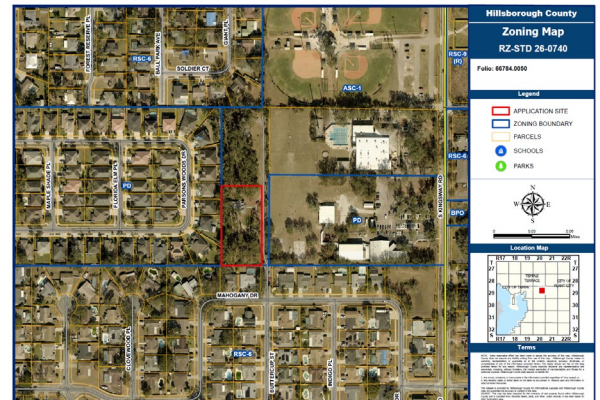




Rezoning Application: 26-0740
Zoning Hearing Master Date: 05-26-2026
BOCC Land Use Meeting Date: 07-21-2026

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

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

*number represents a pre-development approximation

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

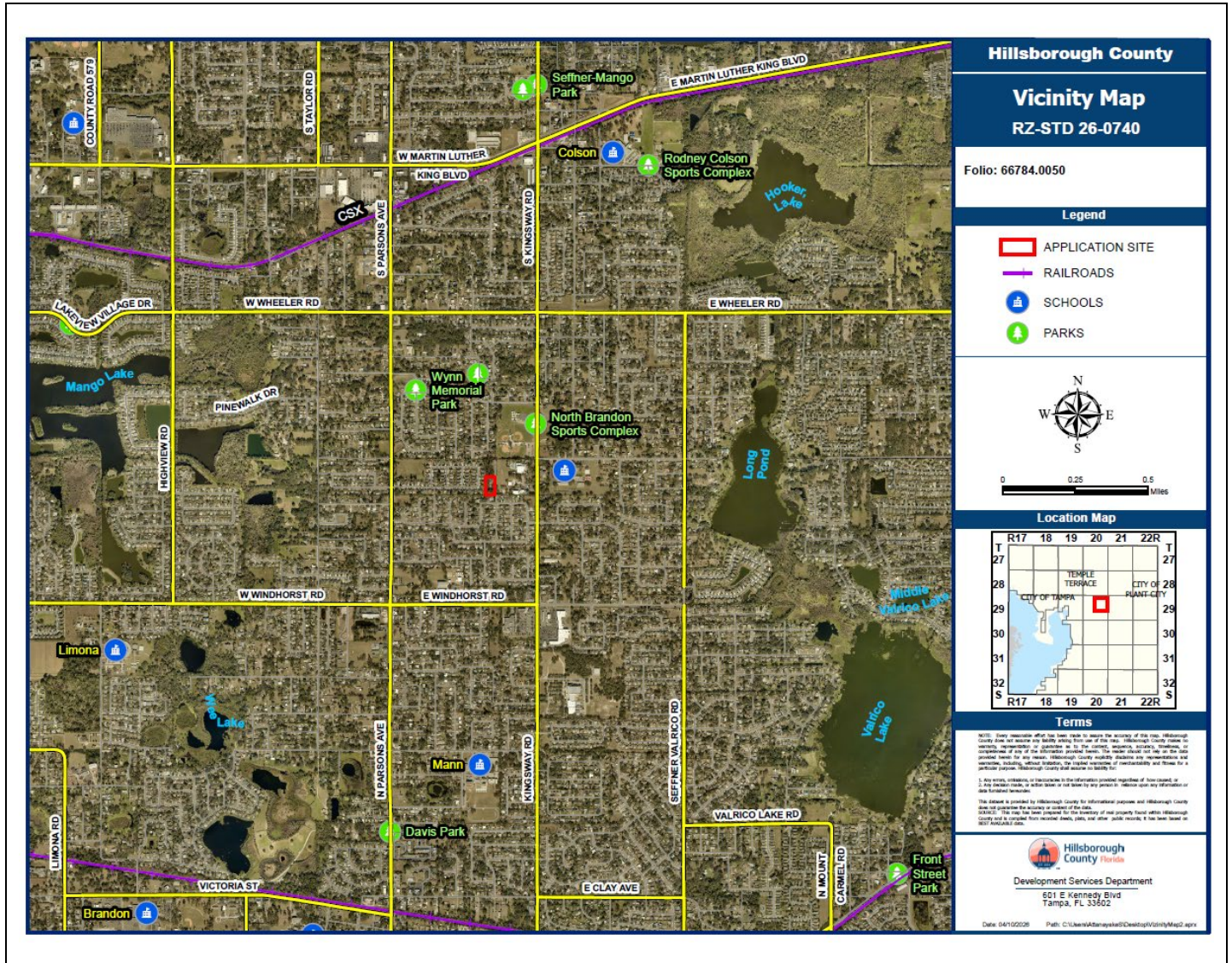
Additional Information:

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

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

2.1 Vicinity Map

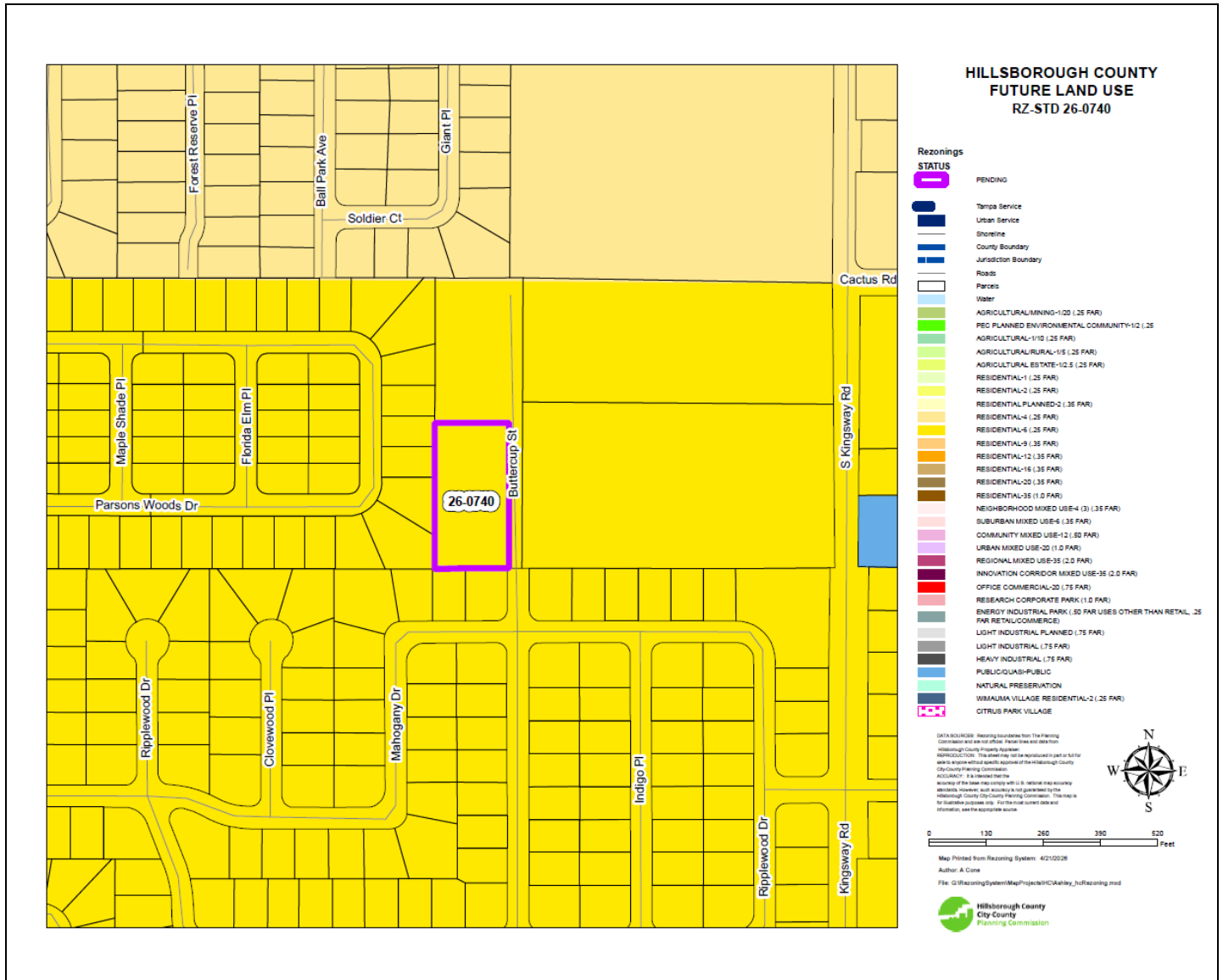


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

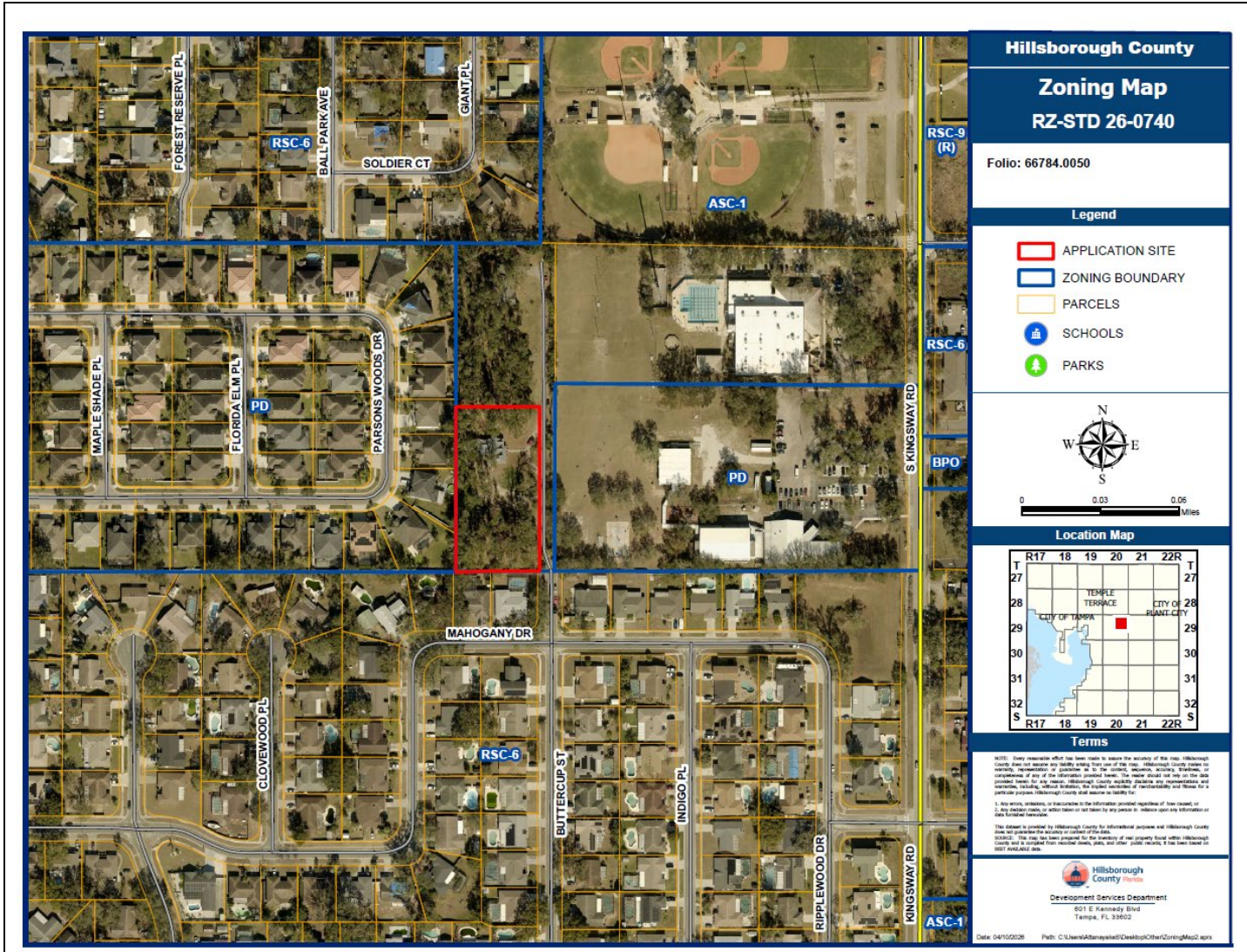
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du / ga	Agricultural and residential uses	Residential Uses
East	ASC-1 PD 00-1237	ASC-1: 1 du / ga PD: 0.19 FAR	ASC-1: Agricultural and residential uses PD: church, private school, efficiency apartments	ASC-1: Private access PD: Church
South	REC-6	6 du / ga	Residential	Residential

APPLICATION NUMBER: RZ 26-0740

ZHM HEARING DATE: 05-26-2026

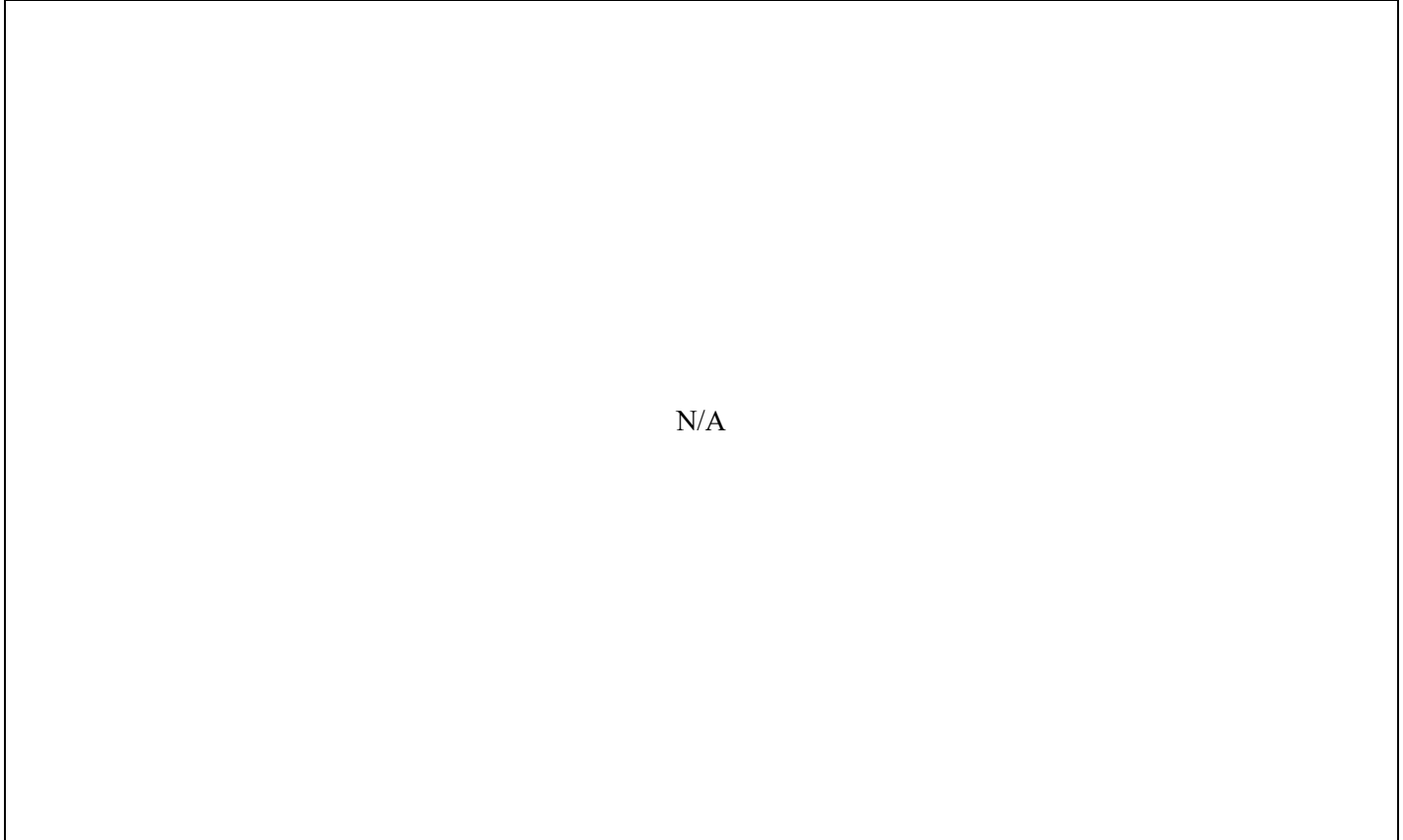
BOCC LUM MEETING DATE: 07-21-2026

Case Reviewer: Logan McKaig

West	PD	6 du / ga	Residential	Residential
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2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: RZ 26-0740

ZHM HEARING DATE: 05-26-2026

BOCC LUM MEETING DATE: 07-21-2026

Case Reviewer: Logan McKaig

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Buttercup St.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10	1	1
Proposed	64	5	6
Difference (+/-)	+54	+4	+5

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 type="checkbox"/> No	n/a
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input 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 type="checkbox"/> No	n/a
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input 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 type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed rezoning is in line with the surrounding character of the surrounding neighborhood. Approval of this rezoning would bring the land use into greater consistency with the surrounding neighborhood. If approved, compliance with subdivision standards will be required.

5.2 Recommendation

Approvable

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

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

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

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

N/A



APPLICATION NUMBER: RZ 26-0740

ZHM HEARING DATE: 05-26-2026

BOCC LUM MEETING DATE: 07-21-2026

Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 26-0740

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Uses:

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

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS

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

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. However, under a preliminary review of the subject zoning application, certain access concerns have been identified. The subject site currently takes access onto Buttercup St. via a 25-foot-wide gated access easement provided by the adjacent parcel under Folio No. 66784.0100. The applicant has been notified that in accordance with Section 6.02.01.B.5.c. of the LDC, a 30-foot-wide access easement must be created in order to provide access to a maximum of three single family units. If more than three units are proposed on the subject site, access must be provided via a local roadway designed in accordance with Typical Section 3 (TS-3) of the Transportation Technical Manual (TTM). For residential uses, this standard requires a minimum right-of-way width of 50 feet. The inability to construct or otherwise accommodate the required access improvements may result in the developer being unable to construct to its maximum entitlement.

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

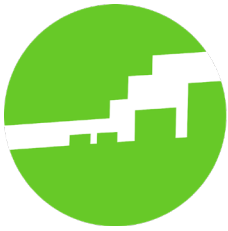
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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**Hillsborough County
City-County
Planning Commission**

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

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

Table 1: COMPARISON OF SURROUNDING PROPERTIES

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

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

Future Land Use Categories

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

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

Compatibility

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

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

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility*

include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Community Planning

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

Relationship to Land Development Regulations

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

Development

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

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

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

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON

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

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

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