

Rezoning Application: RZ PD 24-1147**Zoning Hearing Master Date:** May 19, 2025**BOCC Land Use Meeting Date:** July 22, 2025**Hillsborough
County Florida****Development Services Department****Applicant:** Jay Tanner**FLU Category:** Suburban Mixed Use (SMU-6)**Service Area:** Urban**Site Acreage:** 13.21 Total**Community
Plan Area:** Ruskin**Overlay:** None**Introduction Summary**

The applicant is requesting to rezone 13.21 acres from AR and PD (19-0067) to a mixed-use PD to allow the development of limited CN, limited CG, mini warehouse, and to allow for the agricultural use to continue. The portion of the property zoned PD is located within the South Shore Corporate Park DRI, but the proposed uses will not require a DRI Development Order. A minor modification is required to remove the eastern portion of the property from PD 19-0067 and is being considered under application PRS 25-0317. This application is being reviewed concurrently with an application (V24-0013) to vacate public right-of-way within the proposed PD boundaries.

Zoning	Existing		Proposed
Districts	AR	PD 19-0067 (M3)	PD
Typical General Uses	Agricultural & Single Family	A & AI	Agricultural, CN Restricted, CG Restricted, Mini Warehouse and Open Storage
Acreage	10.8	2.41	13.22
Density/Intensity	1 DU per 5 GA/NA	1 DU per 10 GA/NA	NA/0.34
Mathematical Maximum*	2 Units	0	197,500_SF GFA

*number represents a pre-development approximation

Development Standards	Existing		Proposed		
Districts	AR	PD 19-0067 (M3)	PD		
			Agricultural (Tract 1)	CG/CN - Limited (Tract 2)	CG/CN - Limited (Tract 3)
Lot Size	5 Acres	10 Acres	3.01 Acres	2.5	7.71 Acres
Lot Width	150'	150'	240'	180	276'
Setbacks	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 30' Side: 20'	Front/Rear: 30' Side: 20'
Buffering & Screening	NA	NA	South: 40' Type "B"	North: 20' Type "B"	North: 20' Type "B" West: 40' Type "B" South: 40' Type "B"
Height	50'	50'	50'	40'	40'

APPLICATION NUMBER: PD 24-1147

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

Additional Information:

PD Variations

None requested as part of this application

Waivers to the Land Development Code

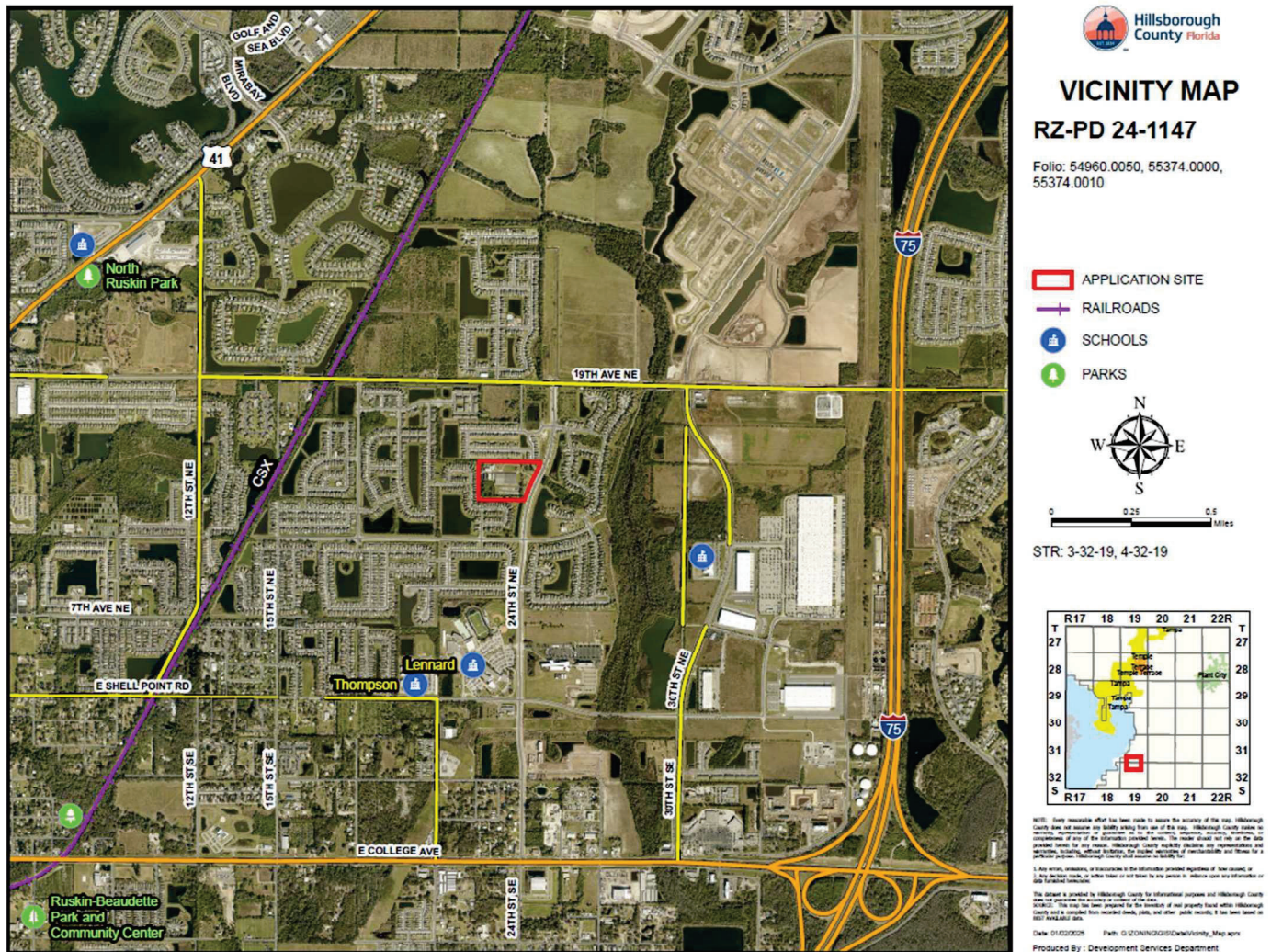
None requested as part of this application

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

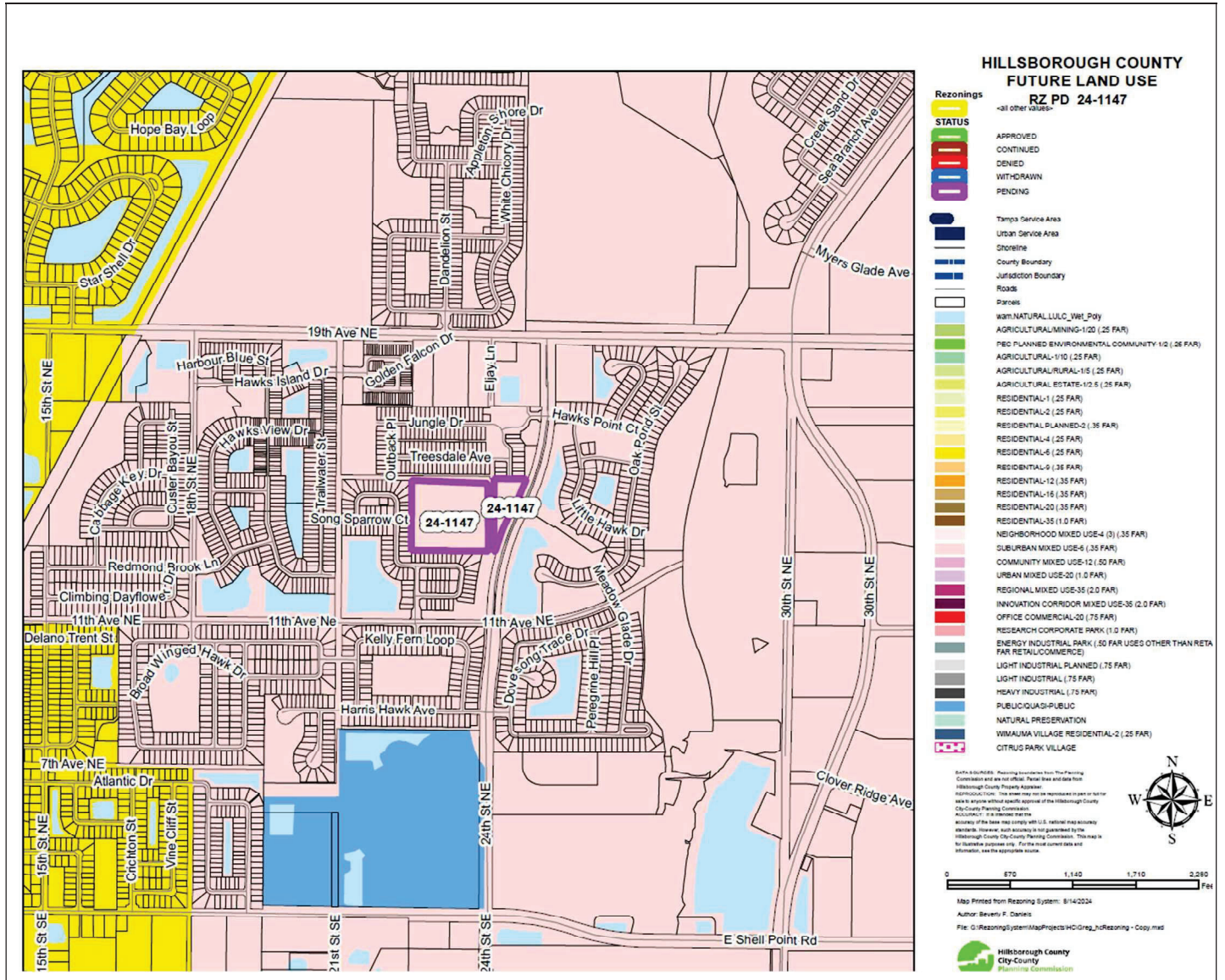


Context of Surrounding Area:

Most of the immediate area is developed for single-family use. Other uses in the area include Hillsborough Community College located approximately one-half mile to the south, and Lennard High School located approximately one-third of a mile to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

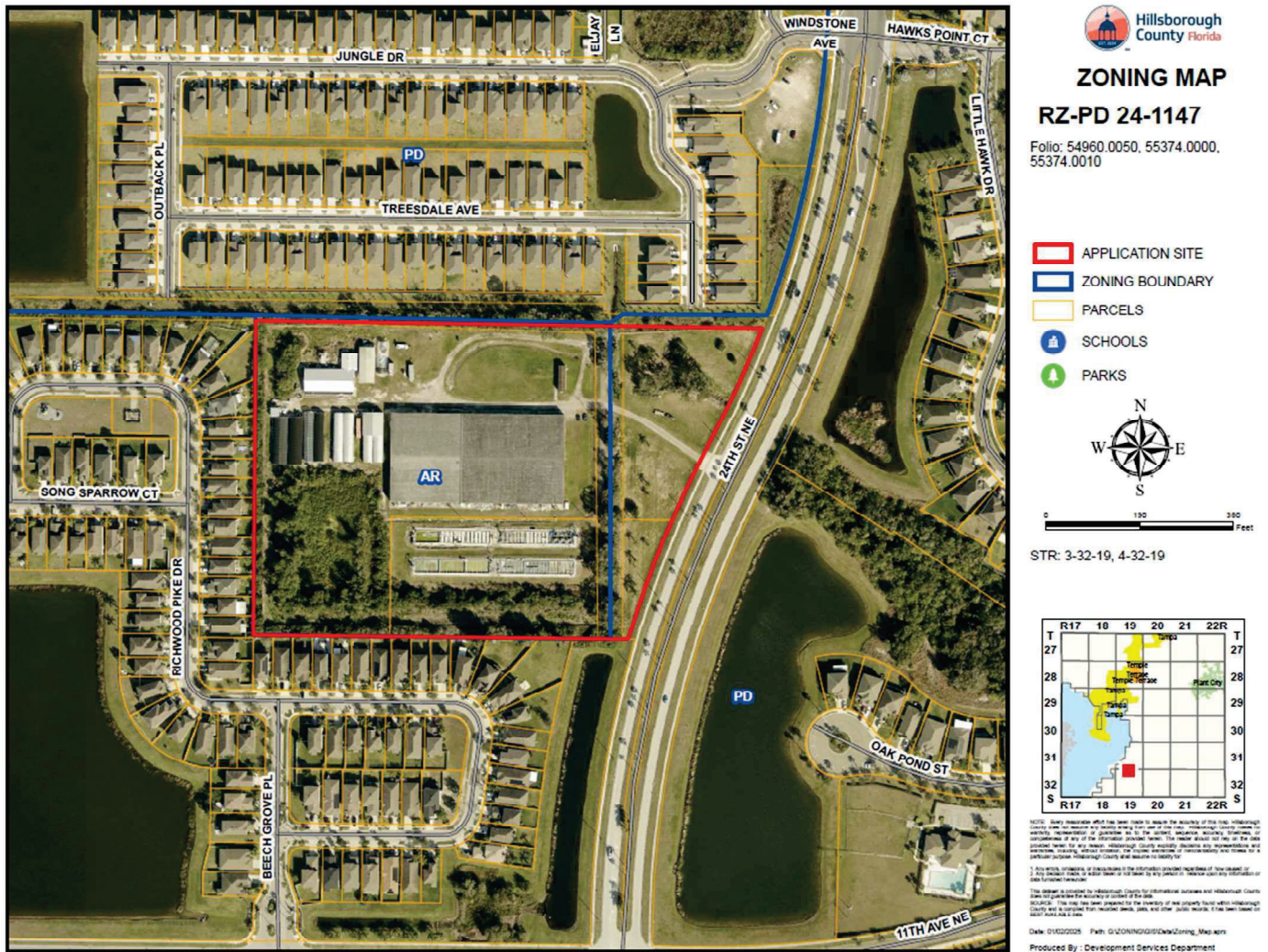
2.2 Future Land Use Map



Subject Site Future Land Use Category	Suburban Mixed Use – 6 (SMU-6)
Maximum Density/FAR	<p>6 DU/GA</p> <p>Neighborhood commercial up to 175,000 SF or 0.25 FAR</p> <p>Office, research corporate park, light industrial multi-purpose & mixed-use projects up to 0.35.</p> <p>Light industrial uses up to a 0.50 FAR.</p>
Typical Uses	Agricultural, residential, neighborhood commercial, office, research corporate park, light industrial with multi-purpose and clustered residential and/or mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning (PD Pod)	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 18-1371	5.25 DU per GA/FAR: 0.06	Single-Family, Conventional & BPO	Single-Family, Conventional & Undeveloped
South	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional
East	PD 19-0067 (L)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional
West	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional

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



APPLICATION NUMBER: PD 24-1147

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

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
24 th St NE	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	4	5
Proposed	710	36	95
Difference (+/-)	+654	+32	+90

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: (Per 1,000 SF Various use types are allowed, estimates are a sample of potential development. Existing uses being replaced or removed may be eligible to provide credit.) Urban Mobility, South Fire - 127040 SF building footprint - self storage, vehicle storage; 8,750 SF retail/food.				
<u>Retail - Shopping Center</u> Mobility: \$13,562.00 Fire: \$313.00	<u>Restaurant - Hi Turnover</u> Mobility: \$43,893.00 Fire: \$313.00	<u>Retail - Fast Food w/ Drive-Thru</u> Mobility: \$104,494.00 Fire: \$313.00	<u>Mini-Warehouse</u> Mobility: \$725.00 Fire: \$32.00	

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <div><div><input type="checkbox"/> Meets Locational Criteria</div><div><input type="checkbox"/> N/A</div></div> <div><input checked="" type="checkbox"/> Locational Criteria Waiver Requested</div> <div><div><input type="checkbox"/> Minimum Density Met</div><div><input type="checkbox"/> N/A</div></div>	<div><input checked="" type="checkbox"/> Yes</div> <div><input type="checkbox"/> No</div>	<div><input type="checkbox"/> Inconsistent</div> <div><input checked="" type="checkbox"/> Consistent</div>	<div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the 50 feet of separation, to include Type B screening, landscape buffering, and setbacks proposed by the applicant between the proposed mini warehouse and the residential properties to the north and west will sufficiently mitigate the impacts of the mini warehouse on the neighboring properties. Staff also finds that the outdoor vehicle storage area design requirements proposed by the applicant adequately meet the intent of the screening requirements in LDC Section 6.11.60.E.4 and will sufficiently mitigate the impacts on the neighboring properties. Additionally, staff finds the restricted commercial uses proposed by the applicant in addition to the buffering and screening to be provided will minimize the impacts on the neighboring properties.

5.2 Recommendation

Staff recommends approval, subject to conditions.

Requirements for Certification:

Prior to certification the applicant shall revise the site plan to label the sheets Sheet # of 2 and indicate Type "B" screening along the southern PD boundary of Tract 3.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 29, 2025.

1. The site shall be developed as a mixed-use project with up to 197,500 square feet of gross floor area and a 0.34 floor area ratio.
2. Development is limited to the following uses as described below.
 - a. Tract 1 – Agriculture as defined by the Land Development Code and aquaculture in accordance with Chapter 597 of Florida Statutes with the following requirements.
 - 1) Minimum front and rear setbacks are 50 feet.
 - 2) Minimum side setbacks are 25 feet.
 - 3) Buildings shall not exceed 50 feet in height.
 - 4) Building area shall not exceed 24,000 square feet. Greenhouses structures that constitute a building as defined by the Land Development Code shall be considered building areas, e.g., greenhouses with no more than two solid walls shall not be considered buildings.
 - 5) A 40-foot-wide landscape buffer with Type A screening is required along the southern boundary.
 - b. Tract 2 – Restricted CG and CN uses (to include pre-K, day care, child care and child nurseries as conditional uses) with the following requirements.
 - 1) Excluded CN and CG uses:

Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.
 - 2) Gross floor area shall not exceed 6,750 square feet.
 - 3) Minimum front and rear setbacks are 30 feet.
 - 4) Minimum side setbacks are 20 feet.
 - 5) Buildings shall not exceed three stories or 40 feet in height
 - 6) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary

- c. Tract 3 – Restricted CN and CG uses, and mini warehouse with outdoor vehicle storage with the following requirements.
- 1) Excluded CN and CG uses:

Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.
 - 2) CN and CG, restricted use shall not exceed 2,000 SF.
 - 3) Mini warehouse use shall not exceed 161,500 SF.
 - 4) The outdoor vehicle storage area must be covered and include walls on those portions of the outdoor storage area not otherwise screened by buildings such that outdoor storage may not be visible from off-site.
 - 5) A 40-foot-wide landscape buffer with Type B screening is required along the southern boundary.
 - 6) A 40-foot-wide landscape buffer with Type B screening is required along the western boundary.
 - 7) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary.
3. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
- a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
4. The developer shall extend the northbound to westbound left turn lane on 24th Street onto Hawks Point Court to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
5. The subject site shall be permitted a singular right-in/right-out access to 24th Street NE.
6. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same

8. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
9. 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.
10. 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.
11. 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.
12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. 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.
17. 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.

APPLICATION NUMBER: PD 24-1147

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

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.

APPLICATION NUMBER: PD 24-1147

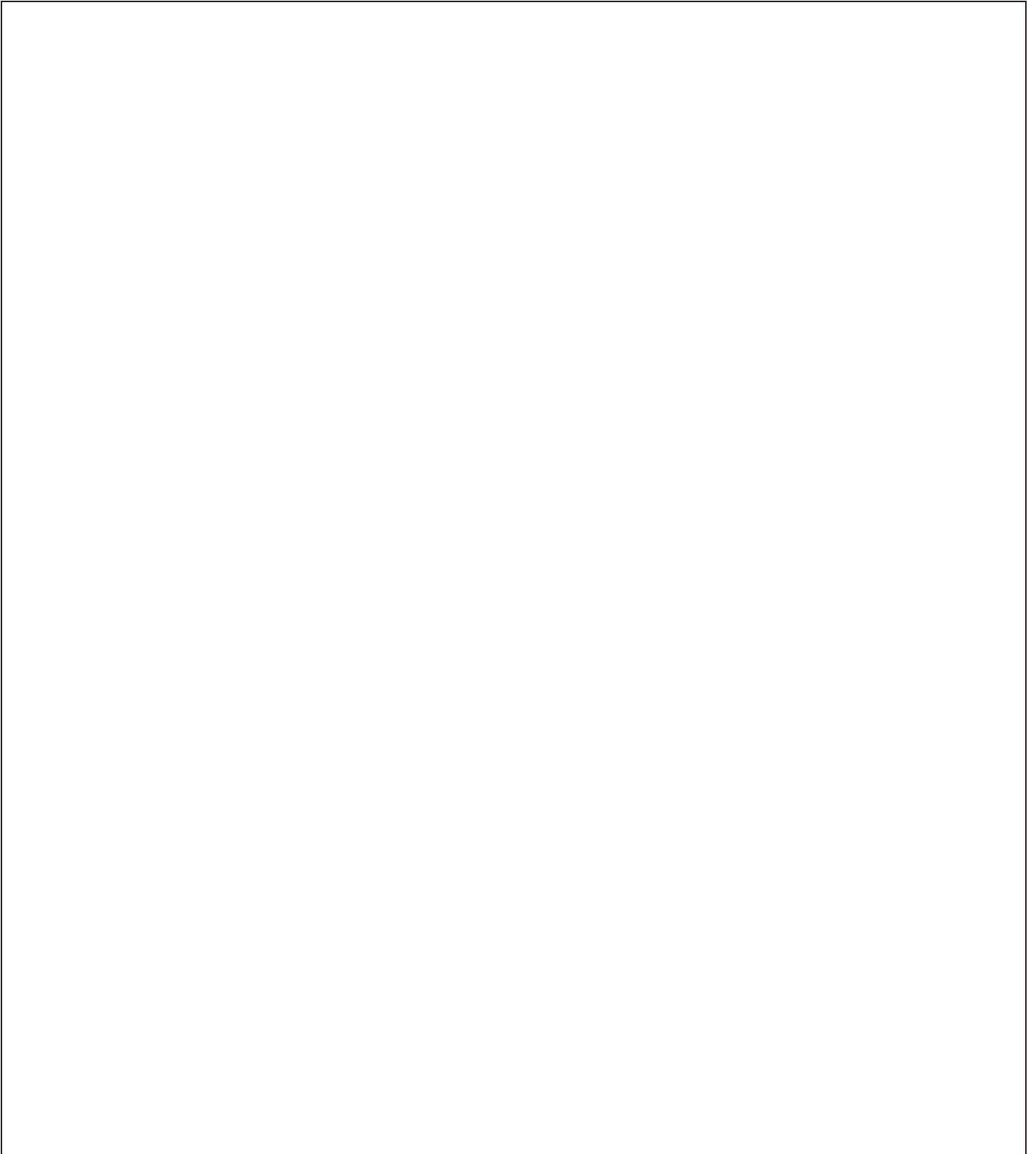
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



NOTES:

1. The PD name is "SouthShore Development", and type is GDP. Marlon Lynn and Kayla Strasser are the sole architects associated with the project. Michael Yates and Vicki L. Castro are the sole engineers associated with the project. Sam Ball is the planner for the project. No other developer(s), engineer(s), architect(s), or planner(s) are associated with the project.
2. Property is within the Urban Service Area and the Ruskin Community Planning Area in Unincorporated Hillsborough County.
3. Public wastewater and water will be provided by Hillsborough County.
4. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code unless otherwise specified in the Conditions of Approval.
5. Outdoor storage will be in accordance with the requirements of Section 6.11.60 of the LDC, except that the designated outdoor storage area(s) shall be screened by a carport enclosed on those sides not otherwise screened by buildings such that no portion of any recreational vehicle, boat or moving truck is visible from off-site.
6. Environmentally Sensitive Area locations are subject to change pending formal agency jurisdictional determination.
7. The alignment of internal roads and pedestrian pathways are conceptual.
8. This project is not within any Overlay Districts or Special Zones, and there are no designated Scenic Roadways, designated historic landmarks or other historical or archeological sites and structures located within or adjacent to the project boundaries.
9. There are no designated historical landmarks or other historical or archeological sites or structures within the project boundaries or within 150 feet of such boundaries.
10. There are no natural water bodies within the project boundaries. There is a proposed man-made water body within the project boundary, which is depicted hereon.
11. A Comprehensive Plan boundary flex is not requested.
12. All easements, plats, parcel lines, rights-of-way, and folio numbers within the project and within 150 feet of said project exist as depicted hereon, except the following plats are not depicted:
 - a. The Ruskin Colony Farms Plat recorded in Plat Book 5, Page 63, Public Records of Hillsborough County, Florida.
 - b. 1st Extension of Ruskin Colony Farms Plat recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida.
 - c. Plat recorded in Plat Book 140, Page 234, Public Records of Hillsborough County, Florida.
 - d. Hawks Point – Phase 1A, a replat of a portion of Ruskin Colony Farms recorded in Plat Book 5, Page 63, and a portion of 1st Extension of Ruskin Colony Farms recorded in Plat Book 6, Page 24, recorded in Plat Book 114, Page 68-78, Public Records of Hillsborough County, Florida.
 - e. Hawks Point – Phase 1B-1, a replat of a portion of Hawks Point Phase 1B recorded in Plat Book 114, Page 169, recorded in Plat Book 115, Page 180-184, Public Records of Hillsborough County, Florida.
13. The 60-foot right-of-way depicted within the project boundary is to be vacated under vacation application No.: V24-0013.
14. No specific architectural designs for non-residential or multi-family structures are proposed.
15. There are no non-residential or multi-family structures within 200' of the project.
16. No common open space/recreational areas are proposed.
17. No areas for public parks or public-school sites are proposed.
18. The project driveways shall be private and gated where the driveways cross from Tract 2 onto Tract 1 and Tract 3. There are no local, collector, or arterial roadways existing or proposed within the project boundary.
19. If Hillsborough County determines pedestrian cross-access is feasible, points of pedestrian cross access will be as depicted hereon.
20. There are no existing or proposed Shared Access Facilities external to the PD Boundary.
21. There are no rights-of-way within the project boundary proposed to be dedicated to Hillsborough County or preserved for compliance with the Hillsborough County Corridor Preservation Plan.
22. There are no existing or proposed points of ingress and egress for mass transit or waterway facilities within the project boundaries.
23. There is an existing point of vehicular ingress/egress within the project area which will be used, and the location of such point is shown hereon. No other vehicular ingress/egress for vehicular ingress/egress is proposed.
24. There are no existing points of pedestrian ingress/egress within the project area. Points of pedestrian ingress/egress are proposed as depicted hereon.
25. There are no existing bikeways within the project area, and none are proposed; there is a 5' bikeway along 24th St. NE.
26. There are no existing or proposed raised separators, medians, median openings, or modifications to any such items within the project boundaries or within 150 feet of such boundaries except for the existing median without an opening adjacent to the project boundary for 24th Street as depicted.
27. There are no existing traffic control devices within the project or within 150' of the project. A stop sign is proposed as depicted hereon.
28. All parking will be determined at the time of site development according to the standards of the Land Development Code. Parking for the unlisted Agricultural use will be determined at the time of site development per the Land Development Code.
29. There are no intersections within 150 feet of the project.
30. A general interpretation of all water courses, lakes, conservation areas, preservation areas, wooded areas, upland habitat areas, and other such natural physical features within the project boundary or within one hundred and fifty feet of such boundary is depicted hereon.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/12/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Ruskin

PETITION NO: RZ 24-1147

-
- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |
-

CONDITIONS OF APPROVAL

1. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
 - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
2. The developer shall extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
3. The subject site shall be permitted a singular right-in/right-out access to 24th St NE.
4. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site

arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

5. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 14.87 acres from Agricultural Rural and Planned Development (PD) 19-0067 to Planned Development (PD). The subject parcels under Folio No. 54960.0050 and Folio No. 55374.0010 reside within the section labeled Tract M3 of the existing Planned Development (PD) which is approved all uses permitted under the Agricultural (A) and Agricultural Industrial (AI) standard zoning districts. A companion PRS (RZ 25-0317 PRS) has been filed, requesting to remove the subject parcels from the PD.

The proposed Planned Development is seeking approval for a 24,000sqft of an agricultural use in order to continue the operation of an existing aquicultural research pods located within the area labeled Tract 1, 6,750sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers, heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 2, and 161,500sqft of mini-warehouse and 2,000sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers, heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 3. The site is located +/- 970ft north of

the intersection of 24th St SE and 11th Ave NE. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

Trip Generation Analysis

Consistent with DRPM requirements the applicant did submit a traffic study and site access analysis; however, staff notes that as the analysis did not include estimates for the additional uses proposed for the project outside of the existing aquicultural use, mini-warehouse, and strip retail and therefore does not represent a worst-case match from that proposed, the analysis does not represent an accurate portrayal of project impacts. Such uses would include daycare centers and other more intense uses, significant additional trip generation could result. As discussed with the applicant prior to the filing of this report, the applicant has agreed to address this issue by agreeing to a trip generation cap which will limit the amount of traffic generated by the proposed development to the amounts portrayed in the traffic analysis prepared by the developer.

A comparison of the potential number of trips generated under the existing zoning designation and the traffic generation portrayed in the traffic analysis prepared by the developer, has been prepared.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 19-0067 (Tract M3), Single Family Detached (ITE 210) 4 Units	38	3	3
AR, Single Family Detached (ITE 210) 2 Units	18	1	2
Total	56	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Uses Undetermined Trips Limited by Trip Cap	710	36	95

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+654	+32	+90

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 24th St NE. 24th St NE. N is a 2-lane, divided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 124 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan 24th St NE is designated for a future four lane enhancement. However, 24th St NE currently contains the appropriate length of right-of-way required to accommodate the future expansion. Therefore, the preservation of additional right-of-way will not be required.

SITE ACCESS

The subject site currently takes access onto 24th St NE. via a single right-in/right-out vehicular and pedestrian connection. The subject site is anticipated to take access onto 24th St NE. via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As previously stated in this report, the developer will be required to extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

A condition restricting cumulative development of the subject site is proposed, such that it does not exceed the number of a.m. or p.m. peak hour trips studied with their analysis (i.e. no more than 36 a.m. peak hour trips and no more than 95 p.m. peak hour trips).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for 24th St NE is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
----------------	-------------	-----------	-------------------------	---

24 th St NE.	Shell Point Road	19 th Ave NE	D	C
-------------------------	---------------------	-------------------------	---	---

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

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
24 th St NE	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	4	5
Proposed	710	36	95
Difference (+/-)	+654	+32	+90

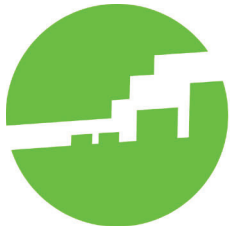
*Trips reported are based on gross external trips unless otherwise noted.

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 19, 2025 Report Prepared: May 8, 2025	Case Number: PD 24-1147 Folio(s): 55374.0000, 55374.0010 & 54960.0050 General Location: North of 11 th Avenue, south of 19 th Avenue, west of 24 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	Ruskin & SouthShore
Rezoning Request	Planned Development (PD) to allow for a mixed-use development of mini warehouse, self-storage, residential support, open storage and agricultural uses
Parcel Size	+/- 13.22 acres
Street Functional Classification	11 th Avenue – County Collector 19 th Avenue – County Arterial 24 th Street – County Collector
Commercial Locational Criteria	Does not meet; waiver requested

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed-Use-6	AR	Agricultural+ Vacant
North	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home + HOA
South	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home + Public/Quasi-Public
East	Suburban Mixed-Use-6	PD	Agricultural + Vacant + Public/Quasi-Public
West	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home

Staff Analysis of Goals, Objectives and Policies:

The subject site is located north of 11th Avenue, south of 19th Avenue and west of 24th Street on approximately +/- 13.22 acres. The site is in the Urban Service Area and is located within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The applicant is requesting to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to allow for mixed-use development of mini warehouse, self-storage, open storage, residential support and agricultural uses.

According to Appendix A of the Future Land Use Element, the intent of the SMU-6 Future Land Use Category is to be urban/suburban in intensity and density of uses. Rezoning shall be approved through a site planned controlled rezoning district. SMU-6 surrounds the subject site. The proposed Planned Development meets the intent of the SMU-6 category as it contains a mix of uses and is anticipated in this Future Land Use category.

The proposal meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposal also meets the intent of Policy 1.4, being found compatible with the surrounding area. Although the surrounding area contains mostly single family development, the proposal includes agricultural uses and residential support uses such as Pre-K, Daycare, Childcare, and Child Nurseries. According to Policy 1.4 "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." In this case, the proposed PD would not significantly change the existing character of the area.

The subject site meets the intent of Objective 16 and Policies 16.2 and 16.3 regarding the protection of adjacent land uses through various buffering and mitigation measures. The applicant has ensured that the

open storage component will not be visible off-site by adding screening techniques around the allotted area. The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (*CDC Goal 12*). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (*CDC Objective 12-1*). The surrounding land use pattern is residential in character, the proposal offers residential support uses and will not significantly alter that, nor will it encroach onto the single-family residential units.

FLUS Objective 4.6 allows certain non-residential support uses in residential areas if the design, intensity and scale compliment the surrounding area. The proposed Planned Development will provide residential support uses such as Pre-K, Daycare, Childcare, and Child Nurseries.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the SMU-6 Future Land Use category must be within 900 feet of a qualifying intersection that includes a two-lane roadway. The closest qualifying intersection to the subject site is 19th Avenue, a two-lane roadway, and 24th Street, a two-lane roadway. The distance from the subject site and the closest qualifying intersection is roughly 1,700 feet as opposed to the required 900 feet, and therefore, the site does not meet CLC. FLUE Policy 22.7 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 900-feet measurement requirement demonstrates the scale of development expected for the Urban Service Area and the proposed PD would be in scale with the area. This site is located approximately 1,700 feet away from the nearest major intersection. Staff recognize that the applicant has ensured mitigation measures, including enhanced screening for the open storage component and including residential support uses into the PD. Staff also recognize that under the updated Future Land Use Section (FLUS), the subject site is just under the required 1,000 feet from a qualifying intersection at 11th Avenue and 24th Street, and therefore, is consistent with FLUE Objective 22 and its accompanying policies. In addition, per FLUE Policy 22.8, an applicant may submit a request to waive the CLC criteria. The applicant provided a CLC waiver for the proposal. Planning Commission recommends that the Board of County Commissioners approve the waiver request based upon this information.

The subject site is in the SouthShore Areawide Systems and Ruskin Community Plans. The proposal meets the intent of Goal 4 of the Ruskin Community Plan which seeks to support continued agricultural and aquacultural activities. The property is also within the SouthShore Areawide Systems Plan. The SouthShore Areawide Systems Plan encourages and implements preferred development patterns as identified in community plans. The proposed Planned Development is compatible with the surrounding development pattern.

Overall, staff find that the proposed use is an allowable use in the SMU-6 designation, it is compatible with the existing development pattern found within the surrounding area and does support the vision of the associated Community Plans. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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 ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: 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.

NEIGHBORHOOD AND COMMUNITY SERVING USES

Objective 4.6: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: 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.

Relationship to Land Development Regulations

Objective 9: 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 9.1: 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 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.2: Gradual transitions of intensities 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.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

COMMERCIAL-LOCATIONAL CRITERIA

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development

- defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

Livable Communities Element: Ruskin Community Plan

Goal 4: Culture and History – Promote development that recognizes the historic character of the Ruskin community and enhances the quality of life.

- Support continued agricultural and aquacultural activities.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 24-1147

Rezonings

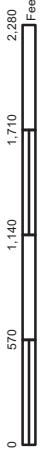
STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

warm NATURAL LULC_Wet_Poly
AGRICULTURAL MINING-120 (.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 (3) (.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/QUASI-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the map be used in conjunction with the official zoning map and the official zoning ordinance. The map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 8/14/2024
Author: Beverly F. Daniels
File: G:\Rezonings\System\Map\Projects\Hill\Rezoning_Hill\Rezoning - Copy.mxd

