

Rezoning Application: PD 25-0802
Zoning Hearing Master Date: August 18, 2025
BOCC Land Use Meeting Date: October 7, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Potomac Land Company
William Sullivan, President

FLU Category: RES-4

Service Area: Urban

Site Acreage: 10.97 AC

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Single-Family Residential/Agricultural), which permits single family residential and agricultural uses, pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow 33 single family residential lots, pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0802
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	10.97 AC	10.97 AC (477,853.2 SF)
Density/Intensity	1 DU/AC	33 DU/ 477,853.2 SF = 3 DU/AC
Mathematical Maximum*	10 DU	33 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150'	6,600 sf / 50'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides
Height	50'	35'

Additional Information:

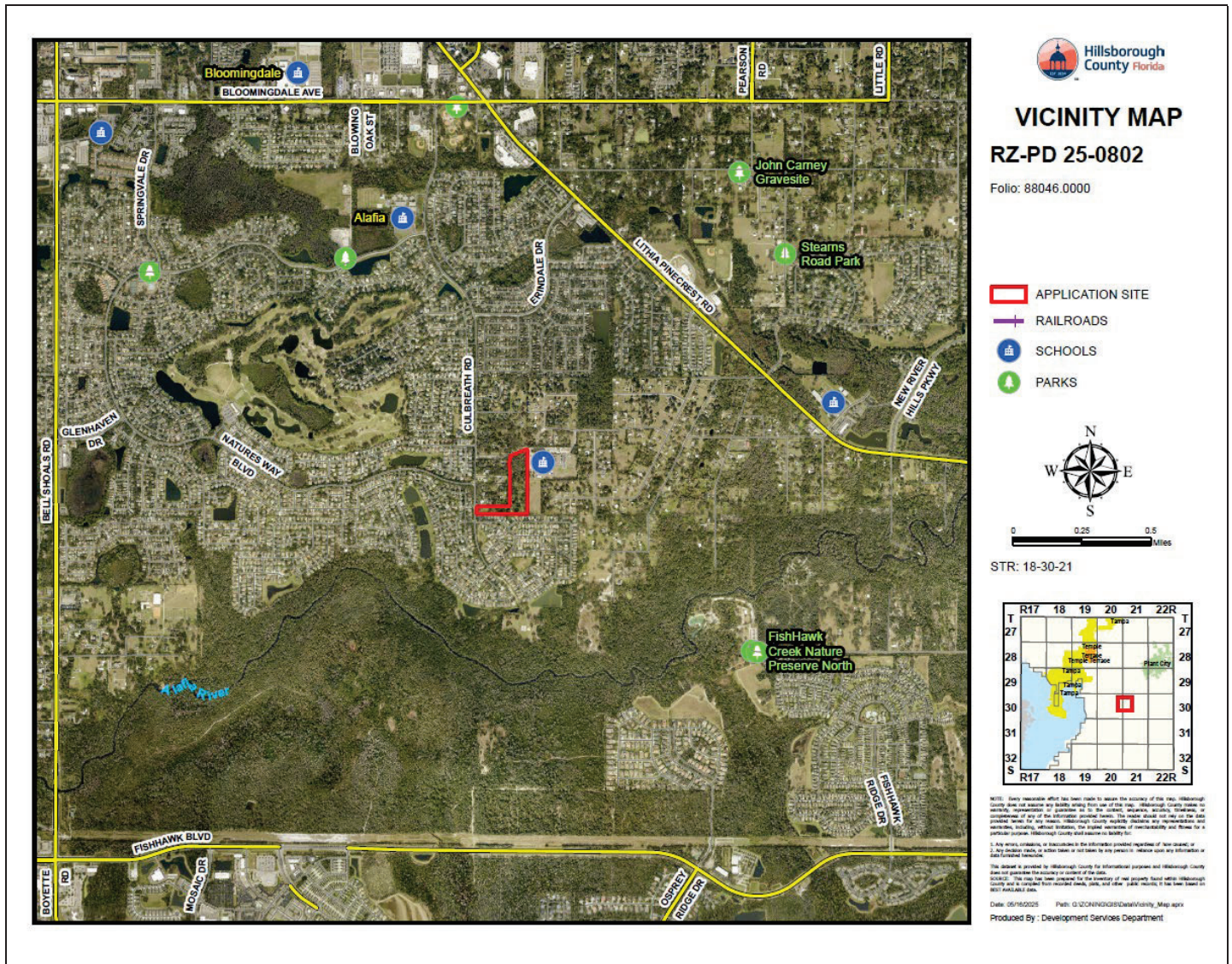
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

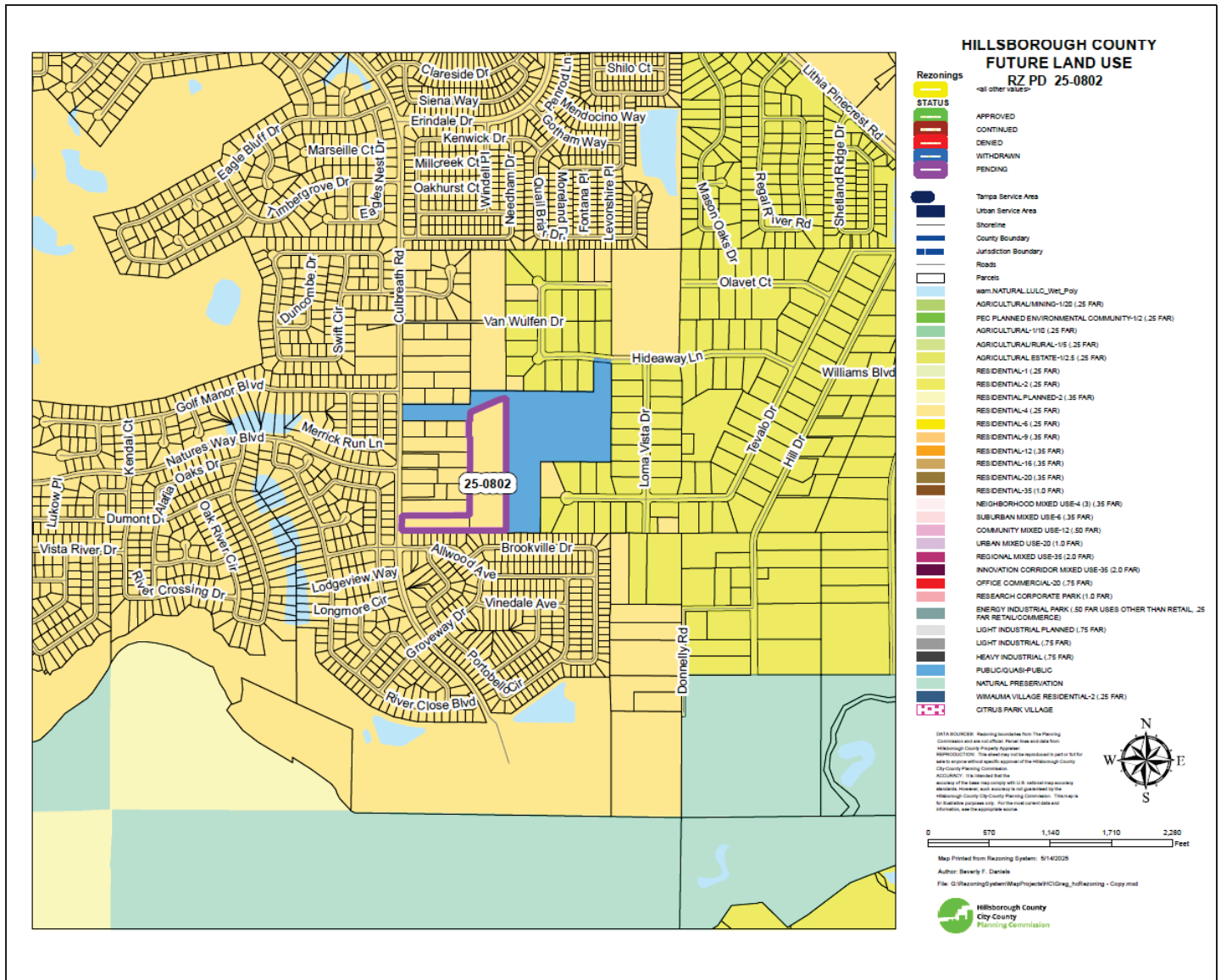


Context of Surrounding Area:

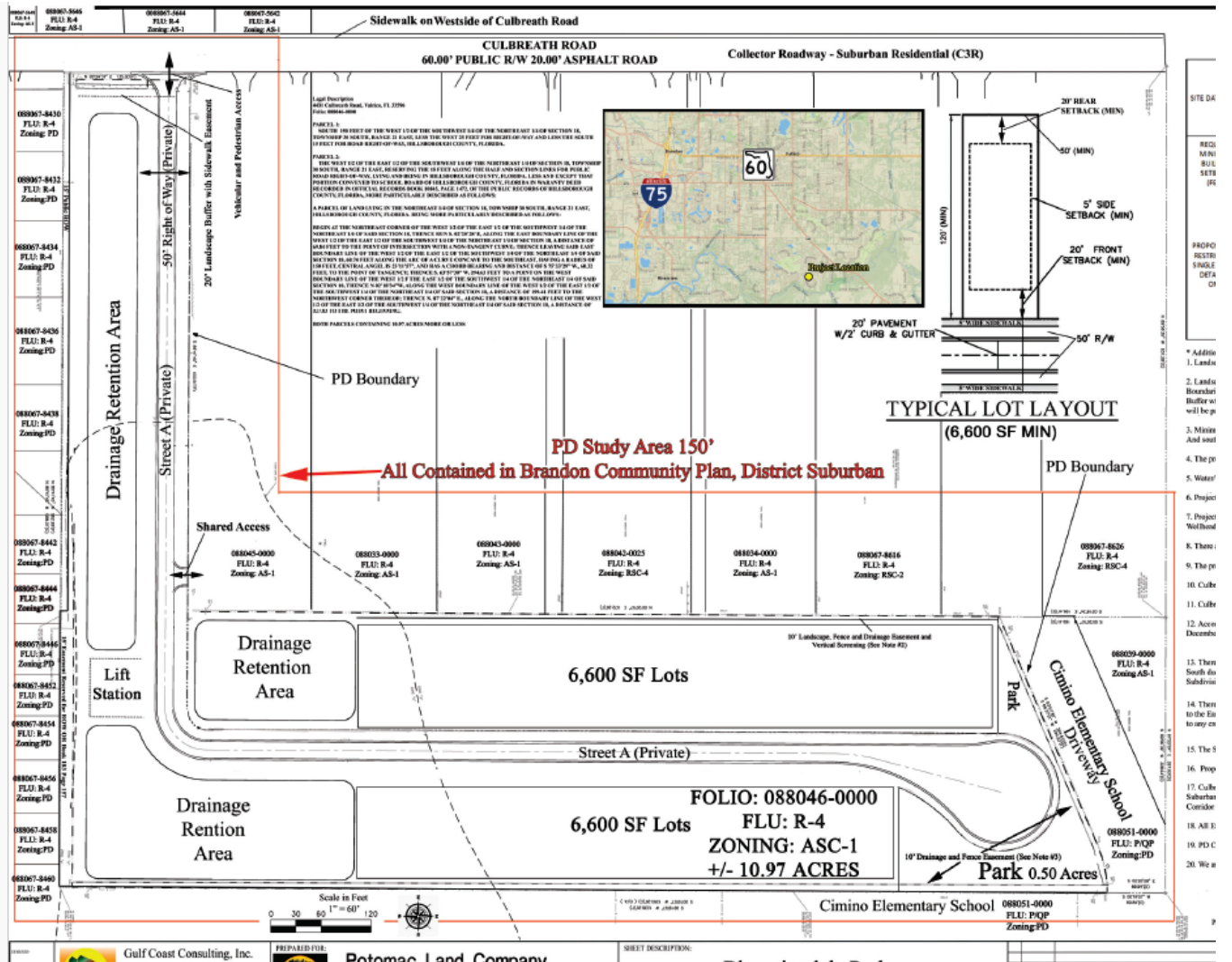
The parcel is situated along Culbreath Road, a two-lane roadway. The surrounding area features institutional uses to the north and east, while single-family residential uses are located to the west and south.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 RES-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.



APPLICATION NUMBER: PD 25- 0802

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Case Reviewer: Tania C. Chapela

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
Culbreath Rd	County Collector - Urban	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	94	7	9
Proposed	364	27	35
Difference (+/-)	+270	+20	+26

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Culbreath Rd./Substandard Roadway	Design Exception Requested	Approvable
Culbreath Rd./Access Spacing	Design Exception Requested	Previously Approved
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 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: <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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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 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	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 33 = \$303,039 Parks: \$2,145 * 33 = \$70,785 School: \$8,227 * 33 = \$271,491 Fire: \$335 * 33 = \$11,055 Total per House: \$19,890 * 33 = \$656,370				
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 proposed uses are comparable with the surrounding single family residential development. Furthermore, the proposed 3 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

The surrounding area is a residential development with single-family conventional homes along Culbreath Road with AS-1, RSC-2, RSC-4, and PD Zoning Districts, within the RES-4 Future Land Use category. The adjacent single-family residential subdivision to the south, within PD 92-0382, is recorded as the Bloomingdale Section “DD” subdivision plat. While the plat includes parcels of varying sizes, several lots—particularly some adjacent to the PD boundary—measure approximately 60 feet by 110 feet (about 6,600 square feet), matching the minimum lot size proposed for the subject development.

The private roadway portion of the project will provide a 20-foot wide buffer with tree plantings along the north and stormwater areas along the south. Tree plantings and fencing will be provided along the western PD boundary. Given the proposed use, none of these buffers and screening are required.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 31, 2025.

- Prior to certification, the applicant shall revise the PD site plan the Culbreath Rd. roadway information which states "20' Asphalt Width" to state "24' Asphalt Width".

1. The project shall allow 33 single family residential lots.

2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as following:

Minimum Lot Size: 6,600 sf

Minimum Lot Width: 50-Feet

Minimum Front Setback: 20-Feet (Porches 15-feet)

Minimum Side Building Setbacks: 5-Feet

Minimum Rear Yard Setback: 20-Feet

Maximum building coverage: 70%

Maximum building Height: 35- feet

3. Buffering and screening shall be provided where depicted on the site plan.

- 3.a. A 10-foot wide easement shall be provided where depicted on the western PD boundary. Screening within this easement shall include a 6-foot high PVC fence and tree plantings planted at a height of 10 feet and 3-inch caliper on 40-foot centers. The easement shall be granted to the homeowners association or similar entity for installation and maintenance.
- 3.b. A 10-foot wide easement shall be provided where depicted on the eastern and northern PD boundaries. Screening shall consist of a 6-foot high PVC fence. The easement shall be granted to the homeowners association of similar entity for installation and maintenance.
- 3.c. A 20-foot wide buffer shall be provided along the north of the private street where delineated on the site plan. Screening shall consist of tree plantings in accordance with Type B screening standards.

4. The project shall be permitted one full access connection on Culbreath Rd. as shown on the PD site plan.

5. The project shall establish a shared access facility along the southern boundary of folio#88045.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#88045.0000 such that it would prevent vehicular and pedestrian access to be taken. The shared access facility shall include all necessary easements to allow the adjacent property to construct residential vehicular and pedestrian access connections to the project's internal roadway and utilize it for ingress and egress.

6. If PD 25-0802 is approved, the County Engineer will approve the Design Exception (dated August 4, 2025, and found approvable on August 12, 2025), for Culbreath Rd. substandard road improvements. As Culbreath Rd. is a substandard roadway, the developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception.

7. If PD 25-0802 is approved, the County Engineer will approve an administrative variance (dated August 11, 2025), which was found approvable on August 12, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the Culbreath Rd. access and the next three existing driveway connections to the north) such that a minimum spacing of +/- 103 feet is permitted to the north.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. All construction ingress and egress shall be limited to the Culbreath Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
11. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
12. 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.
13. 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.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. 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.

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Zoning Administrator Sign Off:

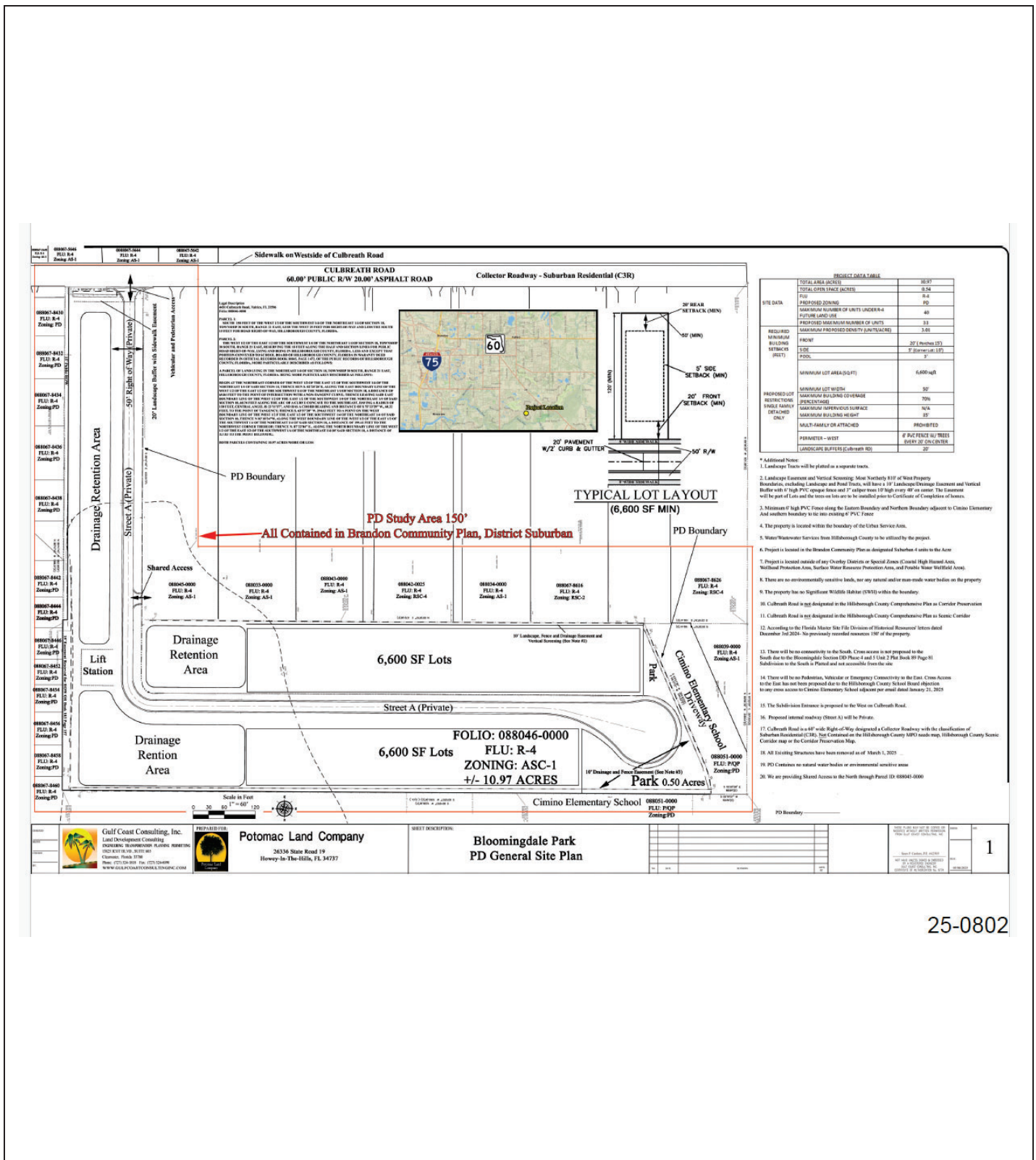
J. Brian Grady

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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Culbreath Rd	County Collector - Urban	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	94	7	9
Proposed	364	27	35
Difference (+/-)	+270	+20	+26

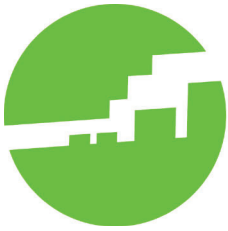
*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Culbreath Rd./Substandard Roadway	Design Exception Requested	Approvable
Culbreath Rd./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See 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: PD 25-0802 Folio(s): 88046.0000 General Location: North of Allwood Avenue and east of Culbreath Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Planned Development (PD) to allow 33 single family lots
Parcel Size	+/- 10.97
Street Functional Classification	Culbreath Road – County Collector Allwood Avenue – Local Road
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	AS-1	Single-family
North	Residential-4, Residential-2, + Public/Quasi-public	AS-1, PD, RSC-2 + RSC-4	Single-family, Vacant, + Educational
South	Residential-4	PD	Single-family + HOA/Common Property
East	Residential-4, Residential-2, + Public/Quasi-public	PD + AS-1	Single-family, Vacant, + Educational
West	Residential-4	AS-1, PD, RSC-2 + RSC-4	Single-family + Educational

Staff Analysis of Goals, Objectives, and Policies:

The 10.97 ± acre subject site is north of Allwood Avenue and east of Culbreath Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan. The applicant is requesting to rezone to a Planned Development (PD) and develop 33 single-family dwelling units.

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 single-family use is compatible with the existing residential character and density 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 Planned Development and single-family lots 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 10.97 acres, the subject site can be considered for up to 43 dwelling units. The request for 33

single-family units is under the maximum allowable density; therefore, 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 Brandon Community Plan. Goal 1 of this plan seeks to establish a balanced transportation system by prioritizing options to serve local and regional needs. More specifically, number 5, letter A under Goal 1 states new development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life. The proposed development includes a 20-foot landscape buffer with a sidewalk easement along Culbreath Road and includes a 5-foot sidewalk along both sides of the proposed internal private roadways of the development. This meets the intent of Goal 1 by providing additional means of transportation and connectivity within the Brandon community area. Additionally, according to Goal 6 provides general design characteristics for each Brandon Character District. The site is located within the “Suburban” district which is generally described as a primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. The proposed single family detached plan aligns directly with the general character of the Suburban District and, therefore, meets the intent of the visions and goals of the Brandon Community Plan.

Overall, staff finds that the proposed Planned Development for a 33 single-family home development is compatible with the existing development pattern found within the surrounding area and supports the vision and goals of the Brandon Community Plan. The proposed Planned Development 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 Planned Development **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.*

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 communityspecific 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: BRANDON

Goal 1: Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.

- 5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance,

crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.

a. New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.

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.*

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

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.

RZ PD 25-0802

wam.NATURAL.LULC_Wet_Poly
AGRICULTURAL/MINING-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL -9 / 35 FAR)

RESIDENTIAL -12 (35 FAR)

RESIDENTIAL -16 / 35 EAP)

RESIDENTIAL 30 (25 EAP)

RESIDENTIAL 35 (10 EAP)

NEICIBOBILLOD MIVED IJCF 4 (2)

QUIBBAN MIXED 100 6/25 FARM

[illegible]

CONFIDENTIAL

(1941.01) 07-700 PEXYMI ALBINO

REGIONAL MIXED USE-33 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE

OFFICE COMMERCIAL-20 (.75 FAX),

RESEARCH CORPORATE PARK (I.O.)

ENERGY INDUSTRIAL PARK (.30 PA)
FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 R)

LIGHT INDUSTRIAL (75 YEAR)

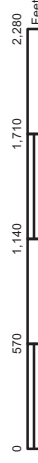
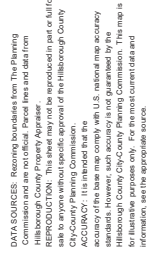
HEAVY INDUSTRIAL (75 EA B)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMATIMA VILLAGE RESIDENTIAL

CITRUS PARK VII I AGE



Map Printed from Rezoning System: 5/14/2025

Author: Beverly F. Daniels

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