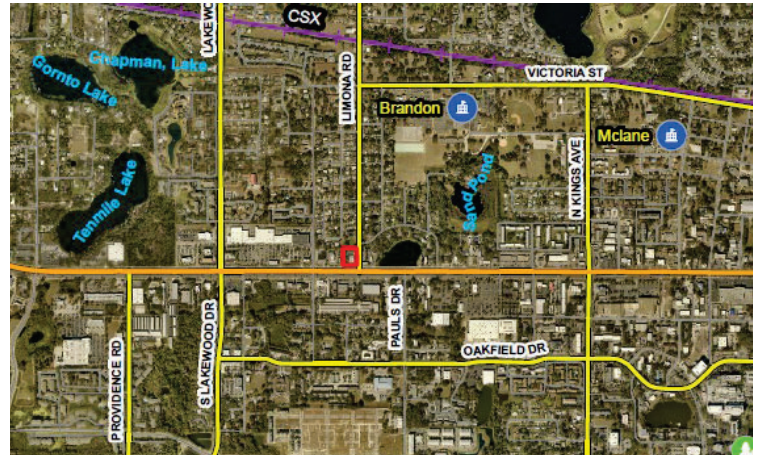


Rezoning Application: RZ STD 25-1143**Zoning Hearing Master Date:** 09/15/2025**BOCC Land Use Meeting Date:** 11/12/2025**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** WPD-Limona, LLC**FLU Category:** R-9**Service Area:** Urban**Site Acreage:** 1.146 acres**Community
Plan Area:** Brandon**Overlay:** SR 60 Overlay**Introduction Summary:**

The applicant requests to rezone from CN (Neighborhood Commercial, Office and Personal Services) to CG (General Commercial, Office and Personal Services). The subject site is located within SR 60 Overlay-Urban Section.

Zoning:	Existing	Proposed
District(s)	CN	CG
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	1.146	1.146
Density/Intensity	0.20 F.A.R.	0.25 F.A.R.
Mathematical Maximum*	9,975 sq ft	12,479 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN	CG
Lot Size / Lot Width	7,000 sq ft / 70'	10,000 sq ft / 75'
Setbacks/Buffering and Screening	Front (East): 10' - 20' Front (South): 10' - 20' Side (North): 20' Type B along RSC-6 zoned property Side (West): None required	Front (East): 10' - 20' Front (South): 10' - 20' Side (North): 20' Type B along RSC-6 zoned property Side (West): None required
Height	50'	50'

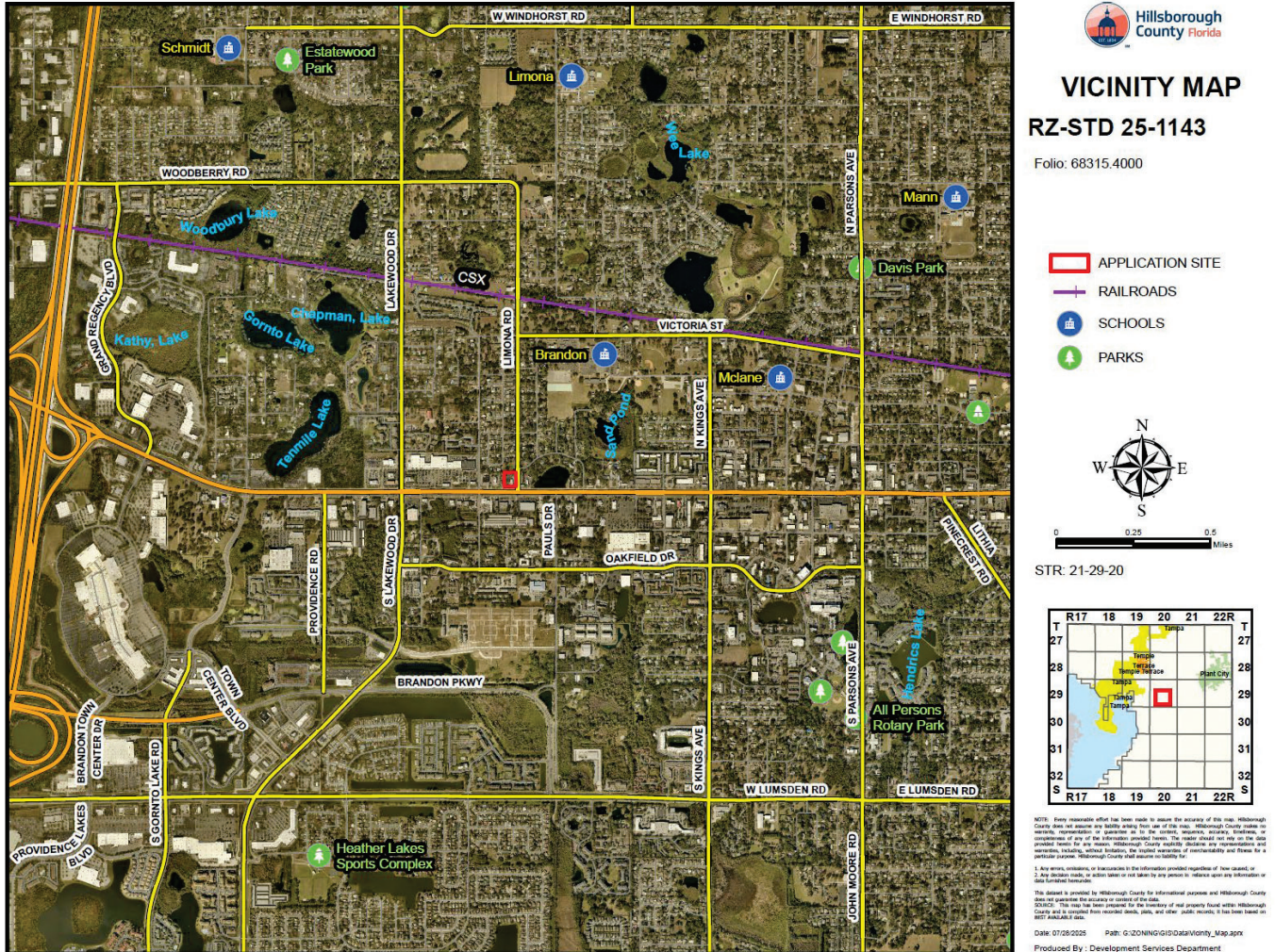
Additional Information:

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

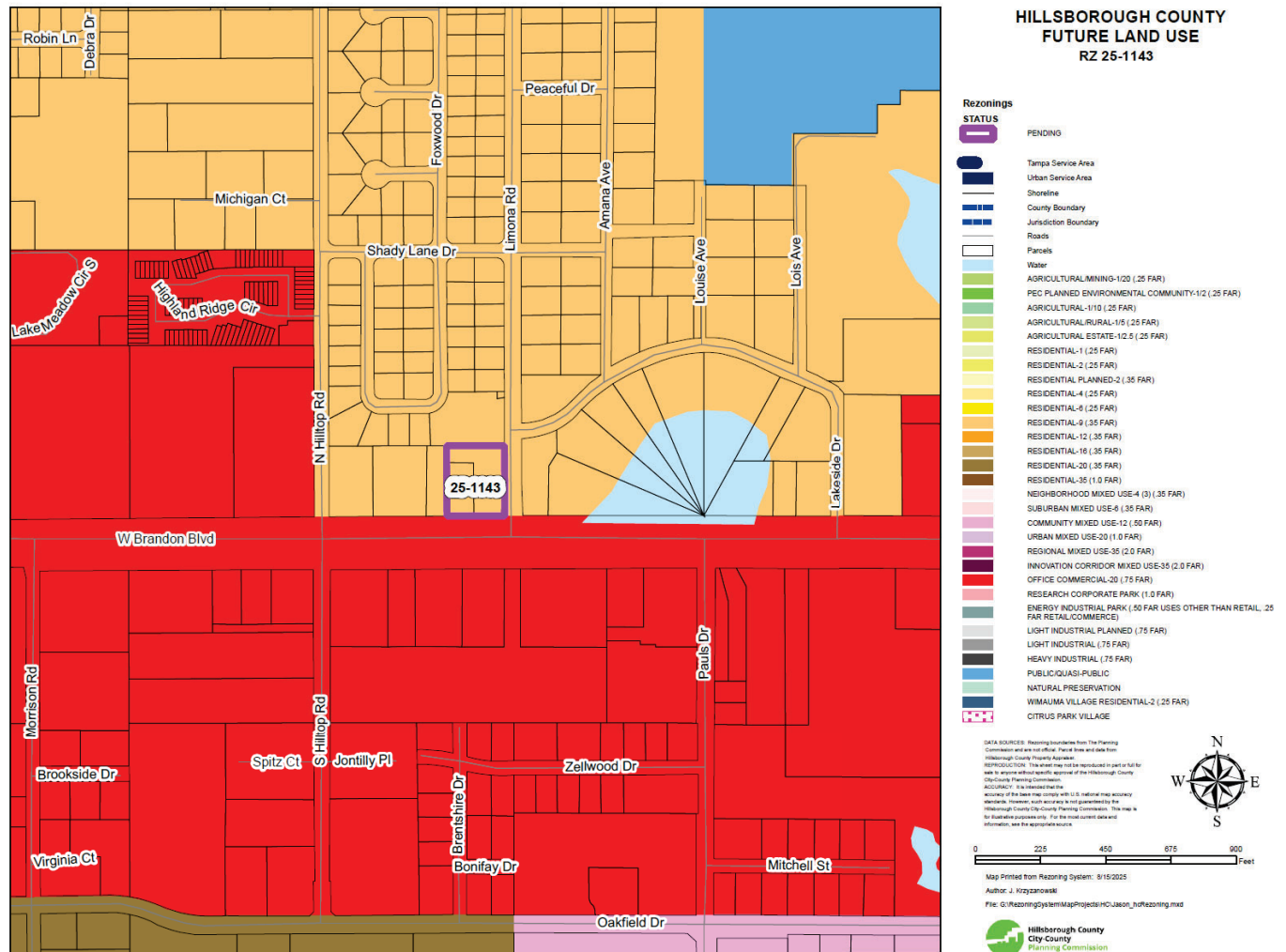


Context of Surrounding Area:

The site is located within the Brandon Community Plan Area, on the corner of Limona Road and West Brandon Boulevard, approximately 1060 feet from Brandon High School. The surrounding area is largely occupied by commercial uses along W. Brandon Blvd., with residential uses immediately north of the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

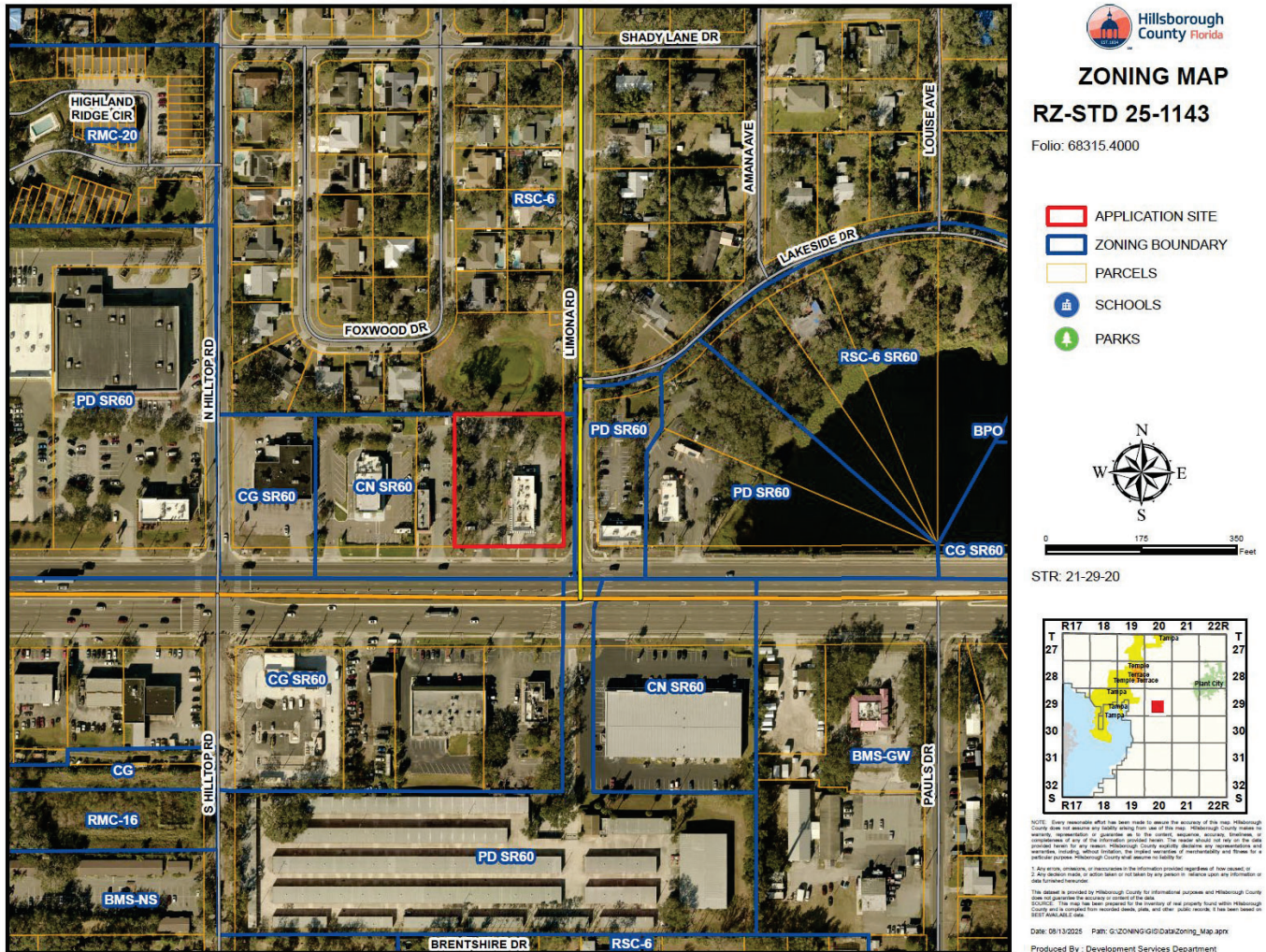
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-9
Maximum Density/F.A.R.:	9 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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	RSC-6	6 du/ga	Single-Family Residential	County Owned, Retention Pond
South	CG	0.25 F.A.R	General Commercial	Strip Center and Quick Service Restaurant
East	PD 92-0081 (MM 12-0325)	0.07 F.A.R.	Restaurant with Drive-up Facilities	Quick Service Restaurant
West	CN	0.20 F.A.R.	Neighborhood Commercial	Restaurant

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 25-1143

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Cierra James

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 Brandon Blvd	FDOT Principal Arterial - Urban	8 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 Road Improvements <input type="checkbox"/> Other
Limona Rd	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	4,394	423	352
Proposed	5,458	534	440
Difference (+/-)	+1,064	+111	+88

*Trips reported are based on gross 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		None	None	
South	X	Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	Vehicular & Pedestrian	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.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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	N/A
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
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	N/A
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 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"/> 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	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 checked="" 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 checked="" type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from CN (Neighborhood Commercial) to CG (General Commercial). The site is located along West Brandon Boulevard, within the SR 60 Overlay District.

The surrounding area primarily consists of commercial uses along W. Brandon Boulevard. To the north of the site are parcels zoned for single-family residential uses. The single-family residential homes are separated from the property by approximately 1 acre of county owned land zoned RSC-6, currently used as a retention pond.


The rezoning of this property to CG would allow for a larger range of commercial uses and a higher intensity of development. Given the property’s location, this zoning would be compatible with the zoning districts, uses, and development patterns.

5.2 Recommendation

Staff find the rezoning request **approvable**.

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

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: 09/04/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1143

- ☐ 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 +/- 1.14 acres from Commercial, Neighborhood (CN) to Commercial, General (CG). The site is located on the northwest corner of the intersection of W Brandon Boulevard and Limona Road. The Future Land Use (FLU) designation of the site is Residential – 9 (RES-9) which permits non-residential uses provided the floor area ratio (FAR) is 0.35 or less. The CN zoning district permits a maximum 0.2 FAR which would allow this parcel to develop up to 9,931 square feet of commercial uses. Whereas the CG zoning district permits a maximum of 0.25 FAR which would allow up to 12,414 square feet of commercial development.

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 (Total maximum 0.2 FAR = 9,931 square feet)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 4,000 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	1,870	178	132
CN, 2,500 square feet of Convenience Store with Gas Station; 2-8 Vehicle Fueling Positions (ITE Code 945)	1,560	102	122
CN, 2,000 square feet of Drive-in Bank (ITE Code 912)	200	20	42
CN, 1,431 square feet of Coffee/Donut Shop with Drive-Through (ITE Code 937)	764	123	56
Total	4,394	423	352

Proposed Zoning:

Zoning, Land Use/Size (Total maximum 0.25 FAR = 12,414 square feet)	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 4,600 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	2,150	206	152
CG, 3,120 square feet of Convenience Store with Gas Station; 2-8 Vehicle Fueling Positions (ITE Code 945)	1,948	126	152
CG, 2,650 square feet of Drive-in Bank (ITE Code 912)	266	26	56
CG, 2,044 square feet of Coffee/Donut Shop with Drive-Through (ITE Code 937)	1,094	176	80
Total	5,458	534	440

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 1,064	+ 111	+ 88

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Brandon Blvd and Limona Rd.

W Brandon Blvd is an 8-lane, divided, FDOT maintained, urban, principal arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 6-foot-wide bike lanes, +/- 5-foot-wide sidewalks on either side of the roadway within the vicinity of the proposed project, and within a +/- 180-foot-wide right of way.

Limona Rd is a 2-lane, undivided, substandard, rural, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on either side of the roadway within the vicinity of the proposed project, and within a +/- 60-foot-wide right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to W Brandon Blvd, subject to FDOT's approval, and to Limona Rd.

As W Brandon Blvd is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to keep, modify, or close the existing access connections to W Brandon Blvd. The applicant had a Pre-Application Meeting with FDOT on May 27, 2025, to discuss on-site improvements; however, since that meeting the applicant FDOT issued a memorandum on August 13, 2025, requesting the applicant attend another Pre-Application Meeting to discuss the current request with FDOT. At the time of the filing of this report, FDOT has not submitted written comments pertaining to this request.

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.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, 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.

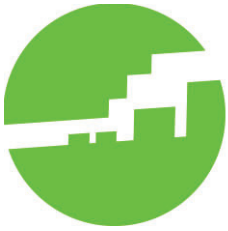
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Brandon Blvd is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
W Brandon Blvd	Providence Rd	Pauls Dr	D	F

Source: [2024 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: September 15, 2025 Report Prepared: September 4, 2025	Case Number: RZ 25-1143 Folio(s): 68315.4000 General Location: North of West Brandon Boulevard, west of Limona Road and east of North Hilltop Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Commercial Neighborhood (CN) to Commercial General (CG)
Parcel Size	+/- 1.146 acres
Street Functional Classification	West Brandon Boulevard – State Principal Arterial Limona Road – County Collector North Hilltop Road – Local
Commercial Locational Criteria	Meets
Evacuation Area	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	CN	Light Commercial
North	Residential-9	RSC-6	Public/Quasi-public + Single-Family
South	Office Commercial-20	CG + PD	Light Commercial + Heavy Commercial + Light Industrial
East	Residential-9	PD + CN	Light Commercial + Single-Family + Vacant + Two-Family
West	Office Commercial-20 + Residential-9	CG + CN + PD	Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The ± 1.146-acre subject site is located north of West Brandon Boulevard, west of Limona Road and east of North Hilltop Road. The site is in the Urban Service Area (USA) and is within the limits of the Brandon Community Plan, specifically in the Urban Center Character District. The subject site has a Future Land Use (FLU) designation of Residential-9 (RES-9), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting to rezone from Commercial Neighborhood (CN) to Commercial General (CG).

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site was previously developed and operated as a Steak n' Shake restaurant with a drive through, parking, and vehicle queueing area. Immediately west of the site is a Waffle House, with an additional quick service restaurant and an auto parts shop located further west. To the east, across Limona Road, there are several other fast-food restaurants. North of the site is a drainage retention area owned and maintained by Hillsborough County. South of the site, across West Brandon Boulevard, are various light commercial uses, along with a heavy commercial use and a light industrial parcel currently operating as a public storage facility. The proposed rezoning from Commercial Neighborhood (CN) to Commercial General (CG) meets the intent of FLUS Objective 1.1, as the proposed commercial use is compatible with

the surrounding mix of light commercial, restaurant, and service-oriented uses and will maintain the established character of the area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Residential-9 (RES-9) Future Land Use category, which permits a maximum Floor Area Ratio (FAR) of 0.50 for neighborhood commercial, office, multi-purpose, or mixed-use projects. With the site being 1.146 acres, the maximum square feet that may be considered for this site would be 24,959 square feet (1.146 ac x 43,560 square feet = 49,919.76 square feet x 0.50 FAR = 24,959 square feet). The proposed rezoning is consistent with the parameters of the RES-9 FLU category and is therefore consistent with Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). 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.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. The immediate area is predominantly characterized by light commercial uses, with single-family residential located to the northwest of the site. A drainage retention area directly north of the site provides a physical buffer between the proposed development and the nearby residential uses. Additionally, the site is located at the intersection of Limona Road and West Brandon Boulevard, both of which are lined with light commercial development. The proposed request for Commercial General zoning is compatible with the existing land pattern and will complement the character of the surrounding area.

The subject site is within the limits of the Brandon Community Plan, specifically in the Urban Center Character District. Goal 7 of the plan focuses on advancing Brandon's economic competitiveness in the region through a diversified economy and broader employment base. One of the strategies of this goal encourages mixed-use development adjacent to identified existing industrial and commercial districts as referenced in the Brandon Character Districts Map. The site is located in the Urban Center District, which contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. In this district, commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories. The proposed rezoning from CN to CG aligns well with the Brandon Community Plan.

Overall, staff finds that the uses permitted in the Commercial General zoning district are allowable in the Residential-9 Future Land Use category, are compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed 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.

Relationship to the Future Land Use Map

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

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

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further des

Future Land Use Categories

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

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

Compatibility

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

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

buffering with berms and landscaping are strongly encouraged.

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

Development

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.*

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

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 7: *Advance Brandon’s economic competitiveness in the region through a diversified economy and broader employment base.*

2. Encourage mixed-use development adjacent to identified existing industrial and commercial districts as referenced on the Brandon Character Districts Map.

Brandon Character Districts:

- **Urban Center:** *This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ 25-1143

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Water



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 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE



Map Printed from Rezoning System: 8/15/2025

Author: J. Krzyzanowski

File: G:\Rezoning\System\Map\Projects\HCL\HCL\HCL\Rezoning.mxd

