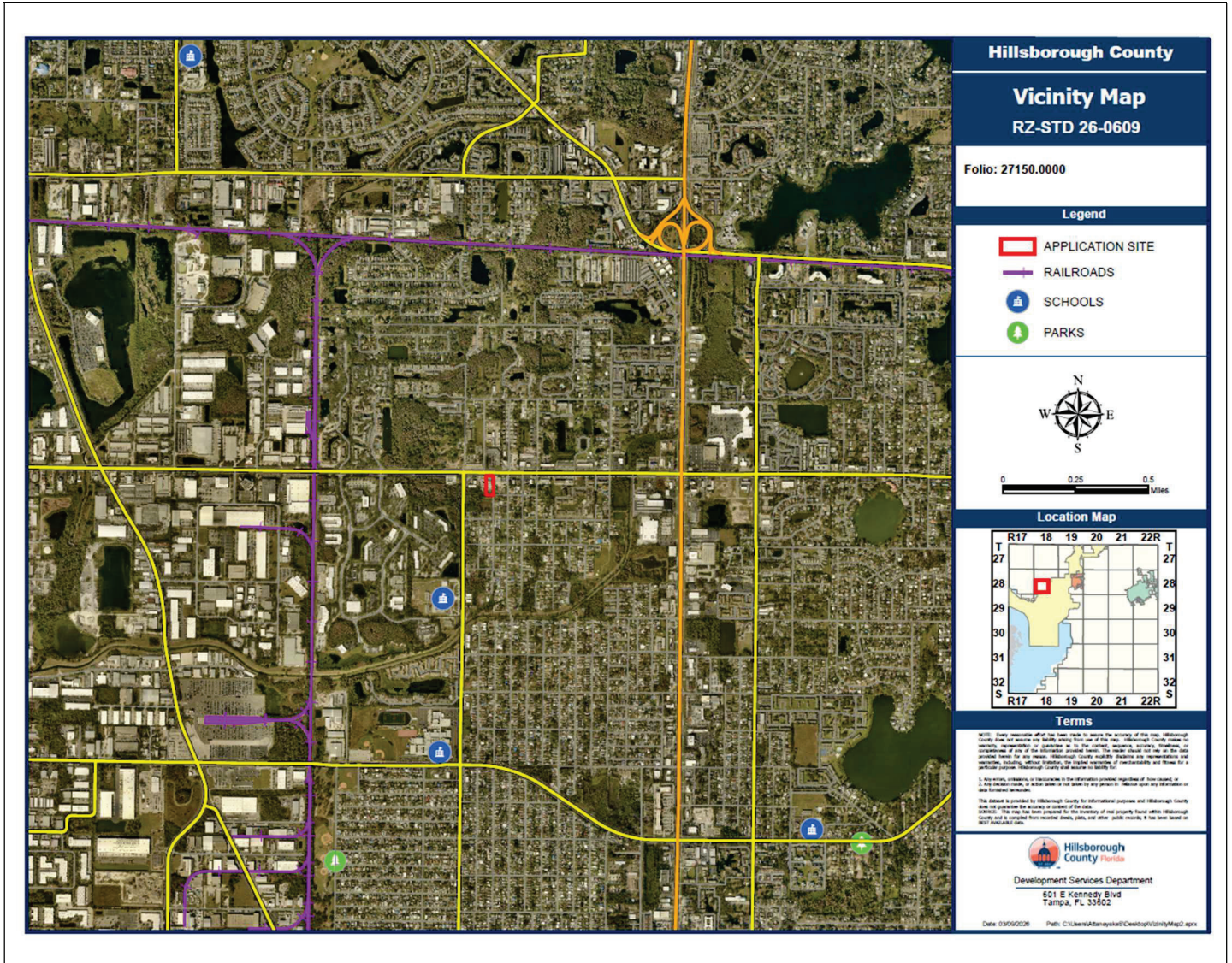
Additional Information:

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
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

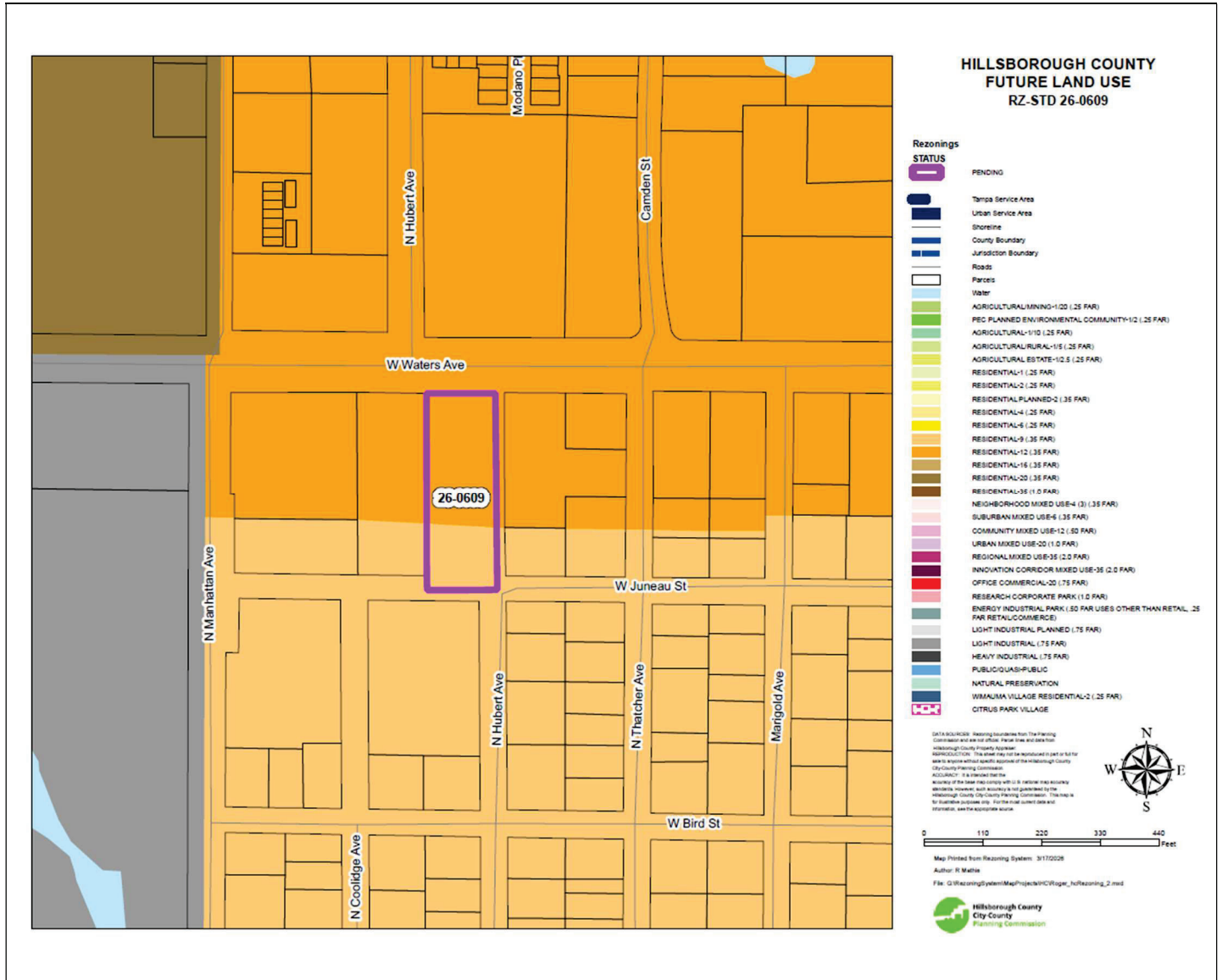


Context of Surrounding Area:

The property sits along West Waters Ave approximately 400 ft east of the intersection of West Waters Ave and North Manhattan Ave. The area consists of retail, services and office uses along West Waters Ave with residential uses behind said commercial.

2.0 LAND USE MAP SET AND SUMMARY DATA

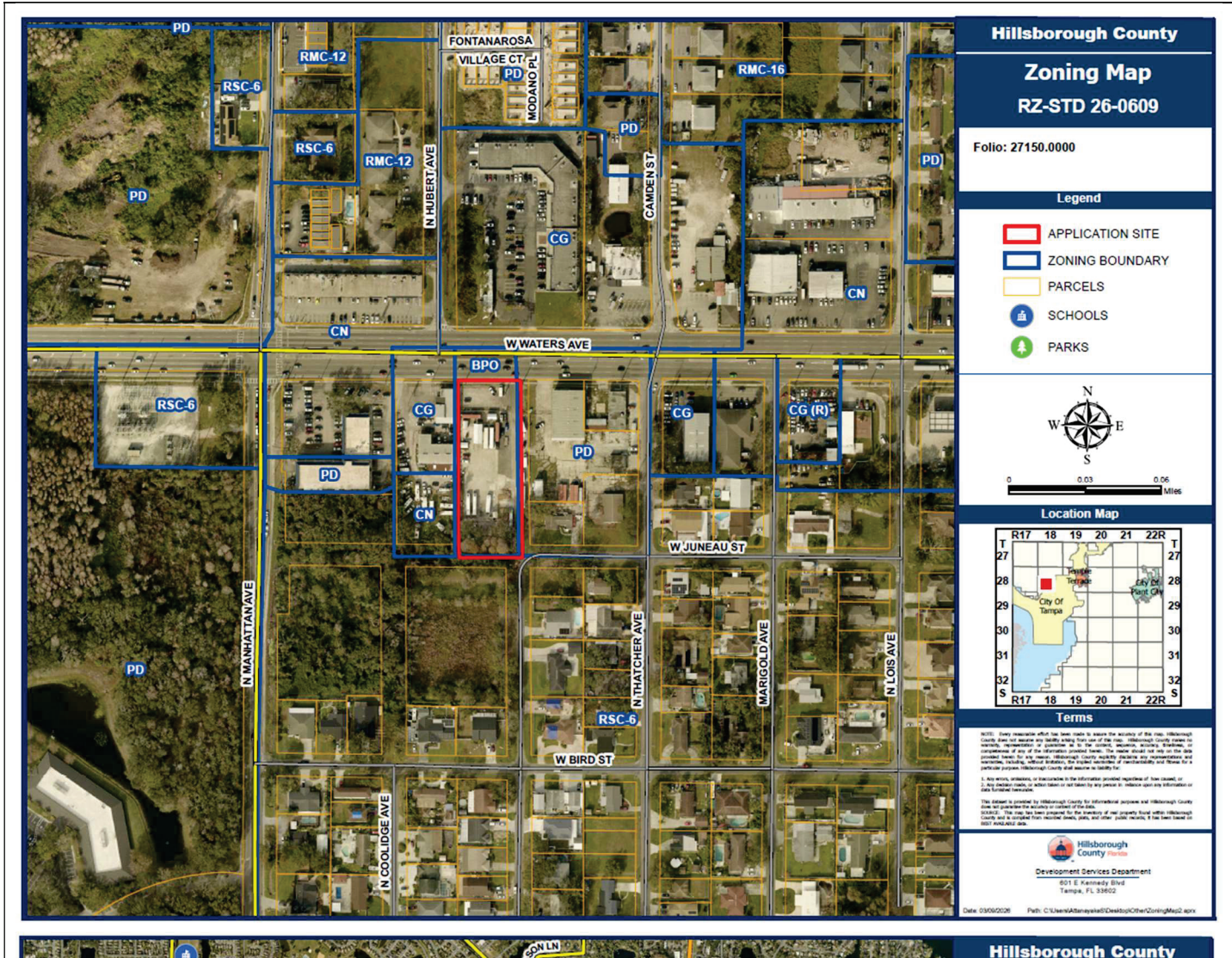
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 9 and Residential –12
Maximum Density/F.A.R.:	9 du/ga and 12 du/ga Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Nonresidential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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	CG	0.25 FAR	Retail, services, & office uses	Retail and services
East	PD 98-0404	0.35 FAR	Contractors' office with open storage	Contractors' office with open storage
South	RSC-6	6 du / ga	Residential uses	Residential
West	CG and CN	0.25 FAR - CG 0.20 FAR - CN	Retail, services, & office uses	Auto Repair

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Waters Ave.	County Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	298	28	28
Proposed	6,313	462	539
Difference (+/-)	+6,015	+434	+511

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

Connectivity and Cross Access <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 type="checkbox"/> Yes <input type="checkbox"/> No	n/a
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 type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> 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 type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property in question exists along West Waters Avenue, surrounded to the east and west with other commercial uses in varying intensity. As such staff finds the protentional uses that can be exercised under the requested Commercial General zoning district does not deviate from the existing charter of the immediate area.

The site will be developed in accordance with the Hillsborough County Land Development Code, addressing any potential conflict with surrounding residential properties or wetlands.

5.2 Recommendation

Staff finds the proposed rezoning approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	<i>J. Brian Grady</i>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

N/A



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 26-0609

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.06 acres from Business Professional Office (BPO) to Commercial General (CG). The site is located +/- 375ft east of the intersection of N. Manhattan Ave. and W. Waters Ave. The Future Land Use designations of the site are Residential – 9 (R-9) and Residential – 12 (R-12).

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
BPO, Medical-Dental Office (ITE 720) 9,2317qft	298	28	28

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Convenience Store with Gas Station (ITE 945) 12,443sqft	6,313	462	539

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,015	+434	+511

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. Waters Ave., a 6-lane, divided, substandard, urban county-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 4-foot-wide bike lanes on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 132ft of right of way.

SITE ACCESS

It is anticipated that the site will have access onto W. Waters Ave.

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W. Waters Ave. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Waters Ave.	N Manhattan Ave.	Dale Mabry Hwy	D	C
N Manhattan Ave.	Henry Ave	Humphrey Ave	D	D

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 26-0609
DATE OF HEARING:	April 27, 2026
APPLICANT:	El Rancho Food Truck, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from BPO to CG
LOCATION:	4332 W. Waters Ave.
SIZE OF PROPERTY:	1.06 acres m.o.l.
EXISTING ZONING DISTRICT:	BPO
FUTURE LAND USE CATEGORY:	RES-9, RES-12
SERVICE AREA:	Urban

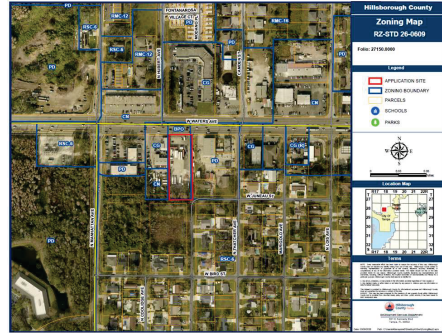
DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: 26-0609
Zoning Hearing Master Date: 04-27-2026
BOCC Land Use Meeting Date: 06-09-2026



1.0 APPLICATION SUMMARY

Applicant: El Rancho Food Truck, LLC
FLU Category: R-9 & R-12
Service Area: Urban
Site Acreage: 1.058 Acres
Community Plan Area: None
Overlay: None
Special District: None
Request: Rezone to CG



Introduction Summary:
 The Applicant is requesting to rezone the property from Business Professional Office (BPO) to Commercial General (CG).

Zoning:	Existing	Proposed
District(s)	BPO	CG
Typical General Use(s)	Office	General Commercial, Office and Personal Services
Acreage	1.058	1.058
Density/Intensity	0.20 FAR	0.25 FAR
Mathematical Maximum*	9,217.296 Sq Ft	11,521.62 Sq Ft

*number represents a pre-development approximation

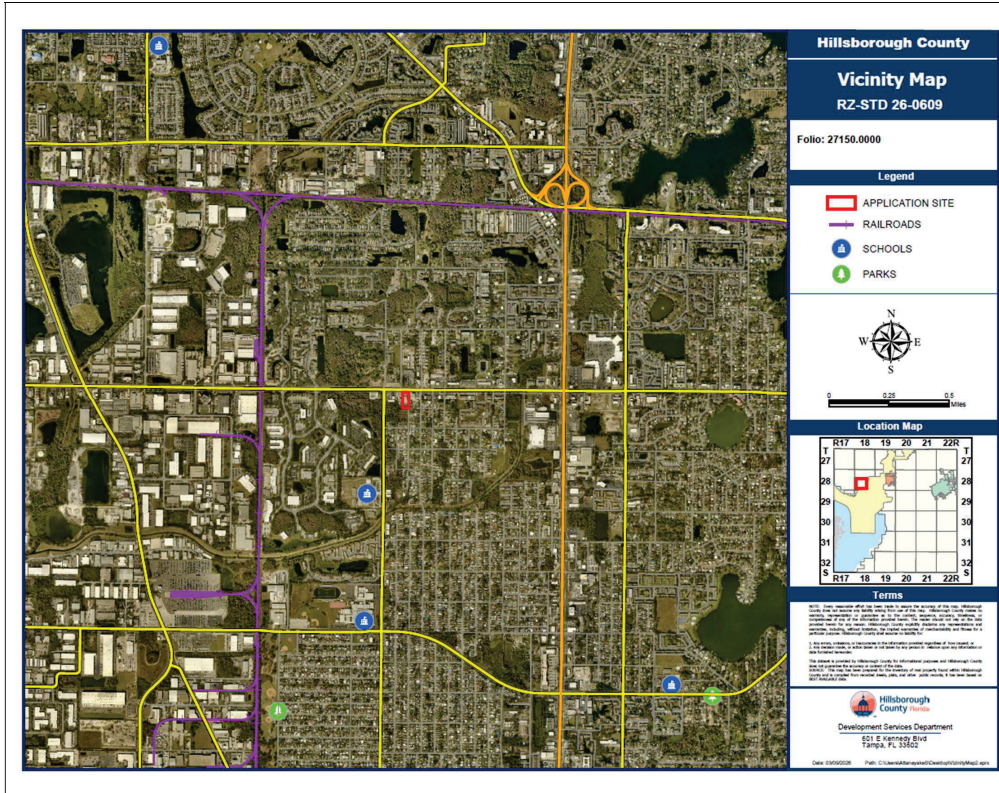
Development Standards:	Existing	Proposed
District(s)	BPO	CG
Lot Size / Lot Width	7,000 sq ft/ 70 ft wide	10,000 sq ft/ 75 ft wide
Setbacks/Buffering and Screening	30 ft Front, 0 ft side *additional 2 ft for every 1 ft over 20 ft.	30 ft Front, 0 ft side *additional 2 ft for every 1 ft over 20 ft.
Height	50 ft*	50 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
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

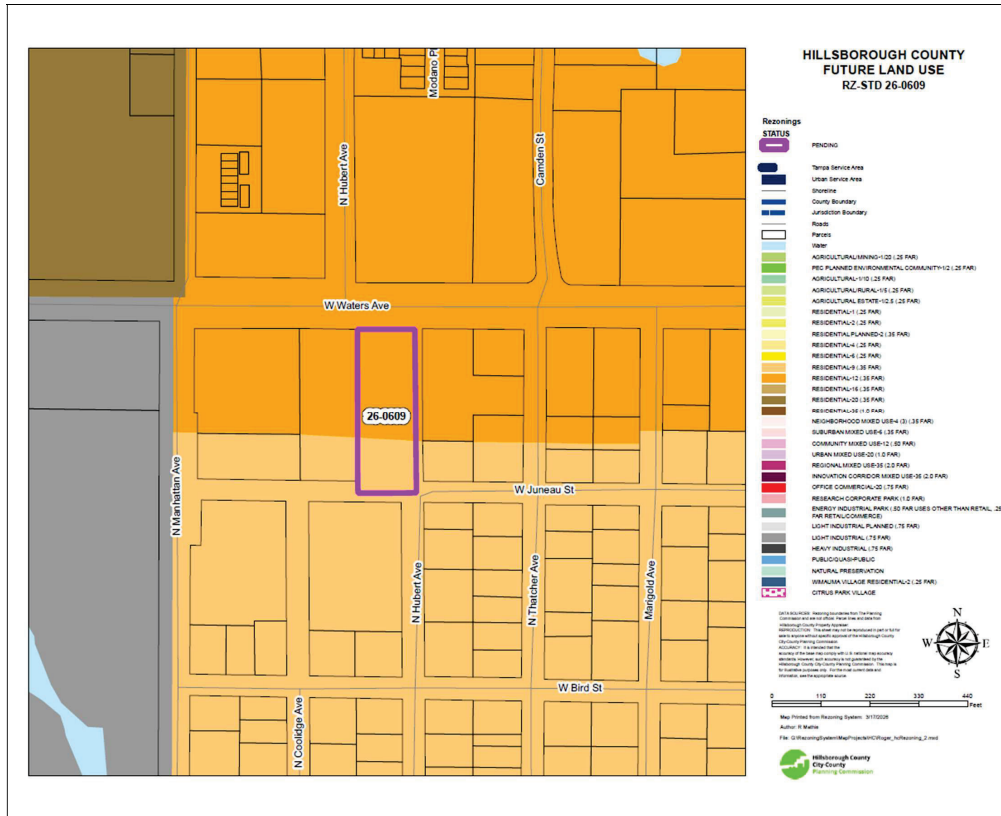


Context of Surrounding Area:

The property sits along West Waters Ave approximately 400 ft east of the intersection of West Waters Ave and North Manhattan Ave. The area consists of retail, services and office uses along West Waters Ave with residential uses behind said commercial.

2.0 LAND USE MAP SET AND SUMMARY DATA

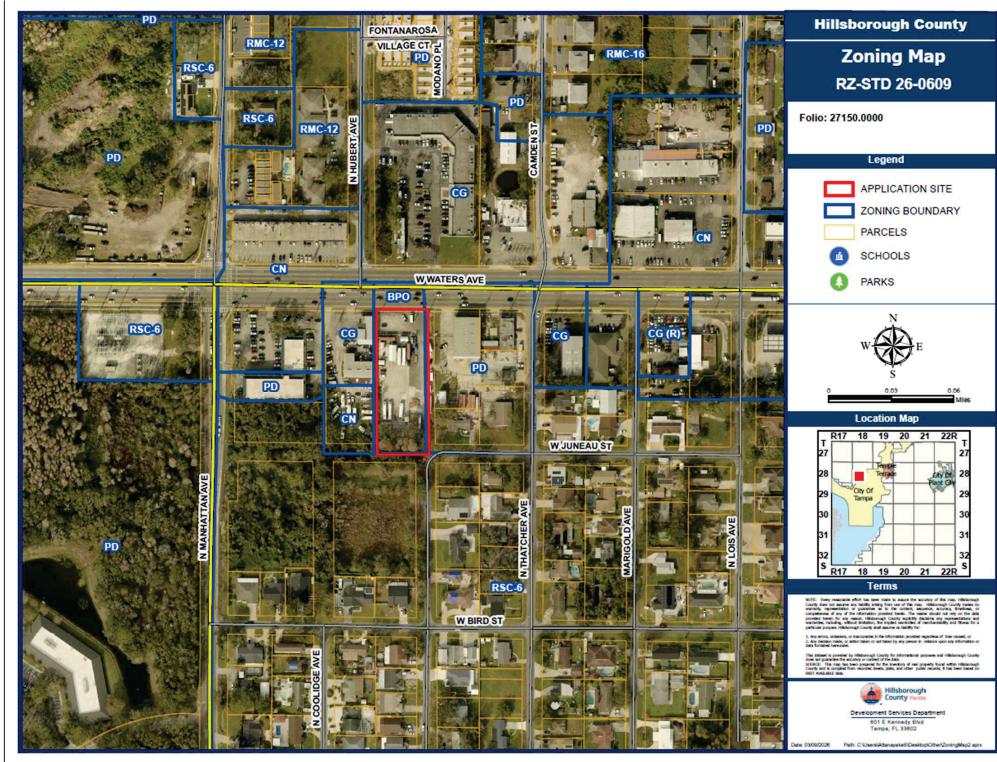
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 9 and Residential –12
Maximum Density/F.A.R.:	9 du/ga and 12 du/ga Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Nonresidential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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	CG	0.25 FAR	Retail, services, & office uses	Retail and services
East	PD 98-0404	0.35 FAR	Contractors' office with open storage	Contractors' office with open storage
South	RSC-6	6 du / ga	Residential uses	Residential
West	CG and CN	0.25 FAR - CG 0.20 FAR - CN	Retail, services, & office uses	Auto Repair

APPLICATION NUMBER: RZ 26-0609

ZHM HEARING DATE: 04-27-2026

BOCC LUM MEETING DATE: 06-09-2026

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Waters Ave.	County Arterial - Urban	<input type="checkbox"/> 6 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	298	28	28
Proposed	6,313	462	539
Difference (+/-)	+6,015	+434	+511

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

Connectivity and Cross Access <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 type="checkbox"/> Yes <input type="checkbox"/> No	n/a
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 type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> 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 type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

APPLICATION NUMBER:	RZ 26-0609	
ZHM HEARING DATE:	04-27-2026	
BOCC LUM MEETING DATE:	06-09-2026	Case Reviewer: Logan McKaig

5.1 Compatibility

The property in question exists along West Waters Avenue, surrounded to the east and west with other commercial uses in varying intensity. As such staff finds the protentional uses that can be exercised under the requested Commercial General zoning district does not deviate from the existing charter of the immediate area.

The site will be developed in accordance with the Hillsborough County Land Development Code, addressing any potential conflict with surrounding residential properties or wetlands.

5.2 Recommendation

Staff finds the proposed rezoning approvable.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 27, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Alex Schaler 400 North Ashley Drive testified on behalf of the applicant. Ms. Schaler showed a PowerPoint presentation and identified the location of the property as being just east of the intersection of Waters Avenue and Manhattan. She added that the property is over one acre in size and is currently zoned BPO. A rezoning to CG is requested to broaden the list of commercial land uses that would be allowed on-site. Ms. Schaler detailed the surrounding land uses and stated that both planning staffs support the request.

Mr. Logan McKaig, Development Services staff, testified regarding the County's staff report. Mr. McKaig stated that the applicant is requesting a rezoning from BPO to CG. He stated that the request is consistent with the character of the immediate area and that staff finds the request supportable.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is designated Residential-9 and Residential-12 and is located within the Urban Service Area. She described the surrounding area and how the proposed use would be consistent and compatible with the area. Ms. Linehan testified that the rezoning is consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Ms. Schaler did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 1.06 acres in size and is currently zoned Business Professional Office (BPO) and is designated Residential-9 (RES-9) and Residential-12 (RES-12) by the Comprehensive Plan. The property is located within the Urban Service Area.
2. The applicant is requesting a rezoning to the Commercial General (CG) zoning district.
3. No waivers are requested as a part of the rezoning application.
4. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the existing development pattern and found the application to be consistent with both the Palm River Progress Village Community Plan and the Comprehensive Plan.
5. The surrounding area is zoned CG to the north (retail), RSC-6 to the south (residential), PD to the east (contractor's office with open storage) and CN and CG to the west (auto repair).
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. The rezoning is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

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

The rezoning request is in compliance with and furthers 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 rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the CG zoning district. The property is 1.06 acres in size and is currently zoned BPO and designated RES-9 and RES-12 by the Comprehensive Plan. The parcel is located within the Urban Service Area. No waivers are requested.

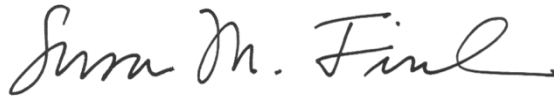
The Planning Commission supports the request.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The request for CG is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

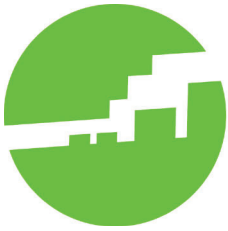
Based on the foregoing, this recommendation is for **APPROVAL** of the CG rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



May 18, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**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: April 27, 2026 Report Prepared: April 16, 2026	Case Number: RZ 26-0609 Folio(s): 27150.0000 General Location: South of West Waters Avenue, east of North Manhattan Avenue and north of West Bird Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.35, 0.50 FAR) + Residential-12 (12 du/ga; 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	N/A
Rezoning Request	Business Professional Office (BPO) to Commercial General (CG)
Parcel Size	1.11 ± acres
Street Functional Classification	West Waters Avenue– County Arterial North Manhattan Avenue – County Collector West Bird Street – Local
Commercial Locational Criteria	Meets
Evacuation Area	Zone E

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9 + Residential-12	BPO	Vacant Land
North	Residential-12	CG	Light Commercial
South	Residential-9	RSC-6	Public Quasi-Public
East	Residential-9 + Residential-12	PD	Light Commercial + Single-Family
West	Residential-9 + Residential-12 + Residential-20 + Light Industrial	CG + CN	Heavy Commercial

Staff Analysis of Goals, Objectives and Policies:

The subject site comprises approximately 1.11 ± acres and is located along the south side of West Waters Avenue, east of North Manhattan Avenue and north of West Bird Street. The property is currently zoned Business Professional Office (BPO). The applicant is requesting a rezoning of the property to Commercial General (CG). According to application materials uploaded into Optix on March 3, 2026, the applicant seeks to reclassify the subject property in order to allow a wider range of commercial uses consistent with the CG zoning district. These uses include retail, service, and general commercial activities that serve both the surrounding community and the broader area.

The subject property is located within the Urban Service Area (USA), where Objective 1.1 of the Future Land Use Section (FLUS) directs that the majority of the County’s future growth should occur. The proposed rezoning supports this objective by encouraging development within an existing urbanized area that is already served by infrastructure, thereby promoting efficient land use patterns. FLUS Policy 3.1.3 requires that new development be compatible with surrounding land uses. The surrounding development pattern reflects a mix of commercial uses of varying intensity. To the north there are light commercial uses, while to the west there are heavier commercial activities, including an automotive repair shop. To the east there are light commercial uses, including a heating and cooling business (Hill Masters). Given this context, the subject site is situated within an established commercial corridor characterized by a range of intensities. Although the CG zoning district permits a broader and potentially more intensive range of uses than the existing BPO district, the proposed rezoning is consistent with the surrounding development

pattern. The presence of heavy commercial uses to the west establishes a precedent for more intensive commercial activity in the immediate area, while adjacent light commercial uses demonstrate that a range of intensities can coexist along the corridor. The proposed CG zoning therefore represents a logical extension of the existing commercial pattern and is compatible with the character of the area. Furthermore, the proposal aligns with FLUS Objective 4.4 and Policy 4.4.1, which require that development provide appropriate transitions and maintain compatibility with surrounding uses. Given that the surrounding properties are already developed with commercial uses of varying intensity, the introduction of CG zoning will not create an incompatible land use pattern. Instead, it reinforces the existing commercial corridor and supports cohesive development along West Waters Avenue.

Pursuant to FLUS Objective 2.2, Future Land Use categories establish the maximum allowable density and intensity of development. The subject property is designated Residential-12 (RES-12) and Residential-9 (RES-9) on the Future Land Use Map. While these categories are primarily residential, the FLU categories also allow for the consideration for neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The site is divided between two Future Land Use (FLU) categories, both of which limit non-residential uses (excluding office and residential support uses) to a maximum Floor Area Ratio (FAR) of 0.35. Based on a total site area of 1.11 acres, the site can accommodate up to approximately 16,922 square feet of non-residential development ($1.11 \times 43,560 = 48,351$ square feet; $48,351 \times 0.35 \text{ FAR} = 16,922$ square feet). The subject site's location along a major arterial roadway while meeting commercial locational criteria due to the subject site fronting West Waters Avenue, a road with the context classification of Suburban Town, the location of the site supports the consideration of commercial uses. The proposed CG zoning is consistent with the intent of FLUS Objective 2.2 and its associated policies.

The subject site satisfies the Commercial Locational Criteria (CLC) set forth in FLUS Objective 4.7. FLUS Policy 4.7.2 permits neighborhood-serving commercial uses, including office uses, up to the maximum FAR allowed within the applicable Future Land Use category, provided that specific locational standards are met. Under these standards, at least 50% of a site must front a roadway classified as Suburban Commercial, Suburban Town, or Urban General on either the Hillsborough County or Florida Department of Transportation Context Classification Maps, or alternatively, the site must be located within 1,000 feet of an intersection where both roadways are classified as collectors or arterials on the Hillsborough County Functional Classification Map. Additionally, a minimum of 75% of the property must fall within the 1,000-foot radius of the qualifying intersection, measured from the edge of the roadway right-of-way along both roadways to establish the applicable quadrant. The subject site fronts West Waters Avenue, which is classified as a County Arterial and designated as Suburban Town on the Context Classification Map. More than 50% of the site's frontage lies along this roadway. The closest qualifying intersections are West Waters Avenue and North Manhattan Avenue, a County Collector roadway, which is about 500 feet from the subject site. Accordingly, the subject property complies with the Commercial Locational Criteria and is eligible for consideration of neighborhood-serving commercial uses consistent with FLUS Objective 4.7 and Policy 4.7.2.

Overall, staff finds that the proposed rezoning to Commercial General (CG) is compatible with the existing development pattern. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

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

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Commercial-Locational Criteria

Objective 4.7: *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

Policy 4.7.2: *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

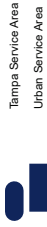
- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0609

Rezoning
STATUS



PENDING



Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

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

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

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)

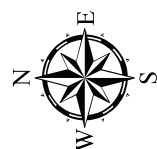
PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

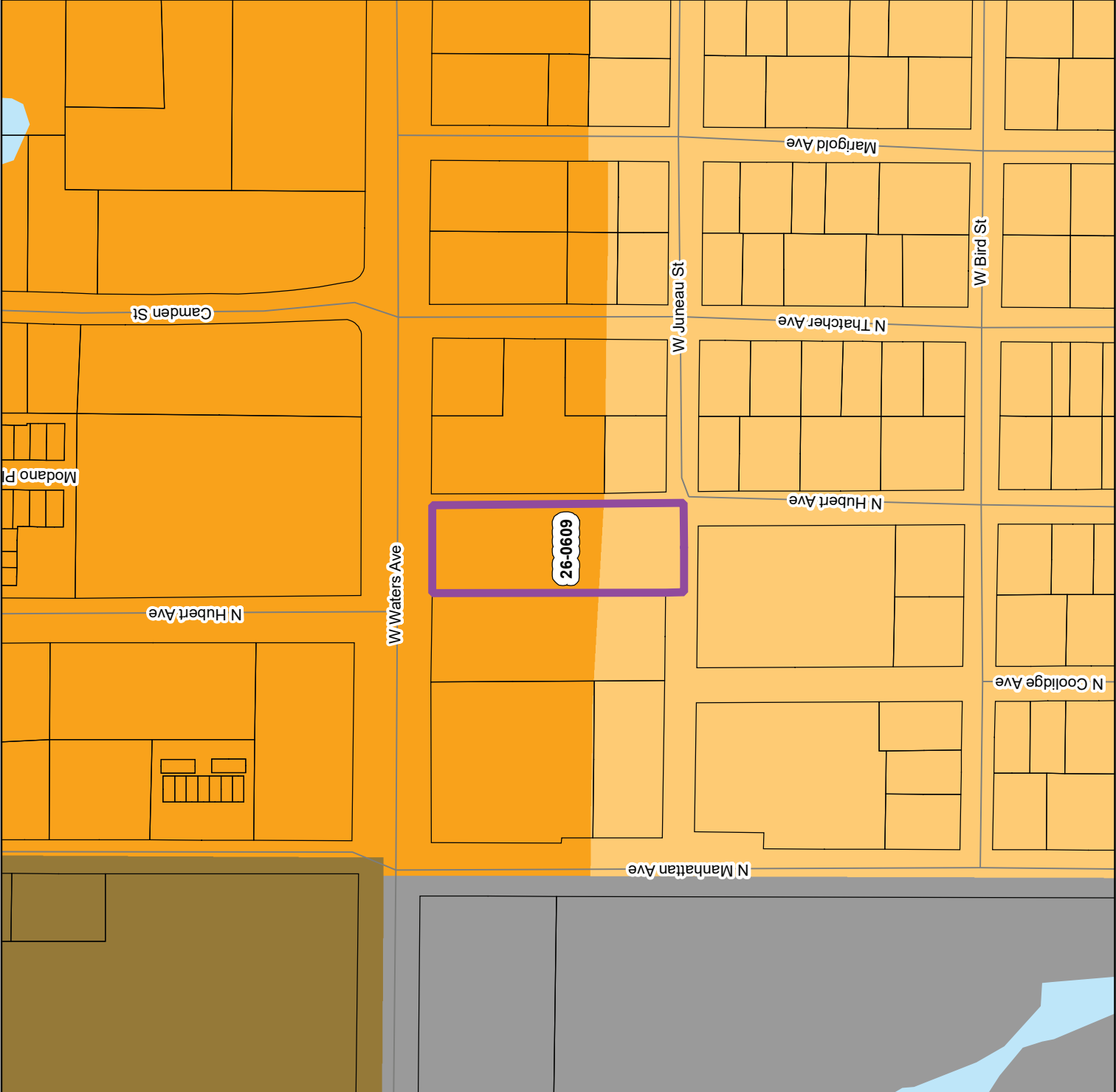
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user seek to appropriate specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. It is intended that the user seek to appropriate specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. It is intended that the user seek to appropriate specific approval of the Hillsborough County City/County Planning Commission.



Map Printed from Rezoning System: 3/17/2026
 Author: R. Mathie
 File: C:\Rezoning\System\MapProjects\HC\Regre_jhc\Rezoning1_2.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 26-0609

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.06 acres from Business Professional Office (BPO) to Commercial General (CG). The site is located +/- 375ft east of the intersection of N. Manhattan Ave. and W. Waters Ave. The Future Land Use designations of the site are Residential – 9 (R-9) and Residential – 12 (R-12).

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
BPO, Medical-Dental Office (ITE 720) 9,2317qft	298	28	28

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Convenience Store with Gas Station (ITE 945) 12,443sqft	6,313	462	539

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,015	+434	+511

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. Waters Ave., a 6-lane, divided, substandard, urban county-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 4-foot-wide bike lanes on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 132ft of right of way.

SITE ACCESS

It is anticipated that the site will have access onto W. Waters Ave.

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W. Waters Ave. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Waters Ave.	N Manhattan Ave.	Dale Mabry Hwy	D	C
N Manhattan Ave.	Henry Ave	Humphrey Ave	D	D

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: April 27, 2026 PETITION NO.: 29-0609 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 x 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: April 1, 2026 PROPERTY ADDRESS: 4332 West Waters Avenue, Tampa FOLIO #: 0271500000 STR: 28-28S-18E
REQUESTED ZONING: Rezoning from Business Professional Office (BPO) to Commercial General (CG)	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands may be located in the extreme southern portion of the property.
<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. 	

Environmental Excellence in a Changing World

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- 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 may contain 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: Tyler Hudson, Agent - landuse@gardnerbrewer.com
El Rancho Food Truck, LLC, Applicant - joantrujillo78@yahoo.com

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AGENCY COMMENT SHEET

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

FROM: **Reviewer: Ira Padgett** **Date: 4/6/2026**

Agency: Natural Resources **Petition #: 26-0609**

- 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 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. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. **This statement should be identified as a condition of the rezoning.**
3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
4. 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.
5. 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.

6. 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:** 3/9/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/23/2026
PROPERTY OWNER: Waters and Thatcher, LLC **PID:** 26-0609
APPLICANT: El Rancho Food Truck, LLC
LOCATION: 4332 W. Waters Ave. Tampa, FL 33614
FOLIO NO.: 27150.0000

AGENCY REVIEW COMMENTS:

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 03-16-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Tyler Hudson

PETITION NO: 26-0609

LOCATION: 4332 W Waters Ave, Tampa

FOLIO NO: 27150.0000

SEC: 28 TWN: 28 RNG: 18

- 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: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: April 27, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 8:53 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Billy Allred

1 MS. HEINRICH: Our next application is Item C.3.
2 Standard Rezoning 26-0609. The applicant is requesting to
3 rezone property from BPO to CG. Logan McKaig, with
4 Development Services, will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER: Is the applicant here?

7 MS. SCHALER: Good evening. Alex Schaler, 400
8 North Ashley Drive, with the Law Firm of Gardner Brewer
9 Hudson. I just have a very brief presentation this evening.
10 The subject property here is located just east of
11 the Waters Avenue and Manhattan intersection, and it's just
12 over an acre in size. Currently it's zoned BPO. We are
13 proposing a rezoning to CG to kind of just broaden that menu
14 of commercial uses that would be allowed on the site.

15 As you can see in the surrounding vicinity, there's
16 a variety of commercial uses here, a couple different retail
17 strip centers, a tire store, a warehouse, a fitness center,
18 an auto repair establishment. And, in fact, all of the uses
19 that are surrounding the subject property that exist today
20 are for commercial uses. So as you can see that precedent's
21 already there along this portion of the Waters Avenue
22 corridor.

23 Planning Commission and Development Services both
24 found the application consistent and approvable. We didn't
25 receive any objections from any other departments. So that's

1 all I have, but I'm happy to answer any questions.

2 HEARING MASTER: No questions at this time. Thank
3 you. Development Services?

4 MR. MCKAIG: Good evening. Logan McKaig,
5 Development Services.

6 Application 26-0609. The applicant has requested
7 to rezone the property from BPO to CG. The property in
8 question exists along West Waters Avenue, surrounded to the
9 east and west by other commercial uses in varying intensity.
10 Excuse me. Staff finds that potential uses that can be
11 exercised under the requested commercial general zoning
12 district does not deviate from the existing character of the
13 immediate area.

14 Site will be developed in accordance with
15 Hillsborough County Land Development Code, addressing any
16 potential conflicts with surrounding residential properties
17 or wetlands to the south. Staff finds proposed rezoning
18 supportable. I'm available for any questions.

19 HEARING MASTER: Thank you so much.

20 Planning Commission?

21 MS. LINEHAN: Lilyann Linehan, Planning Commission.

22 Subject site is in Residential-9 and Residential-12
23 future land use designation. It is in the urban service area
24 and not within a limited access community plan.

25 The proposed rezoning is from business professional

1 office to commercial general. The surrounding development
2 pattern consists of a mix of commercial uses of varying
3 intensity. The subject site is situated within an
4 established commercial corridor, characterized by a range of
5 intensities. The proposed rezoning is consistent with the
6 surrounding development pattern, and therefore the proposal
7 satisfies the intent of FLU's objective 4.4 and FLU's policy
8 4.4.1, which require new developments to be compatible with
9 the surrounding neighborhood.

10 The subject site also satisfies the commercial
11 locational criteria set forth in FLU's Objective 4.7.
12 Subject site fronts West Waters Avenue, which is classified
13 as a county arterial and designated as a suburban town on the
14 context classification map. More than 50 percent of the
15 site's frontage lies along this roadway. Additionally, the
16 closest qualifying intersection is West Waters Avenue and
17 North Manhattan Avenue a county collector roadway, which is
18 about 500 feet from the subject site.

19 Based upon the above considerations Planning
20 Commission staff finds the proposed rezoning consistent with
21 the Unincorporated Hillsborough County Comprehensive Plan.

22 HEARING MASTER: Thank you so much.

23 Is there anyone in the room or online that would
24 like to speak in support? Seeing no one.

25 Anyone in opposition to this request? No one.

1 Ms. Heinrich, anything else?

2 MS. HEINRICH: No, ma'am.

3 HEARING MASTER: You can have the last word, the
4 applicant.

5 MS. SCHALER: Nothing further. Thank you.

6 HEARING MASTER: Thank you. Appreciate it.

7 With that, we'll close rezoning 26-0609, and go to
8 the next application.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE