

**Rezoning Application: 25-1338 REMAND**

**Zoning Hearing Master Date:** March 23, 2026

**BOCC Land Use Meeting Date:** May 12, 2026

**1.0 APPLICATION SUMMARY**

Applicant: David Edmunds  
 FLU Category: CMU-12  
 Service Area: Urban  
 Site Acreage: 0.9  
 Community Plan Area: East Lake/Orient Park  
 Overlay: None



**Introduction Summary:**

The applicant requests to rezone property from RSC-6 MH (Residential, Single-Family Conventional-Mobile Home Overlay) to PD (Planned Development) to allow for 10 dwelling units in five two-family structures.

Zoning:	Existing	Proposed
District(s)	RSC-6-MH	PD
Typical General Use(s)	Single-Family Residential Conventional or Mobile Home	Two-Family Residential Conventional
Acreage	0.9	0.9
Density/Intensity	6 units per acre	11 units per acre (10 units)
Mathematical Maximum*	5 dwelling units	10 dwelling units (per FLU)

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6-MH	PD
Lot Size / Lot Width	7,000 sf / 70'	3,948 sf / 32.9'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 20' Rear 7' Sides
Height	35'	35'

**Additional Information:**

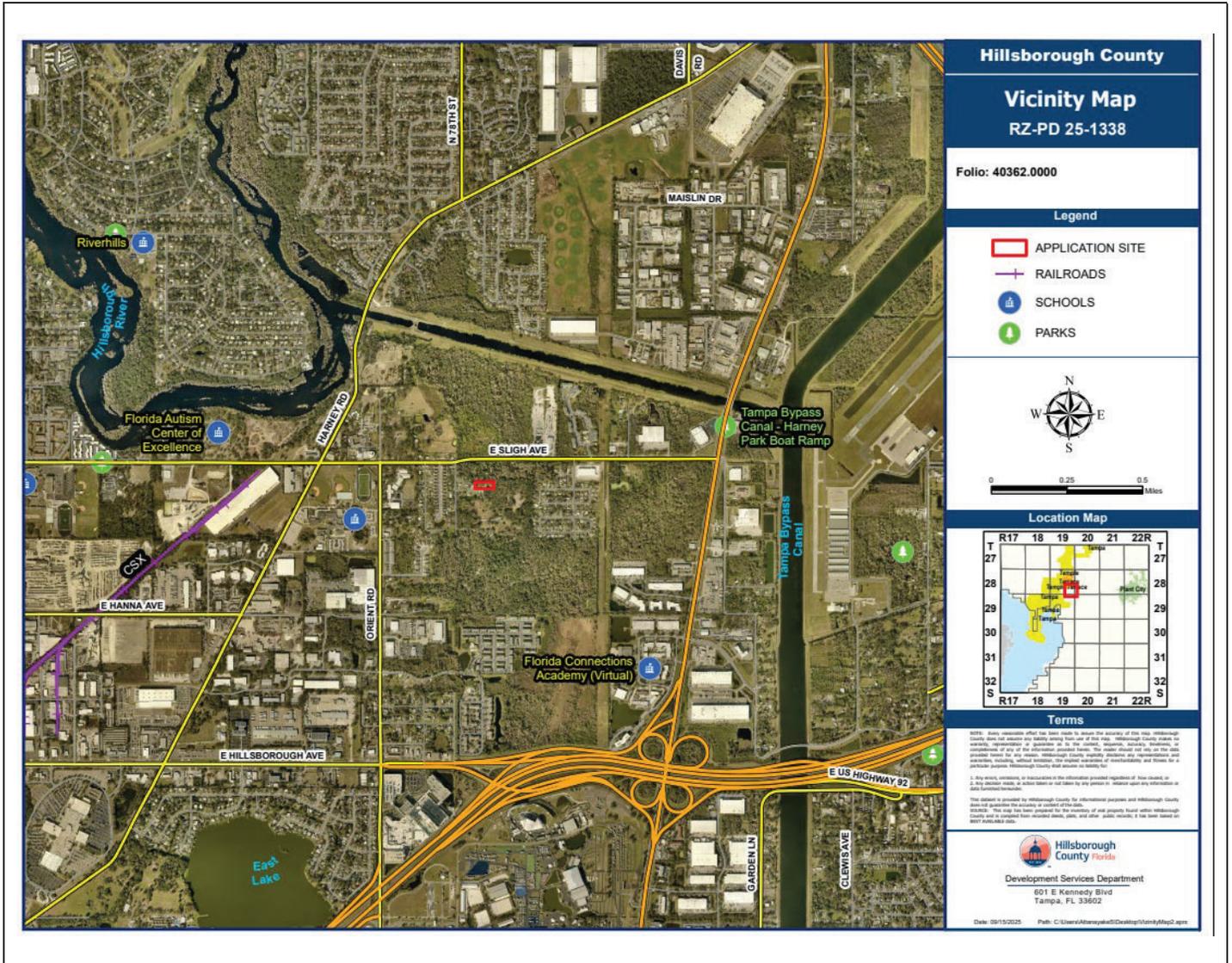
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**Planning Commission Recommendation:**  
Consistent

**Development Services Recommendation:**  
Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

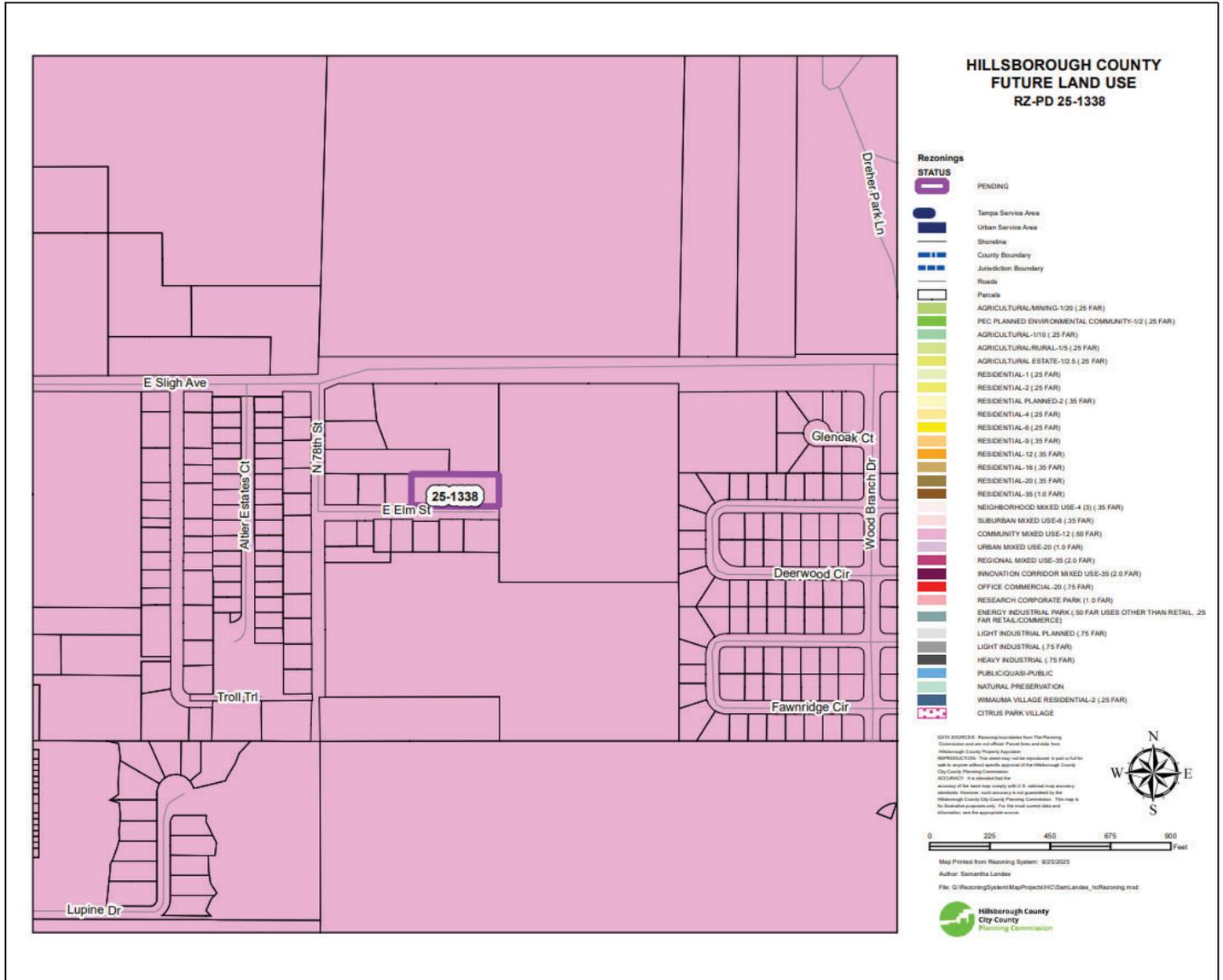


### Context of Surrounding Area:

The site is located on Elm Street, east of N. 78<sup>th</sup> Street and south of E. Sligh Avenue within the East Lake-Orient Road community. The general area consists of residential uses (single family detached, two-family attached and single-family attached). Tampa Bay Technical High School is located approximately 0.32 miles to the west on the south side of Sligh Avenue. US Hwy 301 North and the Tampa Bypass Canal are located east of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA

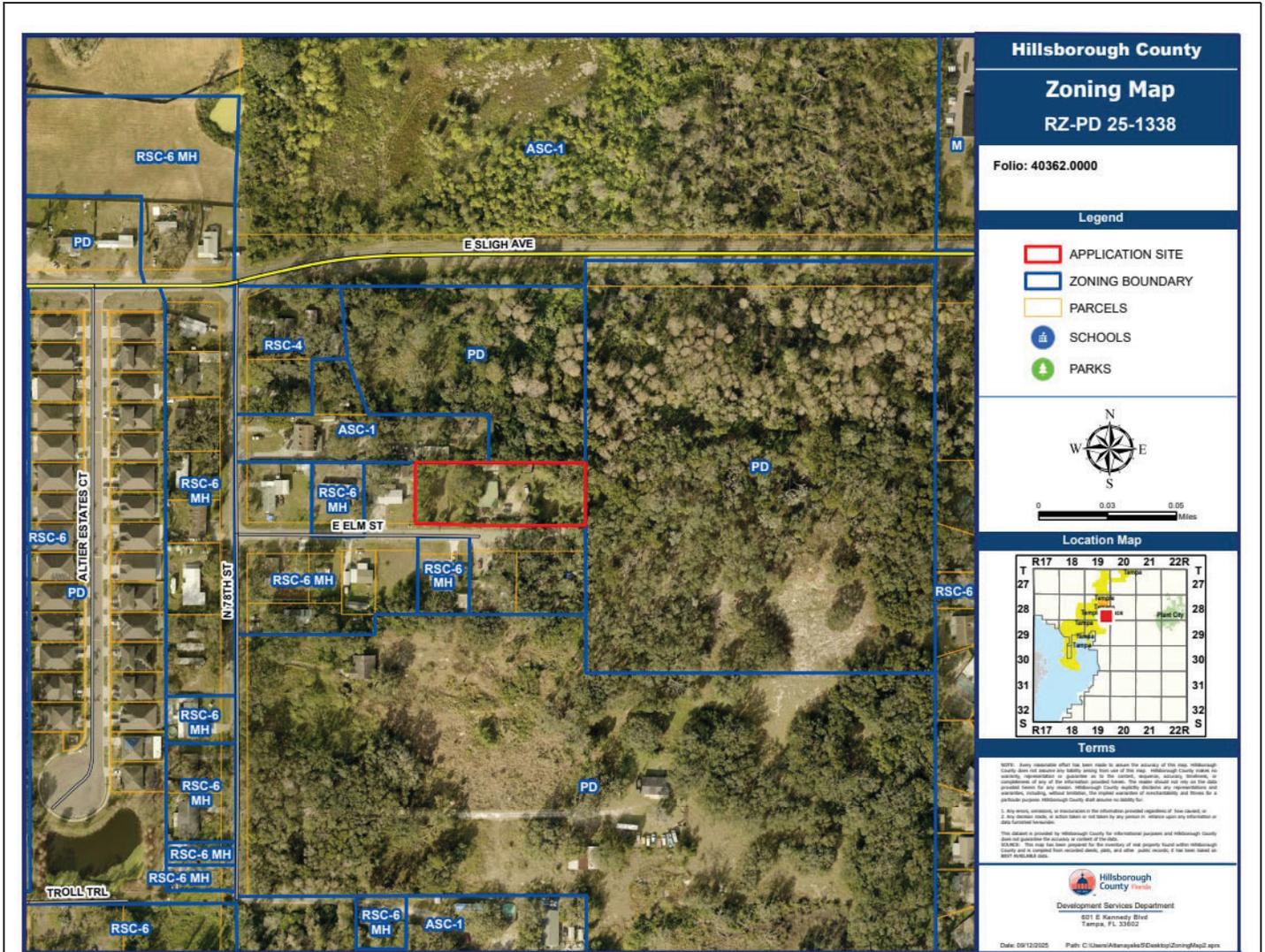
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 units per acre
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

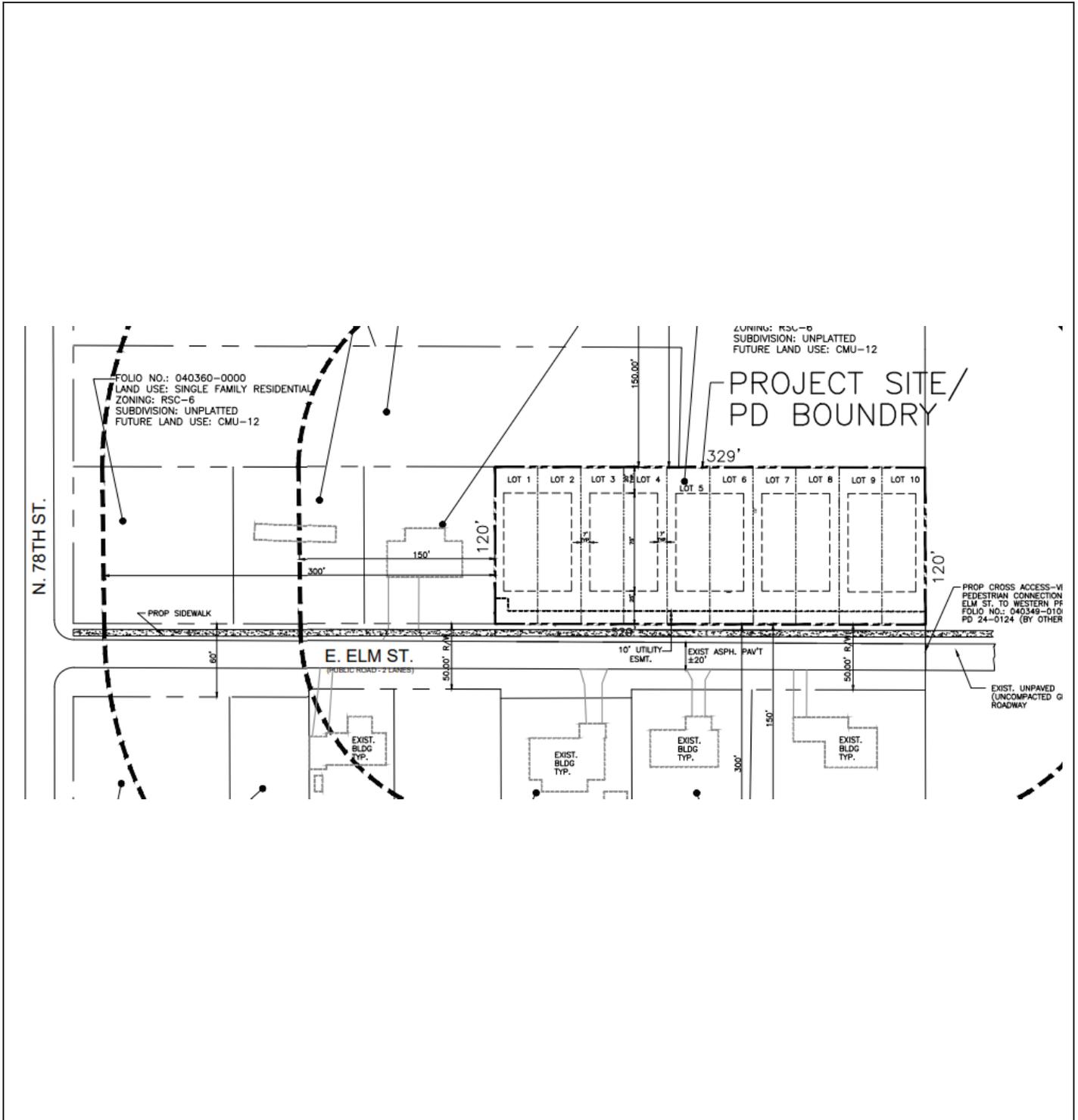


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1 PD 24-0789	ASC-1: 1 unit per acre PD: 8.16 units per acre	ASC-1: Single-Family Detached Conventional PD: Single-Family Attached	ASC-1 Single-Family Residential PD: Vacant
South	RSC-6 MH	6 units per acre	Single-Family Residential Detached Conventional or Mobile Home	Single-Family Residential
East	PD 24-0124	11 units per acre	Single-Family Residential Attached and Detached	Vacant
West	RSC-6 MH	6 units per acre	Single-Family Residential Detached Conventional or Mobile Home	Single-Family Residential

## 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 OF STAFF REPORT)**

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E Elm Street	County Local - 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

**Project Trip Generation**  Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	46	4	5
Proposed	69	5	5
Difference (+/-)	+23	+1	No Change

\*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		None	None	
South	X	None	None	Meets LDC
East		None	None	
West		None	None	

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input 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	
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"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other <u>          </u> Airport Height Zone <u>          </u></li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" 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 site is located within an area approved for various housing types – single-family detached conventional, single-family detached mobile home, single-family attached (townhome) and two-family attached. Property to the north is approved for 3-story four and three unit attached housing (townhomes), while property to the east is approved for a mixture of single-family attached (townhome) and two-family attached. Both adjacent PDs will provide Land Development Code required buffering and screening to the subject site. The proposed development standards are comparable to the RSC-6 development standards found to the south and west.

Staff finds the proposed development to be compatible with the surrounding area.

### **5.2 Recommendation**

Support, subject to proposed conditions of approval.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 19, 2025.

1. The site shall be limited to a maximum of 10 dwelling units in five two-family attached dwelling structures.
2. Development standards shall be as follows:
  - Minimum Lot Size: 3,948 sf
  - Minimum Lot Width: 32.9 ft
  - Minimum Front Yard Setback: 25 ft
  - Minimum Rear Yard Setback: 20 ft
  - Minimum Side Yard Setback: 7 ft (external property line)
  - Maximum Building Height: 35 feet
3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
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. The project shall take access to E Elm Street. Each residential unit shall be permitted one (1) driveway connection to E Elm Street.
7. The developer shall construct a sidewalk along the north side of E Elm Street from the project's easternmost boundary to the intersection of E Elm Street and N 78<sup>th</sup> Street.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**



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

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

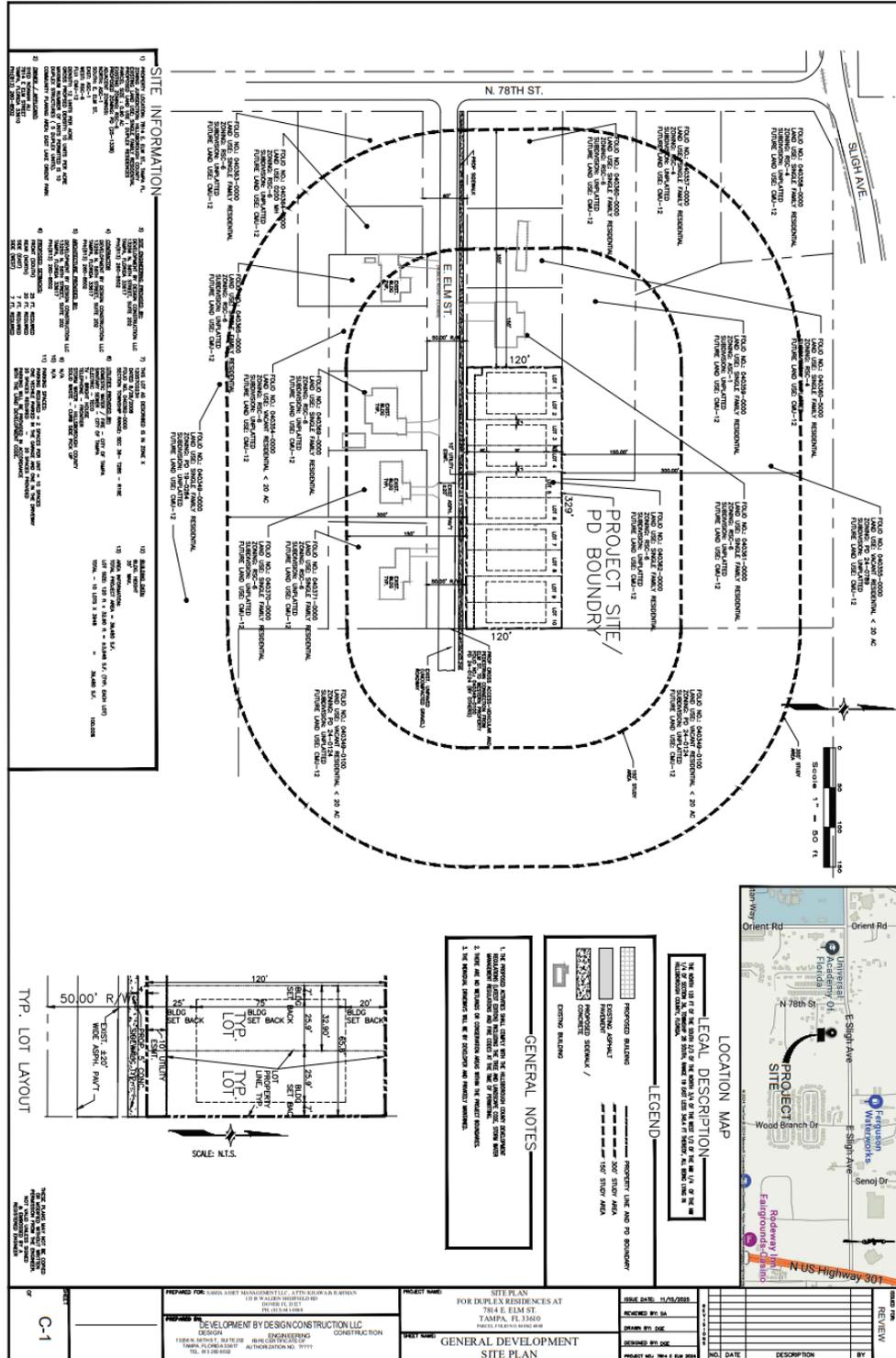
**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

Property Violation History

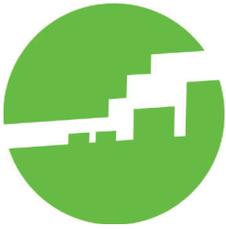
Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)	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



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



**Hillsborough County**  
**City-County**  
**Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> March 23, 2026 <b>Report Prepared:</b> March 12, 2026	<b>Case Number:</b> PD 25-1338 REMAND <b>Folio(s):</b> 40362.0000 <b>General Location:</b> South of Sligh Avenue East, east of 78 <sup>th</sup> Street North
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	East Lake-Orient Park
<b>Rezoning Request</b>	Residential Single Family Conventional (RSC-6) to Planned Development (PD) to develop 10 dwelling units (5 duplexes)
<b>Parcel Size</b>	+/- 0.91 acres
<b>Street Functional Classification</b>	Sligh Avenue – <b>County Collector</b> 78 <sup>th</sup> Street North – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	Zone D

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	RSC-6	Single Family
North	Community Mixed Use-12	ASC-1 + PD	Vacant + Single Family
South	Community Mixed Use-12	RSC-6	Single-Family Residential
East	Community Mixed Use-12	PD	Vacant
West	Community Mixed Use-12	RSC-6	Single-Family Residential

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

The ± 0.91-acre subject site is located south of Sligh Avenue East and east of 78<sup>th</sup> Street North. The site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The subject site has a Future Land Use (FLU) designation of Community Mixed-Use-12 (CMU-12), which allows for the consideration of agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. The applicant is requesting to rezone the site to Planned Development to develop 10 dwelling units.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean ‘the same as.’ Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” There are single-family uses surrounding the site, and west of 78th Street the area consists of high-density single-family homes. The proposal for 10 dwelling units meets the intent of FLUS Objective 1.1.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the CMU-12 Future Land Use category, which is intended for urban in intensity and density of uses. The CMU-12 FLU category allows for 12 dwelling units per gross acre. With 0.91 acres the site can be considered for up to 10 dwelling units (0.91 X 12 = 10.92 dwelling units). The proposal aligns with the intent of Objective 2.2.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). County Transportation staff did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential uses, all within the CMU-12 Future Land Use category. The proposed request aligns with this established pattern by introducing a residential development that mirrors the predominant character of the area. Residential-to-residential development is inherently compatible, particularly when the proposed density and scale are consistent with surrounding homes, as is the case here with proposed lot sizes of 120 feet X 65.80 feet. To further enhance compatibility with adjacent single-family residences, the proposal includes installation of a 6-foot vinyl fence around the perimeter. This buffer will help maintain privacy, reduce potential visual impacts, and reinforce the residential continuity of the area.

The subject site is within the limits of the East Lake-Orient Park Community Plan. One of the goals of the East Lake-Orient Park Community Plan is to ensure that new developments include pedestrian and bicycle access. The site is interconnected with adjacent single-family homes along Elm Street, which ensures convenient pedestrian connectivity and supports the Plan's emphasis on an accessible and well-linked neighborhood structure.

Overall, staff finds that the proposed use is an allowable use in the CMU-12, is compatible with the existing development pattern found within the surrounding area and does support the vision of the East Lake-Orient Park Community Plan. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

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

##### ***Urban Service Area***

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

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

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

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

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

### **Future Land Use Categories**

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

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

### **Compatibility**

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

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

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

### **Development**

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

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

**4.1.6:** 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 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.

### **Neighborhood/Community Development**

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

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

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

### **Environmental Considerations**

**Objective 6.2:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

### **LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK**

*New development should include pedestrian and bicycle access.*

*In addition to the improvements identified in the Long Range Transportation Plan, the community desires the following improvements listed in order of priority:*

1. *Provide improvements to the intersection of East Hillsborough Avenue and Orient Road.*
2. *Improve Harney Road from MLK Boulevard to US 301 as a four-lane enhanced roadway.*
3. *Improve Falkenburg Road from MLK Boulevard to US 92 as a four-lane enhanced roadway.*
4. *Improve US 92 from I-4 at Tampa By-Pass Canal to I-75 as a four-lane enhanced roadway.*
5. *Improve Orient Road from Sligh Avenue to Columbus Drive as a four-lane enhanced roadway with bike lanes.*
6. *Improve Sligh Avenue from 56th Street to US 301 as a four-lane enhanced roadway with bike lanes.*



# HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 25-1338

## Rezoning STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

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-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 (1.35 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/QUASH-PUBLIC

NATURAL PRESERVATION

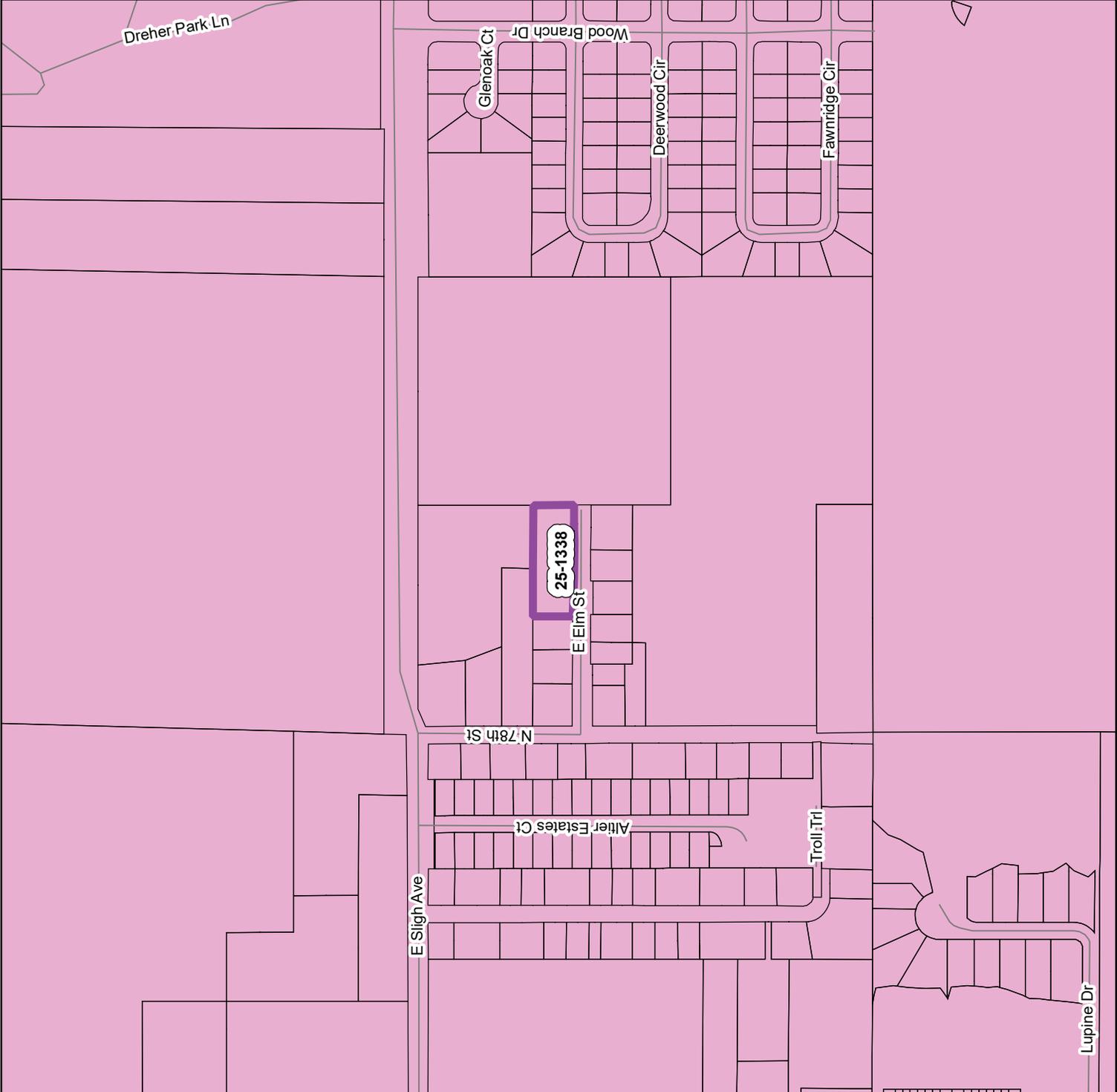
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

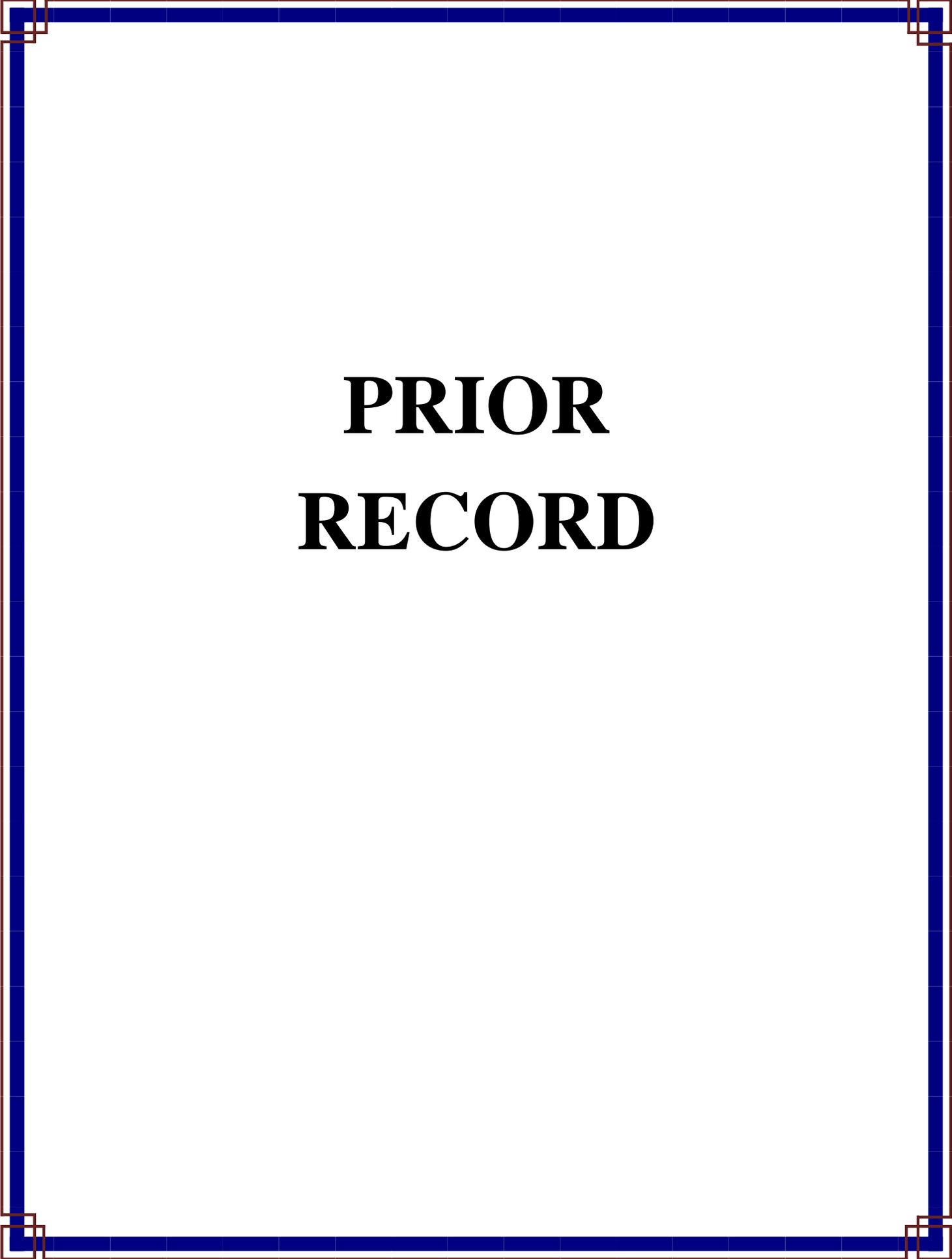
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and is not intended for use in any legal proceeding without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 9/25/2025  
 Author: Samantha Lurdes  
 File: C:\Rezoning\System\MapProject\HCS\SamLurdes\_HRZoning.mxd





# **PRIOR RECORD**

CAPTIONING  
FEBRUARY 10, 2026  
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS  
LAND USE MEETING

**\*\*\*This is not an official, verbatim transcript of the  
\*\*\*following meeting. It should be used for informational  
\*\*\*purposes only. This document has not been edited;  
\*\*\*therefore, there may be additions, deletions, or words  
\*\*\*that did not translate.**

>> KEN HAGAN: GOOD MORNING AND WELCOME TO THE FEBRUARY 10th,  
2025, HILLSBOROUGH COUNTY LAND USE MEETING.

WOULD EVERYONE PLEASE RISE FOR THE PLEDGE AND INVOCATION GIVEN  
BY OUR CHAPLAIN, COMMISSIONER GWEN MYERS.

[PLEDGE OF ALLEGIANCE]

>> GWEN MYERS: O GRACIOUS HEAVENLY FATHER, I COME TO YOU AGAIN  
THANKING YOU FOR THIS DAY.

THANKING FOR YOU FOR ALL OF OUR EMPLOYEES, OUR APPLICANTS WHO  
HAVE SUBMITTED AN APPLICATION AS WE DISCUSS YOUR BUSINESS THIS  
DAY.

IN YOUR HOLY NAME I PRAY, AMEN.

>> KEN HAGAN: THANK YOU, COMMISSIONER MYERS.

BEFORE I PASS THINGS OVER TO MR. GRADY TO READ THE CHANGES TO  
THE AGENDA, I JUST WANT TO MENTION THAT COMMISSIONER MILLER WILL  
BE PARTICIPATING VIRTUALLY THIS MORNING.

I BELIEVE HER DAUGHTER IS SICK AND HOME FROM SCHOOL.

SO WITH THAT, MR. GRADY, DO YOU WANT TO REVIEW THE CHANGES TO THE AGENDA.

>> GOOD MORNING, COMMISSIONERS.

BRIAN GRADY, HILLSBOROUGH COUNTY.

IN ADDITION TO THE WITHDRAWALS, CONTINUANCES AND REMANDS ON PAGE 3 AND 4 OF THE AGENDA, WE HAVE TWO CHANGES TO THE AGENDA.

THE FIRST IS ON PAGE 5, ITEM B.2, MAJOR MOD APPLICATION 25-1081.

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.

THE SECOND CHANGE IS ON PAGE 3 OF THE AGENDA ITEM A.6 PRS 26-0177.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO THE MARCH 10th, 2026, BOARD OF COUNTY COMMISSIONERS LAND USE MEETING AT

9:00 A.M.

THAT'S ALL THE CHANGES TO THE AGENDA.

>> KEN HAGAN: GOT A MOTION TO MOVE THE CHANGES BY COMMISSIONER COHEN, SECOND COMMISSIONER WOSTAL.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: BEFORE I HAVE A MOTION FOR THE CONSENT AGENDA, I NEED TO PROVIDE AN OPPORTUNITY FOR ANYONE THAT WISHES TO SPEAK TO ITEM B.6.

WOULD ANYONE LIKE TO SPEAK TO B.6?

SEEING NONE, CAN WE HAVE A MOTION FOR THE CONSENT AGENDA?

MOTION, COMMISSIONER COHEN, SECOND COMMISSIONER WOSTAL.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY, SO ANYONE HERE FOR A B. ITEM, YOUR APPLICATION HAS BEEN APPROVED.

AT THIS TIME, IF YOU'RE PLANNING ON TESTIFYING TODAY, WOULD YOU PLEASE STAND, RAISE YOUR RIGHT HAND SO THE CLERK CAN SWEAR YOU IN?

[SWEARING IN]

THANK YOU.

>> KEN HAGAN: OKAY, MR. GRADY, DO YOU WANT TO INTRODUCE OUR FIRST VACATION ITEM.

>> COMMISSIONERS, FIRST ITEM IS C.1, VACATION PETITION 24-0007. REAL ESTATE SERVICES WILL PRESENT AT THIS TIME.

>> KEN HAGAN: GOOD MORNING.

>> GOOD MORNING, COMMISSIONERS.

VICTORIA ROSENBECKER FOR THE RECORD WITH FACILITIES MANAGEMENT AND REAL ESTATE SERVICES.

ITEM C.1 TODAY IS VACATE I.D. V24-0007.

THIS IS A PETITION BY STANDARD BUILDING SOLUTIONS, INC., MADISON MONTGOMERY TAMIAMI LLC, AND BUILDING MATERIALS MANUFACTURING LLC TO VACATE A PORTION OF BOTH PLATTED AND DEEDED PUBLIC RIGHT-OF-WAY KNOWN AS IDAHO AVENUE.

THE RIGHT-OF-WAY CONSISTS OF APPROXIMATELY 2.07 ACRES AND IS LOCATED EAST OF SOUTH 50th STREET AND NORTH OF MADISON AVENUE IN GREATER PALM RIVER.

THE SUBJECT RIGHT-OF-WAY WAS ORIGINALLY CREATED BY THE PLAT OF SOUTH TAMPA VILLA SITES AS RECORDED IN PLAT BOOK 6, PAGE 58, AND WAS LATER EXPANDED THROUGH TWO DEEDS CONVEYED TO THE COUNTY IN THE 1960s.

THE PETITIONERS HAVE SUBMITTED THIS REQUEST TO UNITE THE PARCELS FOR IMPROVED FUNCTIONALITY.

REVIEWING DEPARTMENTS, AGENCIES, AND UTILITY PROVIDERS HAVE RAISED NO OBJECTIONS TO THIS REQUEST.

AS A NOTE, THE SOUTH TAMPA VILLA SITE'S PLAT CREATED IN 1911 ORIGINALLY RESERVED OWNERSHIP OF THE STREETS TO THE TAMPA BAY LAND COMPANY, WHICH HAS SINCE DISSOLVED.

COUNTY STAFF IS RELYING UPON APPLICATION OF FLORIDA STATUTES 177.085 FOR PROVIDING SUFFICIENT PROOF THAT THE PETITIONERS ARE THE UNDERLYING FEE SIMPLE TITLE OWNERS OF THE PLATTED PORTION OF THE VACATE AREA.

THE PETITIONERS HAVE AGREED TO INDEMNIFY, DEFEND, AND HOLD THE COUNTY HARMLESS SHOULD THE APPLICATION OF THIS STATUTE FOR PROOF OF UNDERLYING OWNERSHIP BE INCORRECT, WHICH IS PROVIDED FOR IN THEIR SUPPLEMENTAL INDEMNIFICATION LETTER, WHICH IS INCLUDED IN THE BACKUP.

THANK YOU FOR YOUR CONSIDERATION, AND I CAN ANSWER ANY QUESTIONS

THAT YOU MAY HAVE.

>> KEN HAGAN: ALL RIGHT, THANK YOU.

THIS IS A PUBLIC HEARING.

WOULD ANYONE LIKE TO SPEAK TO THE ITEM.

SEEING NONE.

PLEASE RECORD YOUR VOTE ON C.1.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY.

C.2.

>> COMMISSIONERS, THE NEXT ITEM IS AGENDA ITEM E.1.

PRS APPLICATION 26-0171.

THIS IS A REQUEST FOR A MODIFICATION TO A PORTION OF A PD THAT'S  
ON THE NORTH SIDE OF MADISON AVENUE BETWEEN 78th STREET AND 50th  
STREET.

IN PALM RIVER.

THE REQUEST IS TO MODIFY THE SITE DEVELOPMENT PLAN TO ALLOW FOR  
OPEN STORAGE IN AN AREA WHICH WAS PREVIOUSLY DID NOT PERMIT OPEN  
STORAGE.

OPEN STORAGE IS PERMITTED WITHIN THE PD.

STAFF IS RECOMMENDING APPROVAL, AND WE'RE AVAILABLE FOR ANY  
QUESTIONS.

THANK YOU.

>> KEN HAGAN: ALL RIGHT, THIS IS A PUBLIC HEARING.

WOULD ANYONE LIKE TO SPEAK TO THIS ITEM?

SEEING NONE, CAN WE HAVE A MOTION.

MOTION, COMMISSIONER WOSTAL, SECOND, COMMISSIONER MYERS.

PLEASE RECORD YOUR VOTE ON C.2.

>> YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: C.3.

>> COMMISSIONERS, THE NEXT AGENDA ITEM IS AGENDA ITEM E.2.

IT'S PRS APPLICATION 26-0308.

THIS IS A REQUEST FOR A MINOR MODIFICATION TO A PLANNED DEVELOPMENT THAT'S LOCATED WEST OF LAGOON SHORES BOULEVARD, WEST OF THE WEST LAKE DRIVE AND SOUTH OF STATE ROAD 674.

COMMISSIONERS, THEY'RE MODIFY -- THE REQUEST IS TO MODIFY A CONDITION REGARDING A PROVISION OF TRANSIT FACILITIES TO CLARIFY AND ALLOW FOR PROVISION OF STATUTES AND THOSE FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE THAT DOES ALLOW FOR WAIVERS OF THOSE REQUIREMENTS IF PROVED SUPPORTED BY HART.

IT ALSO SPECIFIES THE DISTANCES WITHIN WHERE THOSE FACILITIES WILL BE REQUIRED FROM THE PROPERTY IF IT'S DETERMINED THOSE FACILITIES ARE REQUIRED.

STAFF IS RECOMMENDING APPROVAL, AND WE'RE AVAILABLE FOR ANY QUESTIONS.

THANK YOU.

>> KEN HAGAN: ALL RIGHT.

DID WE SKIP AN ITEM?

>> NO.

>> KEN HAGAN: ARE WE ON E.2?

>> YEAH, WE JUST HAD ONE C. ITEM.

>> KEN HAGAN: OKAY, I'M SORRY.

>> NO PROBLEM.

>> KEN HAGAN: ALL RIGHT, PLEASE CONTINUE.

>>> GOOD MORNING, KAMI CORBETT WITH THE LAW FIRM OF HILL, WARD,  
AND HENDERSON, REPRESENTING THE APPLICANT.

THIS LANGUAGE JUST ALLOWS THE FLEXIBILITY SHOULD THERE NOT BE  
BUS SERVICE IN THE AREA OR MODIFIED BUS SERVICE IN THE AREA TO  
HAVE THE FLEXIBILITY TO WORK WITH HART ON WHAT FACILITIES TO  
PROVIDE.

THERE IS AN EXISTING BUS STOP THERE, AND I'M HAPPY TO ANSWER  
ANY QUESTIONS SHOULD YOU HAVE ANY.

>> KEN HAGAN: OKAY.

IS THE APPLICANT HERE?

OR ANY PROPONENT TESTIMONY?

ANY OPPONENT TESTIMONY?

CAN WE HAVE A MOTION?

MOTION, COMMISSIONERS MYERS, SECOND COMMISSIONER COHEN.

PLEASE RECORD YOUR VOTE.

>> JOSHUA WOSTAL: MR. CHAIR.

>> KEN HAGAN: I'M SORRY, COMMISSIONER WOSTAL.

>> JOSHUA WOSTAL: I JUST WANTED TO POINT OUT TO THE BOARD FOR INFORMATION, AT OUR LAST HART BOARD MEETING AFTER A COA, WE HAD TO MAKE THE DIFFICULT DECISION THAT THERE WAS JUST NO SUPPORT IN THE WIMAUMA AREA ABOUT 15 RIDERS PER DAY AND WE HAD TO TAKE BACK THAT LEVEL OF SERVICE THAT WAS THERE TO MORE JUSTIFY THIS MOTION.

I'LL BE SUPPORTING IT.

THANK YOU.

>> KEN HAGAN: OKAY, WE HAVE A MOTION AND A SECOND.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY.

MR. GRADY.

>> COMMISSIONERS, THE NEXT AGENDA ITEM IS F.1, REZONING STANDARD 25-1320.

THIS IS A REQUEST TO REZONE A .34-ACRE PARCEL THAT'S LOCATED IN THE, ON THE NORTH SIDE OF DOWNING STREET BASICALLY WEST OF DOVER ROAD AND EAST OF GALLAGHER ROAD.

THE REQUEST IS TO REZONE FROM, FROM RSC-6 TO COMMERCIAL GENERAL WITH RESTRICTIONS.

THE RESTRICTIONS ARE PUTTING USE RESTRICTIONS ON IT, LIMITING THE DEVELOPMENT TO FURNITURE UPHOLSTERY REPAIR INCLUDING

FURNITURE.

THEY'RE ALSO COMMITTING TO PROVIDING A SIX-FOOT FENCE ALONG THE SOUTHERN BOUNDARY ALONG DOWNING STREET TO PROVIDE FOR ADDITIONAL SCREENING FOR RESIDENTS TO THE SOUTH OF THE PROPERTY. STAFF IS RECOMMENDING APPROVAL BASED ON THE EXISTING ZONING DEVELOPMENT PATTERN IN THE OC-20 PLAN CATEGORY THAT THE PARCEL HAS.

HEARING OFFICER ALSO RECOMMENDED APPROVAL, BUT PLANNING COMMISSION DID FIND THIS INCONSISTENT WITH THE PLAN. WE'RE AVAILABLE FOR ANY QUESTIONS.

THANK YOU.

>> KEN HAGAN: ALL RIGHT.

IS THE APPLICANT HERE?

GOOD MORNING.

>> GOOD MORNING.

I'M THE REPRESENTATIVE OF THE OWNERS.

DID THIS BOARD HAVE SOME QUESTIONS ABOUT THIS?

DID YOU HAVE SOME QUESTIONS?

>> KEN HAGAN: WE MAY HAVE QUESTIONS, BUT IS THERE ANYTHING THAT YOU WOULD WANT TO PRESENT?

>> OKAY.

>> KEN HAGAN: BEFORE THEN.

>> THE MORE IMPORTANT AFTER THE FIRST HEARING PRESENTATION THAT I WANT TO HAVE IN CONSIDERATION IS TO CLARIFY THAT THE BOAT -- ALL

THE FURNITURE GOT TO BE TAKEN OUT FROM THE MARINA OR THE BOAT DOCK TO THE WORKSHOP.

THIS IS NOT INTENSIVE USE FOR THIS AREA.

WE ARE SURROUNDED SOME PROPERTIES THAT ARE WITH COMMERCIAL USES RIGHT NOW ALL FROM THE NORTH, FROM THE NORTH SIDE OF DOWNING STREET.

YOU SEE SOME CURRENT USES.

THEY HAVE LIKE YOU SEE FROM DOWNING STREET TO THE NORTH.

THERE IS THE FUTURE LAND USE IS OFFICE COMMERCIAL 20.

ALL THAT USES ARE COMMERCIAL.

FROM THE SOUTH SIDE IS THE FUTURE LAND USE IS RESIDENTIAL AREAS.

THE USE THAT THIS ONE, THE, WE ARE PROPOSING IS THE RESTORATION OF FURNITURE FOR THE BOAT UPHOLSTERY.

AND THIS IS NO HEAVY INDUSTRIAL.

IT'S NOT HEAVY WORK ON THERE.

THEY HAVE SOME PICTURES THAT YOU CAN SEE THE BOATS GOT TO BE ON PLACE.

THE BOAT GOT TO BE ON THE SIDE THAT IS LOCATED ON THE MARINA OR THE HOUSE FROM THE OWNER FOR THE BOATS.

THE OWNER FOR THE BUSINESS ONLY GO TO CARRY OUT THE FURNITURE, BRING TO THE WORKSHOP, AND DO THE REFURNISHING.

YOU HAVE ANY QUESTION?

>> KEN HAGAN: NOT AT THIS TIME, MA'AM.

>> THANK YOU SO MUCH.

>> KEN HAGAN: THANK YOU.

>> AT THIS TIME, ANYONE IN SUPPORT OF THE APPLICATION?

ANYONE IN OPPOSITION?

PLANNING COMMISSION?

>> THANK YOU.

MELISSA LIENHARD, PLANNING COMMISSION STAFF.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE OFFICE COMMERCIAL  
20 FUTURE LAND USE CATEGORY.

THE SITE IS IN THE RURAL AREA AND THE SUBJECT PROPERTY IS NOT  
LOCATED WITHIN THE LIMITS OF A COMMUNITY PLAN.

FUTURE LAND USE SECTION POLICY 3.1.3 REQUIRES THAT ALL NEW  
DEVELOPMENT BE COMPATIBLE WITH THE SURROUNDING AREA.

THERE IS A CSX RAILWAY TO THE NORTH OF THE SITE WITH  
DR. MARTIN LUTHER KING, JR. BOULEVARD TO THE NORTH OF THE  
RAILWAY.

THERE ARE SINGLE-FAMILY RESIDENTIAL USES DIRECTLY SOUTH OF THE  
SITE ACROSS DOWNING STREET.

TO THE WEST THERE IS A PUBLIC QUASI-PUBLIC PARCEL OWNED BY THE  
COUNTY AS WELL AS ADDITIONAL SINGLE-FAMILY RESIDENTIAL TO THE  
EAST.

IT'S ALSO LIGHT INDUSTRIAL USE THAT EXISTS IS AN ALUMINUM AND  
SCREEN SERVICE.

THE PROPOSED ZONING FOR COMMERCIAL GENERAL RESTRICTED DOES NOT  
MEET THE INTENT OF THIS OBJECTIVE AS THE OPERATING

CHARACTERISTICS OF A FURNITURE REFURNISHING REPAIR AND COMMERCIAL UPHOLSTERY USE WOULD BE TOO INTENSIVE OF A USE IN SUCH A CLOSE PROXIMITY TO THE SINGLE-FAMILY RESIDENTIAL LOCATED TO THE SOUTH OF THE SITE.

ADDITIONALLY, FUTURE LAND USE SECTION 4.8.1 STATES THAT HIGH INTENSITY NONRESIDENTIAL DEVELOPMENT SHALL BE LOCATED EXTERNAL TO EMERGING AND ESTABLISHED RESIDENTIAL NEIGHBORHOODS AND ACCESSED ON ARTERIAL AND COLLECTOR ROADWAYS.

WHILE THE SITE IS NOT IN A RESIDENTIAL FUTURE LAND USE CATEGORY, THE SITE IS ADJACENT TO RESIDENTIAL CATEGORIES, IT'S ALSO WITHIN A RESIDENTIAL COMMUNITY AND CAN ONLY BE ACCESSED THROUGH A LOCAL ROADWAY THAT IS WITHIN A RESIDENTIAL FUTURE LAND USE CATEGORY. BASED UPON THOSE CONSIDERATIONS, PLANNING COMMISSION STAFF FINDS THE PROPOSED REZONING INCONSISTENT WITH THE UNINCORPORATED HILLSBOROUGH COUNTY COMPREHENSIVE PLAN.

THANK YOU.

>> KEN HAGAN: THANK YOU.

HEARING MASTER?

>>> THE HEARING MASTER CONSIDERED THE REQUEST TO REZONE AN APPROXIMATELY .34-ACRE PARCEL LOCATED ON THE NORTH SIDE OF DOWNING STREET APPROXIMATELY 1300 FEET WEST OF THE DOVER ROAD-DOWNING STREET INTERSECTION.

FROM RSC-6 TO COMMERCIAL GENERAL RESTRICTED WITH PROPOSED RESTRICTIONS LIMITING THE USE OF THE PROPERTY TO A FURNITURE

REFINISHING REPAIR AND UPHOLSTERY BUSINESS AND REQUIRING A SIX-FOOT HIGH FENCE ALONG THE SOUTHERN PROPERTY LINE ALONG DOWNING STREET.

DEVELOPMENT SERVICES FINDS THE REZONING REQUEST APPROVABLE WITH THESE RESTRICTIONS.

THE ZONING HEARING MASTER CONCLUDED THAT THE SUBJECT APPLICATION WITH RESTRICTIONS ON A RELATIVELY SMALL LOT IS ON A RELATIVELY SMALL LOT AND THE LIMITATION OF THE PROPERTY TO A SINGLE COMMERCIAL USE AND PROVISION FOR A SIX-FOOT TALL OPAQUE FENCE ALONG DOWNING STREET WILL MINIMIZE THE IMPACTS OF THE USE ON THE RESIDENTIAL USES ON DOWNING STREET.

AND THE ZONING HEARING MASTER RECOMMENDED APPROVAL OF THE REZONING.

>> KEN HAGAN: OKAY.

DO WE HAVE ANY QUESTIONS OR COMMENTS?

IF NOT, CAN WE HAVE A MOTION?

>> MOVE APPROVAL.

>> SECOND.

>> KEN HAGAN: MOTION TO APPROVE, COMMISSIONER WOSTAL, SECOND, COMMISSIONER COHEN.

PLEASE RECORD YOUR VOTE ON F.1.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: F.2.

>> NEXT ITEM IS COMMISSION IS AGENDA ITEM F.2, MAJOR MOD APPLICATION 25-1375.

THE REQUEST IS TO MODIFY A THREE-ACRE PORTION OF A PLANNED DEVELOPMENT THAT'S LOCATED ON THE SOUTH SIDE OF BOYETTE ROAD BETWEEN McMULLEN ROAD AND BALM RIVERVIEW ROAD.

COMMISSIONERS THE APPLICANT IS REQUESTING TO MODIFY THE COMMERCIAL PORTION OF THE PD TO MODIFY THE LAYOUT AND LOCATION OF ACCESS POINTS AND ADD AN ADDITIONAL USE THAT WAS PREVIOUSLY PROHIBITED, WHICH IS RESTAURANT FOOD DRIVE-THRU.

THE APPLICANT HAS COMMITTED TO 200-FOOT SETBACK FROM PROPERTY LINES OF PLATTED TOWNHOMES, AND ALSO PROVIDED FOR AN ADDITIONAL SCREENING AND ADDITIONAL LANDSCAPE SCREENING ALONG THE COMMON BOUNDARY BETWEEN THE COMMERCIAL AND THE RESIDENTIAL.

STAFF HAS FOUND THIS APPROVABLE SUBJECT TO CONDITIONS.

PLANNING COMMISSION FOUND IT CONSISTENT WITH THE PLAN, AND THE HEARING OFFICER ALSO RECOMMENDED APPROVAL.

WE'RE AVAILABLE FOR ANY QUESTIONS.

THANK YOU.

>> KEN HAGAN: OKAY.

MORNING.

>> GOOD MORNING, KAMI CORBETT WITH THE LAW FIRM OF HILL, WARD, AND HENDERSON.

I DON'T REALLY HAVE ANYTHING TO ADD.

THE ONLY REASON WHY THIS ITEM IS NOT ON THE CONSENT AGENDA IS

BECAUSE IT'S ON A FAILING ROADWAY SEGMENT.

WE STILL HAVE THAT RULE IN PLACE, AND THAT'S THE ONLY REASON WHY IT'S NOT ON CONSENT.

WE DID RECEIVE A COUPLE OF CALLS, ONE FROM THE CDD JUST ASKING ABOUT THE REQUEST AND THEY DID NOT HAVE ANY OBJECTIONS FROM THEIR MEMBERS, AND THEN ANOTHER PROPERTY OWNER THAT THOUGHT THAT ADDING A DRIVE-THRU HERE WOULD BE A GOOD USE SO I'M HERE TO ANSWER ANY QUESTIONS SHOULD YOU HAVE ANY.

>> KEN HAGAN: ALL RIGHT, THANK YOU.

ANYONE HERE IN SUPPORT OF THE APPLICATION?

ANYONE IN OPPOSITION?

PLANNING COMMISSION?

>> SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL 4 FUTURE LAND USE CATEGORY.

INSIGHT IN THE URBAN SERVICE AREA AND THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF THE RIVERVIEW COMMUNITY PLAN AS WELL AS THE SOUTHSORE AREA-WIDE SYSTEMS PLAN.

FUTURE LAND USE SECTION OBJECTIVE 4.4 AND FUTURE LAND USE SECTION POLICY 4.4.1 REQUIRE NEW DEVELOPMENT TO BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

IN THIS CASE, THE SURROUNDING LAND USE PATTERN IS COMPRISED MOSTLY OF LIGHT COMMERCIAL USES TO THE NORTH AND EAST, AND RESIDENTIAL USES TO THE SOUTH AND WEST.

WITH THE MITIGATION MEASURES PROPOSED IN PLACE, INCLUDING THE

20-FOOT BUFFER AND TYPE B SCREENING ON THE SOUTHERN BOUNDARY OF THE SITE, AND THE CONDITION THAT ANY CALL BOX ASSOCIATED WITH THE DRIVE-THRU EATING ESTABLISHMENT WILL BE AT LEAST 200 FEET AWAY FROM A RESIDENTIAL PROPERTY, THE REQUEST CAN BE SEEN AS COMPATIBLE WITH THE POLICIES RELATED TO NEIGHBORHOOD AND COMMUNITY DEVELOPMENT.

FUTURE LAND USE SECTION OBJECTIVE 4.7 OUTLINES THE POLICIES ASSOCIATED WITH COMMERCIAL LOCATIONAL CRITERIA.

AS OUTLINED IN FUTURE LAND USE SECTION POLICY 4.7.2, AT LEAST 75% OF THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1,000 FEET OF A, AS REQUIRED OF AN INTERSECTION OF ROADWAYS BOTH FUNCTIONALLY CLASSIFIED AS A COLLECTOR OR ARTERIAL.

HOWEVER, THE SAME THAT FOLLOWING POLICY OUTLINES THAT NONRESIDENTIAL USES AND RESIDENTIAL CATEGORIES CAN BE CONSIDERED IF THEY MEET CERTAIN CRITERIA.

ONE OF THESE CRITERIA APPLIES TO THE NEIGHBORHOOD SERVING COMMERCIAL USES THAT ARE INTEGRATED AND CONNECTED AS PART OF A LARGER MIXED USE DEVELOPMENT OF AT LEAST 10 ACRES IN SIZE. AS THE PROPOSED MAJOR MODIFICATION AREA IS WITHIN A LARGER MIXED USE PLANNED DEVELOPMENT, THAT IS GREATER THAN 10 ACRES, THIS POLICY APPLIES TO THE SITE.

THE SITE IS CONNECTED TO POD B WITH THE ADJACENT COMMERCIAL USES VIA ACCESS POINTS AND SIDEWALK, AND THEREFORE, THE REQUEST MEETS THIS CRITERIA AND THE COMMERCIAL LOCATIONAL CRITERIA POLICIES.

BASED UPON THOSE CONSIDERATIONS, PLANNING COMMISSION STAFF FINDS THE PROPOSED MODIFICATION CONSISTENT WITH THE UNINCORPORATED HILLSBOROUGH COUNTY COMPREHENSIVE PLAN, SUBJECT TO THE CONDITIONS PROPOSED BY DEVELOPMENT SERVICES.

THANK YOU.

>> KEN HAGAN: THANK YOU.

HEARING MASTER?

>> THE ZONING HEARING MASTER CONSIDERED THE APPLICATION TO MODIFY THE RETAIL COMPONENT OF AN APPROVED PD LOCATED ON THE SOUTH SIDE OF BOYETTE ROAD APPROXIMATELY 1600 FEET WEST OF THE BOYETTE ROAD-McMULLEN ROAD INTERSECTION IN THE RIVERVIEW AREA. THIS SUBJECT REQUEST WILL ALLOW FOR DRIVE-THRU EATING ESTABLISHMENT WITHIN A LIMITED AREA OF THIS RETAIL PARCEL. THE REQUEST IS CONDITIONED SUCH THAT A DRIVE-THRU CALL BOX MUST BE LOCATED A MINIMUM OF 200 FEET FROM THE CLOSEST RESIDENTIALLY PLATTED LOT.

THE ZHM FOUND THAT THE PROPOSED ZONING CONDITION REGARDING THE CALL BOX MEETS THE INTENT OF THE LDC'S DRIVE-THRU CALL BOX REQUIREMENT THAT CALL BOXES BE LOCATED A MINIMUM OF 200 FEET AWAY FROM RESIDENTIAL ZONING.

THE INTENT IS TO CREATE A SUBSTANTIAL SEPARATION FROM RESIDENTIAL USES AND CALL BOXES.

THE ZONING HEARING MASTER CONCLUDED THAT THE PROPOSED MAJOR MODIFICATION AS CONDITIONED WILL BE COMPATIBLE WITH THE

SURROUNDING RESIDENTIAL LAND USES AND RECOMMENDED APPROVAL.

>> KEN HAGAN: OKAY, I DON'T SEE ANYONE IN THE QUEUE.

CAN WE HAVE A MOTION?

>> JOSHUA WOSTAL: MOVE APPROVAL.

>> HARRY COHEN: SECOND.

>> KEN HAGAN: MOTION, COMMISSIONER WOSTAL, SECOND COMMISSIONER  
COHEN ON F.2.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY.

F.3.

>> COMMISSIONERS, THE NEXT ITEM.

F3 REZONING STANDARD 26-0037.

THIS IS A REQUEST TO REZONE A .66-ACRE PARCEL THAT'S LOCATED  
IN THE TOWN 'N' COUNTRY AREA ON THE WEST SIDE OF BENJAMIN ROAD  
BETWEEN WATERS AND SLIGH AVENUE.

THE REQUEST IS TO REZONE FROM AI TO M MANUFACTURING ZONING  
DISTRICT.

IT'S A LIGHT INDUSTRIAL PLAN CATEGORY.

WE ARE FINDING IT APPROVABLE.

PLANNING COMMISSION FOUND IT CONSISTENT, AND THE HEARING  
OFFICER ALSO RECOMMENDED APPROVAL.

WE'RE AVAILABLE FOR ANY QUESTIONS.

THANK YOU.

>> KEN HAGAN: ALL RIGHT, APPLICANT HERE?

GOOD MORNING.

>> GOOD MORNING.

MY NAME IS MELVA RODRIGUEZ.

I DID THE APPLICATION.

DO YOU HAVE ANY QUESTIONS?

OR DO YOU WANT ME TO --

>> KEN HAGAN: WE DON'T HAVE ANY QUESTIONS AT THIS TIME.

IS THERE ANYTHING YOU WOULD WANT TO PRESENT TO US?

>> AT THIS MOMENT IT'S JUST THAT THEY ARE GOING TO GO AHEAD AND CHANGE IT BECAUSE THEIR REQUIREMENTS IS TO PARK TRUCKS THERE, SO THAT'S THE WHY THEY NEED TO CHANGE THE REZONING BASICALLY THAT WOULD BE IT.

THERE IS NO MORE.

>> KEN HAGAN: OKAY.

JUST BE AVAILABLE IF ANYONE SHOULD HAVE ANY QUESTIONS.

>> SURE.

>> KEN HAGAN: HEAR FROM STAFF.

ALL RIGHT, THANK YOU.

ALL RIGHT, ANYONE IN SUPPORT OF THE APPLICATION?

ANYONE IN OPPOSITION?

PLANNING COMMISSION?

>> THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIGHT INDUSTRIAL

FUTURE LAND USE CATEGORY.

THE SITE IS IN THE URBAN SERVICE AREA, AND THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF THE TOWN 'N' COUNTRY COMMUNITY PLAN.

THE AREA SURROUNDING THE SUBJECT SITE IS CURRENTLY DEVELOPED WITH HIGHER INTENSITY COMMERCIAL AND INDUSTRIAL USES WITH MINIMAL RESIDENTIAL USES.

THE COMMERCIAL USES NEARBY INCLUDE A GAS STATION, TIRE SHOP, CAR RENTAL AND REPAIR, AS WELL AS OPEN STORAGE OF COMMERCIAL VEHICLES.

THE MAJORITY OF RESIDENTIAL USES IN THE AREA ARE LOCATED WEST ACROSS THE VETERANS EXPRESSWAY.

THE SITE IS SURROUNDED BY MORE INTENSIVE FUTURE LAND USE CATEGORIES OF OFFICE COMMERCIAL 20, RESEARCH CORPORATE PARK, AND URBAN MIXED USE 20.

FUTURE LAND USE SECTION POLICY 3.1.3 REQUIRES ALL NEW DEVELOPMENT TO BE COMPATIBLE WITH THE SURROUNDING AREA.

GIVEN THE CURRENT DEVELOPMENT PATTERN THAT CONSISTS MAINLY OF HIGHER INTENSITY COMMERCIAL AND INDUSTRIAL USES, THE PROPOSED REZONING IS COMPATIBLE WITH THE SURROUNDING AREA AND NEIGHBORHOOD CHARACTER.

THEREFORE, THE REZONING REQUEST IS CONSISTENT WITH THE AFOREMENTIONED POLICY DIRECTION.

THE LIGHT INDUSTRIAL FUTURE LAND USE CATEGORY ALLOWS FOR THE

CONSIDERATION OF AGRICULTURAL, PROCESSING, MANUFACTURING,  
STORAGE OF MATERIALS, WHOLESALING AND OFFICE USES.

THE LIGHT INDUSTRIAL FUTURE LAND USE CATEGORY ALSO HAS A MAXIMUM  
FLOOR AREA RATIO OF .75.

WITH .68 ACRES, THE SUBJECT SITE CAN BE CONSIDERED FOR UP TO  
22,215 SQUARE FEET.

THE PROPOSED REZONING IS CONSISTENT WITH THE USES ALLOWED UNDER  
THE FUTURE LAND USE CATEGORY, AND IS CONSISTENT WITH FUTURE LAND  
USE SECTION GOAL 2 AND OBJECTIVE 2.1.

BASED UPON THOSE CONSIDERATIONS, PLANNING COMMISSION STAFF  
FINDS THE PROPOSED REZONING CONSISTENT WITH THE UNINCORPORATED  
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN.

THANK YOU.

>> KEN HAGAN: ALL RIGHT, HEARING MASTER?

>> ZONING HEARING MASTER CONSIDERED THE APPLICATION WHICH IS  
A REQUEST TO REZONE AN APPROXIMATELY .68-ACRE PARCEL LOCATED  
ON THE WEST SIDE OF BENJAMIN ROAD, APPROXIMATELY 1300 FEET SOUTH  
OF THE WATERS AVENUE AND BENJAMIN ROAD INTERSECTION IN THE TOWN  
'N' COUNTRY AREA.

FROM AGRICULTURAL INDUSTRIAL, AI, TO M MANUFACTURING ZONING.  
THE ZONING HEARING MASTER NOTED THAT THE BENJAMIN ROAD CORRIDOR  
IN THE VICINITY OF THE SITE IS COMPRISED OF INDUSTRIAL AND HEAVY  
COMMERCIAL LAND USES AND INDUSTRIAL ZONING.

THE APPLICANT'S INTENT IS TO USE THE PROPERTY FOR THE PARKING

AND STORAGE OF TRUCKS AND OTHER VEHICLES.

DEVELOPMENT SERVICES FOUND THE REZONING REQUEST APPROVABLE.

THE ZONING HEARING MASTER FOUND THAT THE PROPOSED REZONING TO

INDUSTRIAL MANUFACTURING RATHER IS COMPATIBLE WITH THE

SURROUNDING INDUSTRIAL RELATED LAND USES AND ZONING PATTERN

ALONG BENJAMIN ROAD AND THE ZONING HEARING MASTER CONCLUDED WITH

A RECOMMENDATION OF APPROVAL.

>> KEN HAGAN: OKAY.

I DON'T SEE ANYONE IN THE QUEUE.

MOTION TO APPROVE, COMMISSIONER COHEN, SECOND, COMMISSIONER

WOSTAL.

PLEASE RECORD YOUR VOTE ON F.3.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: F.4.

>> COMMISSIONERS, THE NEXT ITEM IS AGENDA ITEM F.4, HISTORIC

LANDMARK DESIGNATION REPORT FOR THE WIMAUMA MEMORIAL CEMETERY

AT 6012 AND 6014 EDINA STREET IN WIMAUMA.

COLLEEN MARSHALL WITH COUNTY STAFF WILL PRESENT THIS ITEM.

>> KEN HAGAN: GOOD MORNING.

>> GOOD MORNING, COLLEEN MARSHALL, DEVELOPMENT SERVICES.

I'M HERE TO PRESENT THE LANDMARK DESIGNATION BRIEFING FOR

HISTORIC WIMAUMA MEMORIAL CEMETERY SUMMARIZING THE LANDMARK

DESIGNATION REPORT AND ANALYSIS.

THE REPORT AND ANALYSIS WERE COMPLETED BY OUR CONSULTANTS. CEMETERIES LOCATED AT 6012 AND 6014 EDINA STREET IN WIMAUMA. IT SPANS 4.75 ACRES AND LIES IN HISTORICALLY AFRICAN AMERICAN NEIGHBORHOOD.

CEMETERY ALSO INCLUDES UNIMPROVED RIGHT-OF-WAY BETWEEN THE FOLIOS AS WELL.

CEMETERY DATES BACK TO THE EARLY 1900s, APPEARING IN PLATS FROM 1907 AND 1914.

REFLECTS SEGREGATION AREA BURIAL TRADITIONS, AND IS DEEPLY EMBEDDED IN THE SOCIAL AND SPIRITUAL FABRIC OF THE COMMUNITY. BLACK CEMETERIES ARE CULTURAL LANDSCAPES THAT REFLECT RESILIENCE AND MEMORIES.

WIMAUMA'S CEMETERY FEATURES VERNACULAR DESIGN, EAST FACING GRAVES, OPEN VIEW SHEDS, AND NATURAL VEGETATION, ELEMENTS THAT REFLECT SPIRITUAL TRADITIONS AND COMMUNITY VALUES.

THE SITE'S SANDY SOILS AND NATURAL VEGETATION ARE CHARACTERISTIC OF RURAL AFRICAN AMERICAN CEMETERIES.

THERE'S NO FORMAL LANDSCAPING IN THE SPATIAL ORGANIZATION IS ORGANIC.

IN THIS SLIDE YOU CAN SEE MARKERS THAT INCLUDE VAULTS, HANDMADE HEADSTONES, FUNERAL HOME PLATES, AND GRAVE GOODS.

THESE REFLECT COMMUNITY CRAFTSMANSHIP AND CULTURAL TRADITIONS INCLUDING VETERAN HEADSTONES.

TWO GROUND PENETRATING RADAR SURVEYS CONDUCTED IN 2023 REVEALED

NUMEROUS UNMARKED GRAVES.

SILVER CROSSES NOW MARK THESE LOCATIONS ENSURING THEY'RE RECOGNIZED AND RESPECTED.

THE FIRST PROSPECT MISSIONARY BAPTIST CHURCH BUILDING STANDS WITHIN THE CEMETERY PROPERTY AND SERVES AS ITS MOST PROMINENT STRUCTURE.

ALTHOUGH THE CHURCH CONTRIBUTES TO THE HISTORICAL CONTEXT OF THE CEMETERY, PHYSICAL CHANGES TO THE CHURCH BUILDING ARE NOT RECOMMENDED FOR INCLUSION IN THE LOCAL LAND MARK DESIGNATION. ITS INCLUSION IN THE DESIGNATION IS INTENDED TO RECOGNIZE THAT BURIALS EXIST ON THE CHURCH PARCEL ITSELF.

THE OTHER STRUCTURES SHOWN ON THE SLIDE IS A BAPTISMAL POOL USED BY THE CHURCH.

INFORMAL DRIVE PASS AND HISTORIC ACCESS FROM BASSA STREET ARE PART OF THE SITE'S CIRCULATION NETWORK.

IF THE PROPERTY IS DESIGNATED AS A HILLSBOROUGH COUNTY HISTORIC LANDMARK, DESIGNATION PROTECTS THE CEMETERY FROM DISTURBANCE, ENSURES STEWARDSHIP OF ALL GRAVES, AND HONORS THE AFRICAN AMERICAN HERITAGE OF WIMAUMA.

THE FIRST CRITERION THAT MUST BE MET FOR LOCAL HISTORIC LANDMARKING IS THE LANDMARK MUST BE AT LEAST 50 YEARS OR OLDER WITH THE EARLIEST KNOWN BURIAL AVAILABLE ON AVAILABLE DEATH CERTIFICATES DATING BACK TO 1910 AND THE EARLIEST HEADSTONES DATING BACK IN THE 1930s, THE WIMAUMA MEMORIAL CEMETERY MEETS

THIS CRITERION.

THE PROPOSED LANDMARK MUST THEN ALSO MEET ONE OR MORE OF THE REMAINING CRITERIA LISTED ON THIS SLIDE AND THE NEXT.

THE CEMETERY MEETS MULTIPLE HILLSBOROUGH COUNTY LANDMARK CRITERIA, INCLUDING CRITERIA 1, 3, 4, AND 6 ON THIS SLIDE. CEMETERY ALSO MEETS CRITERIA 8, 9, 10, AND 11 AS SHOWN.

THE HISTORIC RESOURCES -- BOARD VOTED UNANIMOUSLY TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE WIMAUMA MEMORIAL CEMETERY BE DESIGNATED A HISTORIC LANDMARK.

PLANNING COMMISSION REVIEWED THE MATTER AT ITS JANUARY 12th, 2026, PUBLIC MEETING AND FOUND THE PROPOSED LANDMARK DESIGNATION CONSISTENT WITH THE COMPREHENSIVE PLAN.

THEREFORE, STAFF RECOMMENDS APPROVAL OF THE HISTORIC LANDMARK DESIGNATION OF THE WIMAUMA MEMORIAL CEMETERY.

>> KEN HAGAN: ALL RIGHT, THANK YOU.

WOULD ANYONE LIKE TO SPEAK TO THIS ITEM?

SEEING NONE, WHAT'S THE PLEASURE OF THE BOARD?

>> KEN HAGAN: OKAY, I GOT A MOTION TO APPROVE, COMMISSIONER MYERS, SECOND, COMMISSIONER CAMERON CEPEDA.

COMMISSIONER MILLER, DID YOU WANT TO MAKE A COMMENT?

>> CHRISTINE MILLER: I DID NOT, SIR.

I WAS GOING MOVE TO APPROVE.

SORRY.

>> KEN HAGAN: COMMISSIONER COHEN.

>> HARRY COHEN: I HAVE A QUICK QUESTION FOR STAFF.

IS THERE GOING TO BE A MARKER?

IS THAT PART OF THIS?

>> THE, THE CHURCH AND CEMETERY HAVE ALSO GONE THROUGH THE HISTORIC MARKER PROGRAM TO, AND THEY HAVE BEEN APPROVED FOR A MARKER AS WELL.

>> HARRY COHEN: OKAY.

THANK YOU.

>> KEN HAGAN: OKAY, WE HAVE A MOTION AND A SECOND.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY.

MR. GRADY?

>> THE NEXT ITEM RELATED ITEMS G.1.A. AND G.1B.

G.1.A. IS REZONING STANDARD 26-0124.

THE REQUEST IS FOR A REZONING OF THE 1620 PLUS OR MINUS ACRE PARCEL FROM PLANNED DEVELOPMENT TO AGRICULTURAL MINING.

THE RELATED STAFF IS RECOMMENDING APPROVAL.

THE PD IS APPROVED FOR A MINING ACTIVITIES AND BASICALLY AGRICULTURAL MINING.

IT'S CONSISTENT WITH THE SURROUNDING DEVELOPMENT PATTERN, SO STAFF IS RECOMMENDING APPROVAL.

PLANNING COMMISSION FOUND IT CONSISTENT WITH THE PLAN, AND THE

HEARING OFFICER ALSO RECOMMENDED APPROVAL AND WE'RE AVAILABLE FOR ANY QUESTIONS.

THANK YOU.

>> KEN HAGAN: GOOD MORNING.

>> GOOD MORNING, KAMI CORBETT WITH THE LAW FIRM OF HILL, WARD, AND HENDERSON.

I'M REPRESENTING TAMPA ELECTRIC IN THIS APPLICATION THIS MORNING.

THEY ARE PLANNING TO LEASE ABOUT 500 ACRES, BUT IT MUST BE UPLANDS FROM MOSAIC WHO IS THE OWNER OF THE PROPERTY.

AND THIS PROPERTY IS IN A PD.

THERE IS NOT REALLY ANY REASON THAT -- THE REASON FOR THE PD IS O REALLY DOESN'T RELATE TO THE AGRICULTURAL MINING ZONING DISTRICT SO WE THOUGHT IT WAS APPROPRIATE TO TAKE IT OUT AND JUST MAKE IT CONSISTENT WITH THE FUTURE LAND USE CATEGORY AND THE STANDARD ZONING DISTRICT, AND THE RELATED ITEM IS JUST A PRS TO REMOVE IT FROM THE PD, AND I'M HERE TO ANSWER ANY QUESTIONS IF YOU HAVE ANY.

>> KEN HAGAN: ALL RIGHT, THANK YOU.

ANY PROPONENT TESTIMONY?

ANYONE IN OPPOSITION?

PLANNING COMMISSION?

>> THANK YOU.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE AGRICULTURAL --

>> WAIT, WAIT.

>> KEN HAGAN: HOLD ON A SECOND.

>> SO SORRY.

I AM -- [OFF MIC]

>> KEN HAGAN: YOU HAVE TO COME DOWN TO THE MICROPHONE, MA'AM.

>> HI, GOOD MORNING, COMMISSIONERS.

HOLLY JONES, I'M SO SORRY, THIS IS THE FIRST TIME I'VE COME,  
SO I'M KIND OF IGNORANT ON HOW IT WORKS.

>> MS. JONES, APOLOGIZE.

DID YOU RECEIVE A NOTICE?

>> I DID.

>> A MAILED NOTICE OF THIS REZONING?

>> YES.

>> OKAY.

>> [OFF MIC]

WANT CLARIFICATION.

MS. TONY SAID THEY WERE JUST DOING 500 ACRES.

>> MA'AM, THIS IS A NOTICE FOR THE MINOR MODIFICATION  
APPLICATION.

>> AND THEN THERE IS MORE, RIGHT?

DOESN'T IT ALL COINCIDE WITH --

>> SAME THING, YOU'RE RIGHT.

>> WITH THE 2602.

>> IT'S OKAY.

>> OKAY.

THANK YOU.

I JUST WAS TRYING TO GET SOME CLARIFICATION, WHICH IS WHY MY MOM AND I CAME HERE TODAY ON THE 1600 ACRES AND WHAT, BECAUSE IT DOESN'T REALLY TELL US WHAT'S GOING ON.

AND MS. KAMI SAID IT WAS 500 ACRES PROPOSED FOR SOLAR I BELIEVE, CORRECT?

SO I GUESS OUR CONCERN IS OUR PROPERTY LINE AND OUR RIGHT-OF-WAY BUTT UP TO ALL OF THAT LAND IN MOSAIC, SO WE WERE CONCERNED ABOUT THE WILDLIFE AND ALL THE THINGS COMING ONTO OUR PROPERTY AND THE THREE OTHER PEOPLE THAT OWN PROPERTY THAT BUTT UP TO THAT ACREAGE.

SO I THINK WE JUST CAME REALLY FOR CLARIFICATION ON HOW MUCH IS GOING TO BE DEVELOPED BACK THERE.

WE HAD A HARD TIME GETTING OUR PROPERTY REZONED, AND NOW ALL OF -- YOU KNOW, THIS IS GETTING REZONED.

SO I REALLY JUST CAME FOR THE CLARIFICATION ON HOW MANY ACRES IS GOING TO BE SOLAR PANELS, AND WHAT WAS THE PLAN MOVING FORWARD AFTER THE 500 ACRES SINCE WE LIVE THERE.

SO WE WERE --

>> KEN HAGAN: WHEN YOU'RE FINISHED.

>> AND WE HAVE WETLANDS THAT RUN THROUGH US, SO I THINK THAT'S WHY, YOU KNOW, WE HAVE DEALT WITH SWFWMD AND STUFF.

SO I JUST REALLY WANTED TO GET SOME CLARIFICATION ON, YOU KNOW,

THE, WHAT THE PLAN IS BECAUSE WE LIVE THERE.

THANK YOU.

>> KEN HAGAN: ALL RIGHT.

>> I DON'T KNOW.

>> KEN HAGAN: THANK YOU.

THE APPLICANT HAS OPPORTUNITY TO REBUTTAL AND PLEASE ADDRESS HER QUESTIONS.

>> YES.

THE, THE ENTIRE PROPERTY, THE ENTIRE FOLIO IS THE 1600 ACRES. IT DOES HAVE SOME WETLANDS IN IT.

OUR LEASE SPECIFICALLY WITH MOSAIC SAYS THAT WE WILL BE LEASING 500 ACRES OF UPLAND, SO THE SOLAR WILL BE ON THE UPLAND.

BUT AGAIN, THE CLARIFICATION IS THERE IS AGRICULTURAL MINING USES, INTERIM AGRICULTURAL MINING USES ALLOWED IN THE PD TODAY.

BECAUSE WE'RE DOING SOLAR THAT WOULD BE A NEW AGRICULTURAL MINING USE, SO THAT'S WHY WE'RE JUST CHANGING IT FROM THE PD AND PUTTING IT INTO THE AGRICULTURAL MINING STANDARD ZONING DISTRICT, SO ANY USE THAT'S ALLOWED IN THAT DISTRICT THAT REQUIRES A CONDITIONAL USE LIKE A SOLAR FARM HAS TO GO THROUGH ANOTHER APPROVAL PROCESS AT THE TIME OF DEVELOPMENT, AND SO MORE DETAILS WOULD COME AT THAT TIME, BUT FOR PURPOSES OF THIS REZONING, WE ARE ASKING FOR THE STANDARD REZONING DISTRICT FOR ALL OF THE PROPERTY AND TECO WILL BE LEASING 500 UPLAND ACRES OF THAT PROPERTY.

>> KEN HAGAN: OKAY.

THANK YOU.

AND THEN I WOULD JUST ASK IF THE CITIZEN HAS ANY ADDITIONAL QUESTIONS, IF YOU WOULD SPEAK TO HER AFTERWARDS.

>> ABSOLUTELY.

>> KEN HAGAN: PLEASE.

PLANNING COMMISSION?

>> THANK YOU.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE AGRICULTURAL MINING 1/20 FUTURE LAND USE CATEGORY.

THE SITE IS IN THE RURAL AREA AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A COMMUNITY PLAN.

THE AGRICULTURAL MINING FUTURE LAND USE CATEGORY IS A RURAL LAND USE CATEGORY AND IS INTENDED FOR LONG-TERM AGRICULTURAL CHARACTER, AGRICULTURAL AND MINING PRODUCTIVITY, OR OTHER RURAL USES.

THE SITE IS ALSO SURROUNDED ON ALL SIDES BY THE AGRICULTURAL MINING 1/20 FUTURE LAND USE CATEGORY FURTHER SUPPORTING THE COMPATIBILITY OF THE AGRICULTURAL MINING ZONING BEING REQUESTED.

SURROUNDING THE SITE TO THE NORTH, WEST, AND EAST, THERE IS MORE AGRICULTURAL LAND WITH VACANT LAND TO THE NORTH AND WEST.

TO THE SOUTH OF THE SITE THERE ARE MULTIPLE PARCELS OF COUNTY OWNED PUBLIC/QUASI-PUBLIC LAND.

TO THE WEST THERE IS A MINING USE THAT IS OWNED BY MOSAIC AND TO THE EAST IS ALSO MINING OWNED BY A DIFFERENT OWNER AS WELL AS A PUBLIC COMMUNICATIONS TOWER, I'M SORRY, PUBLIC COMMUNICATIONS AND UTILITY PARCEL OWNED BY TAMPA ELECTRIC. MINING IS ALREADY AN ESTABLISHED AND PROMINENT LAND USE IN THE IMMEDIATE AREA WITH MINING USES EXISTING TO THE WEST AND EAST OF THE SITE.

THE PRESENCE OF THESE ALREADY EXISTING MINING ACTIVITIES DEMONSTRATE THAT THIS USE IS ACCEPTED AND COMPATIBLE USE WITH -- WITHIN THIS PORTION OF THE COUNTY.

WITHIN THE ENVIRONMENTAL AND SUSTAINABILITY SECTION AND THE ONE WATER CHAPTER OF THE COMPREHENSIVE PLAN, THERE ARE POLICIES THAT RELATE TO THE SUBJECT SITE REGARDING THE SIGNIFICANT WILDLIFE HABITAT, SURFACE WATER RESOURCE PROTECTION AREA, AND THE WELLHEAD RESOURCE PROTECTION AREA THAT IS PRESENT ON THE SITE. ALL OF THAT POLICY DIRECTION IS OUTLINED IN THE STAFF REPORT THAT IS PART OF THE BACKUP, COLLECTIVELY EMPHASIZE THAT ANY PROPOSED DEVELOPMENT ON THE SUBJECT SITE MUST DEMONSTRATE FULL COMPLIANCE WITH THESE POLICIES.

A FULL COMPLIANCE REVIEW WILL OCCUR AT THE SITE DEVELOPMENT STAGE AND WILL BE MONITORED BY HILLSBOROUGH COUNTY STAFF AND OTHER REGULATORY AGENCIES.

BASED UPON THOSE CONSIDERATIONS, PLANNING COMMISSION STAFF FINDS THE PROPOSED REZONING CONSISTENT WITH THE UNINCORPORATED

HILLSBOROUGH COUNTY COMPREHENSIVE PLAN.

THANK YOU.

>> HARING MASTER.

>> THE ZONING HEARING MASTER CONSIDERED THE APPLICATION WHICH IS A REQUEST TO REZONE APPROXIMATELY 1,620 ACRES LOCATED OFF OF OLD HOPEWELL ROAD AND HORTON ROAD SOUTH OF SR60, SOUTH OF PLANT CITY, AND EASTERN HILLSBOROUGH COUNTY.

THE SITE IS THE LOCATION OF A FORMER PHOSPHATE MINE THAT IS LOCATED ONE MILE WEST OF THE POLK COUNTY LINE.

THE REQUEST IS TO REZONE FROM PD AND AM TO AM AGRICULTURAL MINING.

TECO IS THE APPLICANT, AND THEY ARE PURSUING THE FEASIBILITY OF ESTABLISHING AN APPROXIMATELY 500-ACRE SOLAR FARM ON THE PARCEL.

THE SOLAR FARM STRUCTURES WOULD BE LOCATED ON THE PARCEL'S UPLANDS.

DEVELOPMENT SERVICES HAS FOUND THE REZONING REQUEST APPROVABLE.

THE ZONING HEARING MASTER NOTED THAT THE SURROUNDING AREA IS COMPRISED OF AN OLD PHOSPHATE MINE, AGRICULTURAL LANDS, ENVIRONMENTAL LANDS, AND RURAL RESIDENTIAL LAND USES.

A COMPANION PRS MINOR MODIFICATION TO PLANNED DEVELOPMENT HAS BEEN FILED TO AMEND THE UNDERLYING PD ZONING TO ACCOUNT FOR THE PROPOSED CARVEOUT OF THE 1,630 ACRES FROM THE 4,00 ACRE PLANNED DEVELOPMENT.

THE ZONING HEARING MASTER FOUND THAT THE PROPOSED REZONING INCLUDING THE PROPOSED SOLAR FARM WOULD BE COMPATIBLE WITH THE SURROUNDING LAND USES, AND THE ZONING HEARING MASTER RECOMMENDED APPROVAL.

>> KEN HAGAN: OKAY.

WE'LL DEFER THE VOTE UNTIL AFTER THE PRS.

THE APPLICANT NEED TO -- INTRODUCE THIS ITEM?

>> REAL QUICK, YEAH.

NEXT ITEM IS G.1.B.

PRS26-0299.

THIS IS A RELATED ITEM TO G.1.A. AND AS INDICATED BY THE APPLICANT, THE PURPOSE OF THIS IS TO MODIFY THE PD SITE PLAN TO HAVE THIS AREA REMOVED FROM THE PD IN CONJUNCTION WITH THE G.1.A. APPLICATION FOR THE REZONING TO AM.

STAFF IS RECOMMENDING APPROVAL, AND WE'RE AVAILABLE FOR ANY QUESTIONS.

THANK YOU.

>> KEN HAGAN: APPLICANT NEED TO ADD ANYTHING?

NO?

OKAY.

ANY PROPONENT TESTIMONY?

ANY OPPONENT TESTIMONY?

OKAY, SEEING NONE, CAN WE HAVE A MOTION FOR BOTH G.1.A. AND G.1.B.

>> GWEN MYERS: MOVE TO APPROVE FOR G.1.A. AND B.

>> KEN HAGAN: MOTION, COMMISSIONER MYERS, SECOND COMMISSIONER WOSTAL.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> COMMISSIONER WOSTAL?

MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY.

LAST ITEM.

>> COMMISSIONERS, THE LAST ITEM IS I.1, THE MONTHLY STATUS REPORT ON THE LIVE LOCAL ACT DEVELOPMENT PROJECTS.

SINCE THIS, THE STATUS REPORT LAST MONTH, WE DID HAVE ONE ADDITIONAL APPLICATION FILED AT OUTLINED IN THE REPORT.

WE'RE AVAILABLE FOR ANY QUESTIONS, THANK YOU.

>> KEN HAGAN: COMMISSIONER WOSTAL.

>> JOSHUA WOSTAL: I WANT TO POINT OUT THEY HAVE COMPLETED THEIR DRAFT LANGUAGE FOR THE SUIT THAT WILL BE FILED SOON.

THANK YOU VERY MUCH.

>> KEN HAGAN: CAN WE HAVE A MOTION TO ACCEPT --

>> JOSHUA WOSTAL: MOVE TO RECEIVE THE REPORT, THANK YOU.

>> KEN HAGAN: MOTION, COMMISSIONER WOSTAL, SECOND COMMISSIONER MYERS.

PLEASE RECORD YOUR VOTE.

>> CHRISTINE MILLER: YES.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: WITH THAT WE'RE ADJOURNED.

**This application is being remanded to the March 23, 2026, Zoning Hearing Master Hearing.**

Zoning  
Administrator  
Sign-off:

*J. Brian Grady*



## HILLSBOROUGH COUNTY Board of County Commissioners

# LAND USE AGENDA - FINAL RESULTS

9:00 A.M. TUESDAY, February 10, 2026

County Center, 2nd Floor

WELCOME to a meeting with your Board of County Commissioners. Your participation in County government is appreciated. All Board land use meetings are open to the public and are held at 9:00 a.m., unless otherwise indicated.

The Hillsborough County Lobbying Ordinance requires that ALL LOBBYISTS REGISTER at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item which is pending before the Board of County Commissioners or being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

Any person who might wish to appeal any decision made by the Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

A ten-minute break may be taken mid-morning during each Board meeting. Should the Board determine that a meeting will last beyond noon; the chair may announce a recess from 12:00 noon until 1:30 p.m.

WHEN ADDRESSING THE BOARD, please state your name and address and speak clearly into the microphone. If distributing additional backup materials, please have sufficient copies to include the seven Commissioners, the Development Services Director and two for the Clerk/BOCC (10 copies).

This meeting will be telecast live on the Hillsborough County television channel on cable countywide: Comcast and Frontier Ch. 22 and Spectrum 637.

All cellular phones and pagers must be turned off while in the Boardroom.



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

9:00 A.M.

1. CALL TO ORDER BY THE CHAIRMAN
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVE CHANGES TO THE AGENDA, AS REQUESTED BY THE DEVELOPMENT SERVICES DIRECTOR OR BOARD MEMBERS
5. APPROVAL OF CHANGES TO THE AGENDA
6. APPROVAL OF CONSENT AGENDA
7. LIST OF ITEMS SCHEDULED FOR A TIME CERTAIN

## **PUBLIC MEETING**

### **LIST OF PUBLIC HEARINGS, MEETINGS AND WORKSHOPS NOTICED FOR A TIME CERTAIN**

9:00 A.M.

PUBLIC HEARINGS – VACATION OF RIGHTS-OF-WAY, EASEMENTS & PLATS  
PHOSPHATE ITEMS  
PUBLIC HEARINGS – LAND USE  
REGULAR AGENDA  
PUBLIC HEARINGS – RELATED ITEMS  
STAFF ITEM  
COMMISSONERS' ITEMS

**A. WITHDRAWALS, CONTINUANCES AND REMANDS**

C/W 7/0  
Approved  
Changes

**A.1. RZ-PD 25-0383 BASSAM DAMMAK**

This Application is out of order and is being continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

**Attachments:** [25-0383-02-10-26](#)

C/W 7/0  
Approved  
Changes

**A.2. PRS 25-0570 COASTAL CONSTRUCTION GROUP, FL DBA LATITUDE 27 DEVELOPMENT**

Staff is requesting the item be continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [25-0570-02-10-26](#)

C/W 7/0  
Approved  
Changes

**A.3. SU-LE 25-0861 DGPS RECYCLING, LLC**

This application has been withdrawn by Development Services Staff.

**Attachments:** [25-0861-02-10-26](#)

C/W 7/0  
Approved  
Changes

**A.4. RZ-PD 25-1338 SYED L ALI**

The application is out of order to proceed and is being remanded to the March 23, 2026, Zoning Hearing Master Hearing

**Attachments:** [25-1338-02-10-26](#)

C/W 7/0  
Approved  
Changes

**A.5. PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP**

This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [26-0173-02-10-26](#)

C/W 7/0  
Approved  
Changes

**A.6. PRS 26-0177 US FOODS, INC**

This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M

**Attachments:** [26-0177-02-10-26](#)

A.7.  
C/W 7/0  
Approved  
Changes

**PRS 26-0182 PSS, LLC**  
Staff is requesting the item be continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A. M.

**Attachments:** [26-0182-02-10-26](#)

A.8.  
C/W 7/0  
Approved  
Changes

**PRS 26-0300 1819 INVESTMENT LLC**  
This application is being Continued by the Applicant, as Matter of Right, to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**Attachments:** [26-0300-02-10-26](#)

A.9.  
C/W 7/0  
Approved  
Changes

**PRS 26-0307 DUNE FB DEBT, LLC**  
This application has been withdrawn by the applicant.

**Attachments:** [26-0307-02-10-26](#)

**B. CONSENT AGENDA**

B.1.  
C/W 7/0  
Approved

<b>Application Number:</b>	<b>MM 25-0586</b>
<b>Applicant:</b>	RAED PETRUS
<b>Location:</b>	5524 Van Dyke Rd.
<b>Folio Number:</b>	14804.0000
<b>Acreage:</b>	2.28 acres, more or less
<b>Comprehensive Plan:</b>	R-4
<b>Service Area:</b>	Urban
<b>Community Plan:</b>	Lutz
<b>Existing Zoning:</b>	PD (92-0099)
<b>Request:</b>	Major Modification to PD
<b>RECOMMENDATION:</b>	
<b>Zoning Hearing Master:</b>	Approval
<b>Development Services:</b>	Approvable, Subject to Conditions
<b>Planning Commission:</b>	Consistent with Plan

**Attachments:** [25-0586-02-10-26](#)

**B.2.**      **Application Number:**                    **MM 25-1081**  
**C/W 7/0**    **Applicant:**                                        SJB VENTURES LLC / XLM MANAGEMENT LLC  
**Withdrawn** **Location:**                                        2814 SE 14th Ave.  
**Folio Number:**                                        55070.0000  
**Acreage:**    4.6 acres, more or less  
**Comprehensive Plan:**                                SMU-6  
**Service Area:**                                        Urban  
**Community Plan:**                                    Ruskin & SouthShore Areawide Systems  
**Existing Zoning:**                                    PD (10-0296)  
**Request:**    Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:**                            Approval  
**Development Services:**                            Approvable, Subject to Conditions  
**Planning Commission:**                            Consistent with Plan

**Attachments:** [25-1081-02-10-26](#)

**B.3.**      **Application Number:**                    **RZ-PD 25-1250**  
**C/W 7/0**    **Applicant:**                                        HILL WARD HENDERSON, P.A.  
**Approved** **Location:**                                        11528 672 Hwy.  
**Folio Number:**                                        77793.0100  
**Acreage:**    20 acres, more or less  
**Comprehensive Plan:**                                RES-4  
**Service Area:**                                        Urban  
**Community Plan:**                                    Balm, Riverview & Southshore Areawide Systems  
**Existing Zoning:**                                    AR & RSC-2  
**Request:**    Rezone to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:**                            Approval  
**Development Services:**                            Approvable, Subject to Conditions  
**Planning Commission:**                            Consistent with Plan

**Attachments:** [25-1250-02-10-26](#)

**B.4.**      **Application Number:**                    **MM 25-1362**  
**C/W 7/0**    **Applicant:**                                        DNR CAPITAL LLC  
**Approved**   **Location:**                                        5510 Carmack Rd.  
**Folio Number:**                                    62850.0000  
**Acreage:**                                         2.52 acres, more or less  
**Comprehensive Plan:**                        CMU-12  
**Service Area:**                                    Urban  
**Community Plan:**                              East Lake-Orient Park  
**Existing Zoning:**                              PD (98-1269)  
**Request:**                                         Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:**                      Approval  
**Development Services:**                      Approvable, Subject to Conditions  
**Planning Commission:**                       Consistent with Plan

**Attachments:** [25-1362-02-10-26](#)

**B.5.**      **Application Number:**                    **RZ-STD 25-1418**  
**C/W 7/0**    **Applicant:**                                        FARMER ENTERPRISE FLORIDA LLC  
**Approved**   **Location:**                                        206 W 92 Hwy  
**Folio Number:**                                    63523.0100  
**Acreage:**                                         1.03 acres, more or less  
**Comprehensive Plan:**                        RES-4  
**Service Area:**                                    Urban  
**Community Plan:**                              Seffner-Mango  
**Existing Zoning:**                              ASC-1 & CG  
**Request:**                                         Rezone to CG  
**RECOMMENDATION:**  
**Zoning Hearing Master:**                      Approval  
**Development Services:**                      Approval  
**Planning Commission:**                       Consistent with Plan

**Attachments:** [25-1418-02-10-26](#)

**B.6.**      **2025/2026 Financial Responsibility Agreement between Hillsborough County and Mosaic Fertilizer, L.L.C.**  
**C/W 7/0**    Authorize for execution of the 2025/2026 Financial Responsibility Agreement between Hillsborough  
**Approved**   County and Mosaic Fertilizer, LLC. This is an agreement renewed annually that ensures that if Mosaic Fertilizer, LLC, were to fail to complete reclamation of mined land in Hillsborough County that there would be funding available for the County to complete the reclamation work. This Financial Responsibility Agreement protects the County from negative financial impacts of adverse environmental issues and/or failure of the company to complete required reclamation activities.

**Attachments:** [2025-2026 Financial Responsibility Agreement](#)

- B.7. Mosaic's Clay Settling Area Resolution 2024/2025 Annual Report**  
C/W 7/0  
Approved  
Acceptance of the phosphate clay settling area 2024/2025 annual report submitted by Mosaic Fertilizer, L.L.C., as required by Resolution R23-095, for informational purposes.

**Attachments:** [Clay Settling Area Resolution 2024-2025 Annual Rpt](#)

- B.8. Mosaic's Hopewell Mine 2024/2025 Annual Report**  
C/W 7/0  
Approved  
Acceptance of the Mosaic's Hopewell Mine 2024/2025 Annual Report for informational purposes. This phosphate mining and reclamation report provides a general review of mining operations, reclamation during the preceding reporting year and identifying expected activity for the subsequent reporting year.

**Attachments:** [PMAR 25-1063 - Hopewell Mine 2024-2025 AR](#)

- B.9. Mosaic's Big Four Mine DRI #80 2024/2025 Annual Report**  
C/W 7/0  
Approved  
Acceptance of the Big Four Mine DRI #80 2024/2025 Annual Report for informational purposes. This phosphate mining and reclamation report provides a general review of mining operations, reclamation during the preceding reporting year and identifying expected activity for the subsequent reporting year.

**Attachments:** [PMAR 25-1185 - Big Four Mine 2024-2025 AR](#)

- B.10. Anand Nilay aka Anand Vihar Ph 3 PI#6765**  
C/W 7/0  
Approved  
Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Anand Nilay aka Anand Vihar Ph 3, located in Section 05, Township 27 and Range 30. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roadway improvements) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$58,100.00, a Warranty Bond in the amount of \$5,995.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$7,425.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Anand Nilay aka Anand Vihar Ph 3](#)

**B.11. Crossroads West Off-Site fka Tanner Warehouse West PI#6446**

C/W 7/0  
Approved

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Tanner Rd improvements, water and wastewater) for Maintenance to serve Crossroads West Off-Site, located in Section 05, Township 29, and Range 20, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$89,917.22 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Crossroads West Off-Site](#)

**B.12. Edgewater Reserve Subdivision PI#5696**

C/W 7/0  
Approved

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Edgewater Reserve Subdivision, located in Section 14, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public off-site improvement facilities (roads, drainage, sidewalks, water, wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$6,720,879.38, a Warranty Bond in the amount of \$150,866.77 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$26,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Edgewater Reserve Subdivision](#)

**B.13. Townhomes at Walden Lakes Off-Site PI#6013**

C/W 7/0  
Approved

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roadway and drainage) for Maintenance to serve Townhomes at Walden Lakes Off-Site, located in Section 12, Township 29, and Range 21, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$34,590.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

**Attachments:** [Townhomes at Walden Lakes Off-Site](#)

**B.14. Waterset Wolf Creek Phase H2 HC-FINPLAT-25-000013**

C/W 7/0  
Approved

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Waterset Wolf Creek Phase H2, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water, wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$11,939,906.24, a Warranty Bond in the amount of \$906,658.85 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$14,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**Attachments:** [Waterset Wolf Creek Phase H2](#)

**C. VACATION OF RIGHTS-OF-WAY, EASEMENTS, & PLATS**

**C.1. V24-0007 Public Hearing- Vacating Petition by Standard Building Solutions Inc., Madison Montgomery Tamiami LLC and Building Materials Manufacturing LLC to vacate a portion of improved platted and deeded public right-of-way abutting Folio Nos. 048906-5000, 047005-0000, 048905-0000 and 047007-0000 in Greater Palm River.**

M/W 7/0  
Approved

Adopt a Resolution vacating a portion of improved platted and deeded public right-of-way, consisting of approximately 89,931.10 square feet (2.07 acres). The subject right-of-way was created through 3 instruments : (i) through the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58, (ii) through that certain deed to Hillsborough County dated December 23, 1965, as recorded in Official Record Book 1567, Page 292, and (iii) through that certain deed to Hillsborough County dated March 8, 1966, as recorded in Official Record Book 1607, Page 231, all of the Public Records of Hillsborough County. Standard Building Solutions Inc., Madison Montgomery Tamiami, and Building Materials Manufacturing LLC ("Petitioners") submitted this request to unite the parcels for improved functionality. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections to this vacating request. EPC has noted any future impacts to wetlands (or conservation areas) will be separately reviewed as a part of any redevelopment. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

**Attachments:** [C-01 V24-0007 Package](#)

**D. PHOSPHATE ITEMS**



**F. REGULAR AGENDA**

**F.1.** **Application Number:** **RZ-STD 25-1320**  
**Applicant:** RU PROJECT MANAGEMENT GROUP, LLC / RUTH LONDONO  
**Location:** 13930 Downing St.  
**Folio Number:** 84555.0000  
**Acreage:** 0.34 acres, more or less  
**Comprehensive Plan:** OC-20  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** RSC-6  
**Request:** Rezone to CG(R)  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Proposed Restrictions  
**Planning Commission:** Inconsistent with Plan

W/C 7/0  
Approved

**Attachments:** [25-1320-02-10-26](#)

**F.2.** **Application Number:** **MM 25-1375**  
**Applicant:** LLC PHILLIPS EDISON & COMPANY  
**Location:** 11607 & 11609 Boyette Rd.  
**Folio Number:** 76681.0050 & 76681.0100  
**Acreage:** 3.07 acres, more or less  
**Comprehensive Plan:** RES-4  
**Service Area:** Urban  
**Community Plan:** Riverview & SouthShore Areawide Systems  
**Existing Zoning:** PD (15-0694)  
**Request:** Major Modification to PD  
**RECOMMENDATION:**  
**Zoning Hearing Master:** Approval  
**Development Services:** Approvable, Subject to Conditions  
**Planning Commission:** Consistent with Plan

W/C 7/0  
Approved

**Attachments:** [25-1375-02-10-26](#)



**G.1.B. Application Number:** PRS 26-0299  
**M/W 7/0 Applicant:** TAMPA ELECTRIC COMPANY  
**Approved Location:** SW Corner of Horton Rd & Rising Sun Rd.  
**Folio Number:** 93105.0000, 93112.0000 & 93128.0000  
**Acreage:** 1620 acres, more or less  
**Comprehensive Plan:** A/M  
**Service Area:** Rural  
**Community Plan:** None  
**Existing Zoning:** AM & PD (82-0223)  
**Request:** Minor Modification to PD  
 • Modify PD to remove parcels from PD  
**RECOMMENDATION:** Approvable, Subject to Conditions

**Attachments:** [26-0299-02-10-26](#)

**H. COMMISSIONERS' ITEMS**

**I. STAFF ITEMS**

**I.1. Status Report On Live Local Act Development Projects**  
 W/M 7/0  
 Accepted  
 Report

**Attachments:** [LLA BOCC Project Progress-02-10-26](#)

**J. COUNTY ATTORNEY'S ITEMS**

**K. OFF THE AGENDA ITEMS**

**ADJOURNMENT**



**Hillsborough  
County Florida**

**HILLSBOROUGH COUNTY  
BOCC LAND USE MEETING AGENDA  
FEBRUARY 10, 2026  
REVISED  
CHANGES/CORRECTIONS/ADDITIONS**

C/W 7/0  
Approved  
Changes

1. **Agenda Page 05, Item B-02-MM-25-1081-SJB VENTURES LLC / XLM MANAGEMENT LLC**  
This application has been withdrawn by the applicant.

C/W 7/0  
Approved  
Changes

2. **Agenda Page 03, Item A-06-PRS-26-0177-US FOODS, INC**  
Staff is requesting the item be continued to the March 10, 2026, Board of County Commissioners Land Use Meeting at 9:00 A.M.

**TIME CERTAIN**

1. None

**COMMISSIONERS' ITEMS**

1. None

**OFF-THE-AGENDA ITEM**

1. None