



Hillsborough County Planning Commission Holds Monday Evening Comprehensive Plan Hearing on Five Land Use Changes, Including Ruskin Industrial Site and Davis Road Density Increase

Public paper · October 12, 2026 · Zoning desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

The Hillsborough County City-County Planning Commission meets at 5:30 p.m. Monday, October 12 in Tampa on seven Comprehensive Plan map amendments for unincorporated Hillsborough County, two of them continued. Staff finds the Cockroach Bay Road and Davis Road requests consistent with the plan.

The Hillsborough County City-County Planning Commission holds a public hearing on Comprehensive Plan map amendments for unincorporated Hillsborough County, Florida at 5:30 p.m. ET on Monday, October 12, 2026. The hearing is on the 18th floor of 601 E. Kennedy Blvd. in Tampa, with in-person and virtual participation.

These are land use map changes, which come before any rezoning. The Planning Commission votes on whether each request is consistent with the plan and sends its recommendation to the Hillsborough County Board of County Commissioners, which makes the final decision.

On the October 12 agenda

1. HC/CPA 25-32, 5302 Turkey Creek Road: continued to the October cycle
2. HC/CPA 26-21, 3701 East Trapnell Road
3. HC/CPA 26-22, 10610 Davis Road and Cricket Lane

4. HC/CPA 26-24, 12559 North US Highway 301: continued to the October cycle
5. HC/CPA 26-25, 11017–11101 East US Highway 92
6. HC/CPA 26-26, 13750 Reptron Boulevard
7. HC/CPA 26-27, 3030 Cockroach Bay Road

Ruskin: 3030 Cockroach Bay Road (HC/CPA 26-27)

- About 6.9 acres of a roughly 42-acre property northwest of South US Highway 41, now home to a solid waste, yard waste and composting facility.
- Request: change from Agricultural/Rural-1/5 to Light Industrial Planned (LI-P). Possible building area would rise from about 75,141 to 225,423 square feet, and housing would not be allowed.
- The applicant says the change is meant to allow manufacturing and that a companion Planned Development rezoning will follow.
- County traffic staff estimate daily trips rising from 2,192 to 4,850. County water and sewer are not available because the site is outside the Urban Service Area.
- The county's emergency management office noted the site is in Evacuation Zone A. It warned that US 41 is a key Ruskin evacuation route and raised flooding and stormwater concerns.
- Staff recommendation: consistent with the Comprehensive Plan.

East Lake-Orient Park: 10610 Davis Road and Cricket Lane (HC/CPA 26-22)

- About 13.8 acres, vacant and single-family.
- Request: change from Residential-6 and Residential-12 to Residential-16.
- Partly in a wellhead protection area. Inside the Urban Service Area. FEMA Flood Zone X.
- Staff recommendation: consistent.

How to take part

Sign up to speak through Plan Hillsborough's Online Public Comment Form. Virtual sign-up closes 30 minutes before the meeting. You can also register when you walk into the meeting room. The hearing streams on HTV and the Hillsborough County meetings YouTube channel. ADA help: (813) 582-7366.

Sources

- Plan Hillsborough, Planning Commission Agendas, Public Hearing – Hillsborough County, Monday, October 12, 2026, 5:30 p.m. (planhillsborough.org).
- Plan Hillsborough staff reports: Item 2G, HC/CPA 26-27, 3030 Cockroach Bay Road, and Item 2C, HC/CPA 26-22, 10610 Davis Road and Cricket Lane, meeting date October 12, 2026.

Notes

- Image: A thunderstorm over the Little Manatee River in southern Hillsborough County, Florida (file photo, illustrative of the Ruskin area). Photo: RealGatba via Wikimedia Commons (CC0).

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
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