

Rezoning Application: RZ STD 25-1000**Zoning Hearing Master Date:** 08/18/2025**BOCC Land Use Meeting Date:** 10/07/2025**Hillsborough
County Florida****Development Services Department****Applicant:** Axxos Property Management, LLC**FLU Category:** RES-4**Service Area:** Urban**Site Acreage:** 3.01 acres +/-**Community Plan Area:** Lutz**Overlay:** None**Request:** Rezone from AR to RSC-6-R**Introduction Summary:**

The applicant is requesting to rezone the subject property from AR (Agricultural, Rural) to RSC-6-R (Residential, Single-Family Conventional, 6 - Restricted). The applicant has agreed to a rezoning restriction limiting development to 4 dwelling units per acre, in order to align the zoning district with the density permitted by the R-4 Future Land Use category in the Comprehensive Plan.

Zoning:	Existing	Proposed
District(s)	AR	RSC-6-R
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	3.01 +/-	3.01 +/-
Density/Intensity	1 dwelling unit / 5 acres	4 dwelling units / acre
Mathematical Maximum*	0 dwelling units	12 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	RSC-6-R
Lot Size / Lot Width	5 acres / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 25' Rear: 50'	Front: 25' Side: 7.5' Rear: 25'
Height	50'	35'

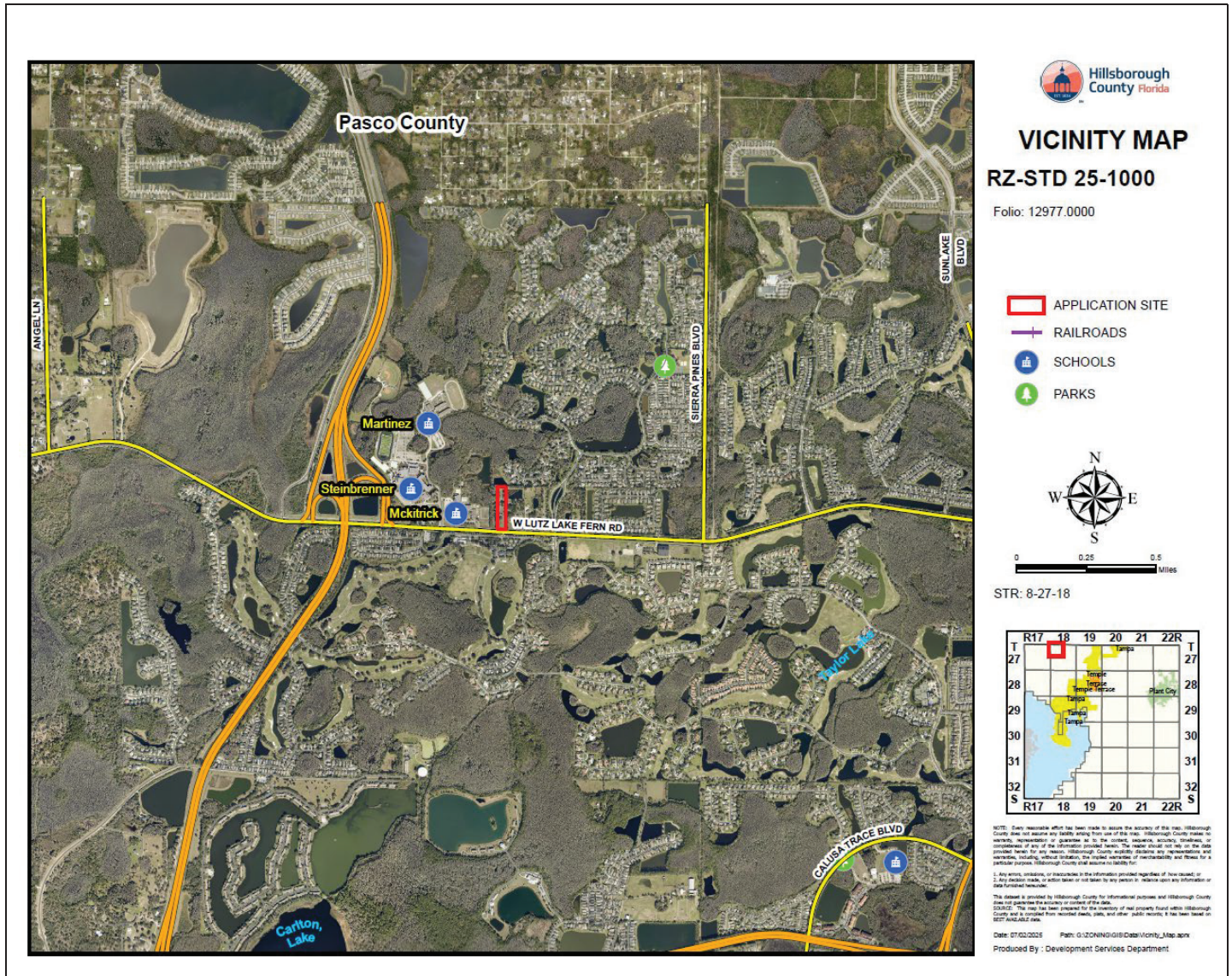
Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

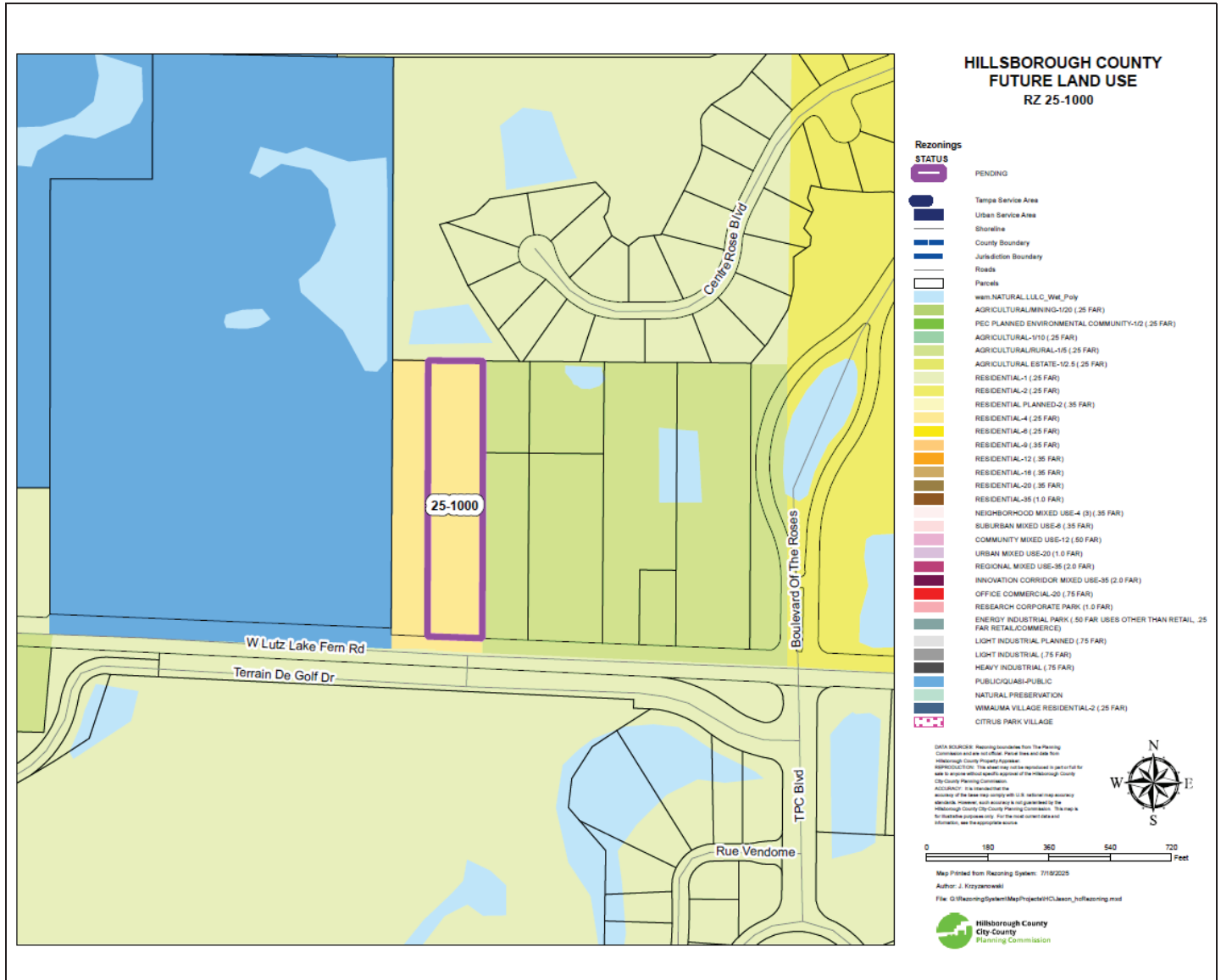


Context of Surrounding Area:

The property is located in the Lutz Community Plan Area just east of the Suncoast Parkway. The surrounding area largely consists of single-family residential development zoned within Planned Development districts. The property is accessed by W Lutz Lake Fern Road, which is occupied by several institutional uses, including Steinbrenner High School.

2.0 LAND USE MAP SET AND SUMMARY DATA

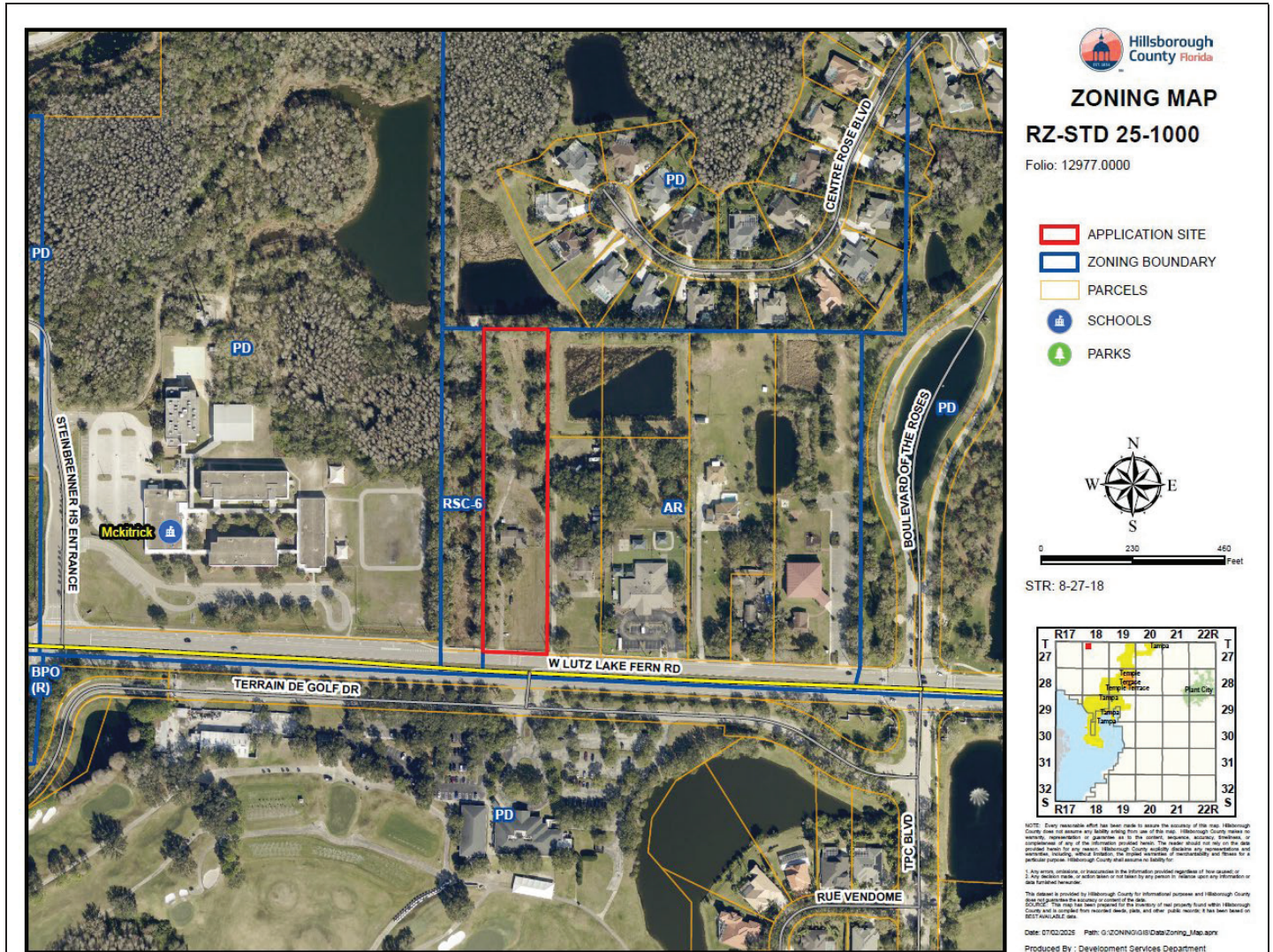
2.2 Future Land Use Map



Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
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	PD 86-0143 (PRS 15-0679)	1 DU / acre	Single-Family Residential	Retention, Wetlands
South	PD 90-0125 (PRS 98-0857)	1 DU / acre	Single-Family Residential, Semi-Private Golf Club	Semi-Private Golf Club
East	AR	1 DU / 5 acres	Agricultural	Single-Family Residential, County Owned Retention
West	RSC-6	6 DU / acre	Single-Family Residential	Vacant

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)

N/A

APPLICATION NUMBER: RZ-STD 25-1000

ZHM HEARING DATE: August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Michelle Montalbano

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
W Lutz Lake Fern Rd	County Arterial - Urban	4 Lanes <input 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 Roadway Not Applicable (Other Jurisdiction) <input 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	15	1	1
Proposed	143	11	14
Difference (+/-)	+128	+10	+13

*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	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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

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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.
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 checked="" type="checkbox"/> No	Connection to County water and wastewater required.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The parcel is located in the Lutz Community Plan Area and within the Urban Service Area. The property is currently occupied by a single-family residence.

The surrounding area is largely occupied by detached conventional residential units zoned within Planned Development districts, with a maximum density of 1 dwelling unit per acre. South of the rezoning site is property zoned PD 90-0125 which permits single-family units and the TPC Tampa Bay golf course and county club. In the vicinity along W Lutz Lake St. are several institutional uses, specifically three public schools, several day care centers, and a church, either zoned AR (Agricultural, Rural) or ASC-1 (Agricultural, Single-Family).

The abutting property to the west was approved to rezone from AR to RSC-6 in 2019. Therefore, the subject property rezoning to RSC-6 will be a continuation of the existing zoning pattern.


The applicant agreed to add a restriction reaffirming the density permitted by the property’s RES-4 Future Land Use designation in the Comprehensive Plan. The proposed rezoning restriction will limit development to 4 dwelling units per acre, which aligns with the property’s RES-4 Future Land Use designation.

Based on the above considerations, staff finds the rezoning to RSC-6-R to be compatible with the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**, subject to the following restriction:

- 1. Development shall be limited to 4 dwelling units per acre.

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

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/11/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Lutz

PETITION NO: RZ 25-1000

- ☐ 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 of land totaling +/- 3.1 acres from Agricultural Rural (AR) to Residential, Single-Family Conventional (RSC-6). The site is located on the north side of W Lutz Lake Fern Road approximately 1,700 feet east of the on-ramps to Suncoast Parkway. Although the applicant is seeking to rezone to RSC-6, the Future Land Use (FLU) designation of the site is Residential – 4 (RES-4) which limit residential dwellings to 4 units per acre with a minimum lot size of 7,000 square feet, allowing for a maximum of 12 residential units on the site. The RES-4 FLU also permits agricultural, neighborhood commercial, and office uses barring the floor area ratio (FAR) for non-residential uses is 0.25 (maximum 32,670 square feet) or less.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 11th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, Single-Family Detached/1 dwelling unit (ITE Code 210)	15	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, Single-Family Detached/12 dwelling units (ITE Code 210)	143	11	14

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
Difference	+ 128	+ 10	+ 13

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Lutz Lake Fern Road, a 4-lane, divided, urban, arterial roadway. The roadway is characterized by +/- 11-foot travel lanes in good condition, +/- 5-foot bike lanes, +/- 6-foot sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 100 feet of right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to Lutz Lake Fern Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, 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), Hillsborough County Transportation Technical Manual (TTM), and FDOT requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported.

There are several schools and day care facilities along this segment of W Lutz Lake Fern Road. Primrose School of Lutz (hours 6:30 AM–6:30 PM) is approximately 1,400 feet east and Discovery Point Lutz (hours 6:30 AM–6 PM) is approximately 400 feet east of the subject site. These uses provide early education and childcare. Approximately 1,060 feet west of the subject site, on the north side of W Lutz Lake Fern Road, is a shared public-school site with McKittrick Elementary, Martinez Middle, and Steinbrenner High schools, and across W Lutz Lake Fern Road (south) is the Lutz Montessori School.

From communications with Public Works, Transportation Staff learned of significant operational and delay issues on W Lutz Lake Fern Road at the entrance to the school site during morning drop-off and afternoon pick-up. During Drop-Off and Pick-Up (DO/PU) periods, westbound traffic backs up past the subject site to Fern Meadow Loop. Since vehicles accessing the school site queue past the westbound right turn lane and past the entire frontage of the subject site, vehicles attempting to access the site would be hindered by vehicles waiting to access the school site. Occasional openings in traffic introduce site visibility issues where a static queue is next to a free-flowing travel lane creating high potential for side-impact crashes when people pull forward into traffic without having a clear line of sight. In some cases, motorists are waved on by other drivers attempting to be “good Samaritans” but who didn't see the other traffic or were attempting to communicate only that it was clear from one of the possible directions of conflict.

The insufficient DO/PU traffic queue effects safe and efficient access for the subject site, and site access will need to be analyzed with consideration of these issues at time of site/construction plan review. During site/construction plan review the developer may be required to dedicate right of way to accommodate the extension of the westbound right turn lane into the school site

and/or provide improvements to the roadway to prevent traffic leaving the site and pulling directly into free flowing through lanes, thereby avoiding the potential for that type of “good Samaritan” side angle crash

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

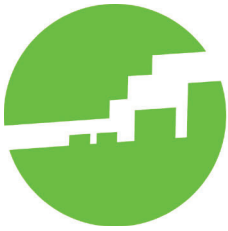
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Lutz Lake Fern Road is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
W Lutz Lake Fern Road	Suncoast Parkway	Sunlake Boulevard	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**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: August 18, 2025 Report Prepared: August 7, 2025	Case Number: RZ 25-1000 Folio(s): 12977.0000 General Location: North of Lutz Lake Fern Road West, east of Suncoast Parkway, and west of Boulevard of the Roses
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Lutz
Rezoning Request	Rezone from Agricultural Rural (AR) to Residential Single Family Conventional-6 (RSC-6).
Parcel Size	+/- 3.01
Street Functional Classification	Lutz Lake Fern Road – County Arterial Suncoast Parkway – State Principal Arterial Boulevard of the Roses – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AR	Single-family
North	Residential-1	PD	Single-family + HOA/Common Property
South	Residential-1	PD + AR	Single-family, Recreational/Open Space, +Public/Quasipublic/Institutions
East	Residential-2 + Agricultural/Rural-1/5	AR, PD, + ASC-1	Single-family, Light Commercial, Educational, + Public/Quasipublic/Institutions
West	Residential-1, Agricultural/Rural-1/5 + Public/Quasi-public	PD, RSC-6, BPO + AR	Vacant + Educational

Staff Analysis of Goals, Objectives, and Policies:

The 3.01 ± acre subject site is north of Lutz Lake Fern Road West, east of Suncoast Parkway, and west of Boulevard of the Roses. The site is in the Urban Service Area (USA) and is located within the limits of the Lutz Community Plan. The applicant is requesting to rezone the site from Agricultural Rural (AR) to Residential Single Family Conventional-6 (RSC-6).

The subject 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." The proposed rezoning is compatible with the existing residential character of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use (FLU) category. 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. The Residential-4 FLU category allows for the consideration of up to 4 dwelling units per gross acre. With 3.01 acres, the subject site can be considered for up to 12 dwelling units. Additionally, even with the zoning category of RSC-6, the applicant has included a restriction and note that the Future Land Use category limits the site to a maximum density of 4 dwelling units per gross acre even with a higher density zoning district. The proposal meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Lutz Community Plan. The Vision statement of this plan states that the Lutz community has two distinct components. The majority of the community located east of Dale Mabry Highway, including the historic downtown, can be described as a semi-rural community. It is characterized by residential development on lots of ½ acre and larger scattered along curving narrow roadways woven around natural environmental features, which include many large and small lakes, and wetland systems. And the second component of the Lutz community is located west of Dale Mabry Highway, which can be described as suburban style, planned residential developments, including the communities of Calusa Trace, Cheval, Villa Rosa and Heritage Harbor. These planned communities are a part of the Lutz community, but have been generally planned, rezoned and are under construction or have been built. There is minimal opportunity for new developments of that type and scale in the western part of Lutz. The site is located to the west of Dale Mabry and is located within the Urban Service Area and Residential-4 Future Land Use category. Given the site location and existing designations, the site is in one of the areas where this zoning would be appropriate within the existing community and according to the Community Plan. It is, therefore, consistent and meets the intent of the vision and goals of the Lutz Community Plan.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the Lutz Community Plan. The proposed rezoning to RSC-6 would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Standard Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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.

Land Use Categories

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.

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.

Community Context and Compatibility

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

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

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

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

Policy 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 and 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: LUTZ

Vision: *The Lutz community has two distinct components. The majority of the community located east of Dale Mabry Highway, including the historic downtown, can be described as a semi-rural community. It is characterized by residential development on lots of ½ acre and larger scattered along curving narrow*

roadways woven around natural environmental features, which include many large and small lakes, and wetland systems.

The second component of the Lutz community is located west of Dale Mabry Highway, which can be described as suburban style, planned residential developments, including the communities of Calusa Trace, Cheval, Villa Rosa and Heritage Harbor. These planned communities are a part of the Lutz community, but have been generally planned, rezoned and are under construction or have been built. There is minimal opportunity for new developments of that type and scale in the western part of Lutz.

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ 25-1000**

