

**Rezoning Application:** 25-1111  
**Zoning Hearing Master Date:** 11-17-2025  
**BOCC CPA Hearing Date:** 02-12-2026

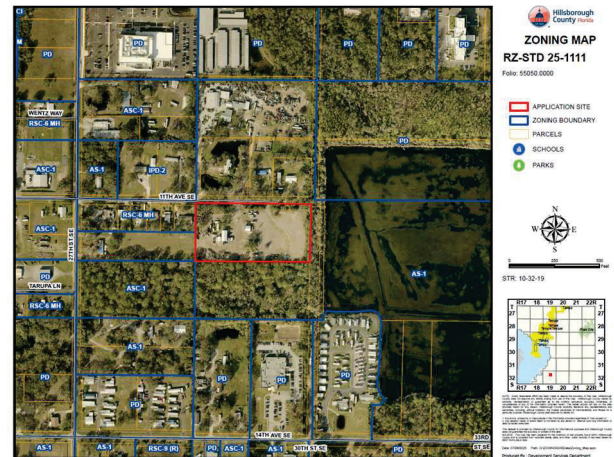


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** PRESSMAN TODD  
**FLU Category:** SMU-6 (current)  
 OC-20 (proposed)  
**Service Area:** Urban  
**Site Acreage:** 4.7 Acres  
**Community Plan Area:** Ruskin  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone to CI



### Introduction Summary:

The applicant is requesting to rezone to CI from AS-1. This rezoning request is a companion to Comprehensive Plan Amendment 25-30.

Zoning:	Existing	Proposed
District(s)	AS-1	CI
Typical General Use(s)	Single-Family Residential/Agricultural	Intensive Commercial
Acreage	4.7 Acres	4.7 Acres
Density/Intensity	1 DU/GA	0.30 F.A.R.
Mathematical Maximum*	4 DU/GA	61,419.6 sq ft

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	CI
Lot Size / Lot Width	43,560 sq ft/ 150 ft wide	20,000 sq ft/ ft wide
Setbacks/Buffering and Screening	50 ft Front, 15 ft side, and 50 ft rear	30 ft front, 30- 20 ft buffering with type B or C screening south, east and west
Height	50 ft	50 ft, Any height greater than 20 feet shall increase the setback an additional two feet for every one foot over 20 feet

### Additional Information:

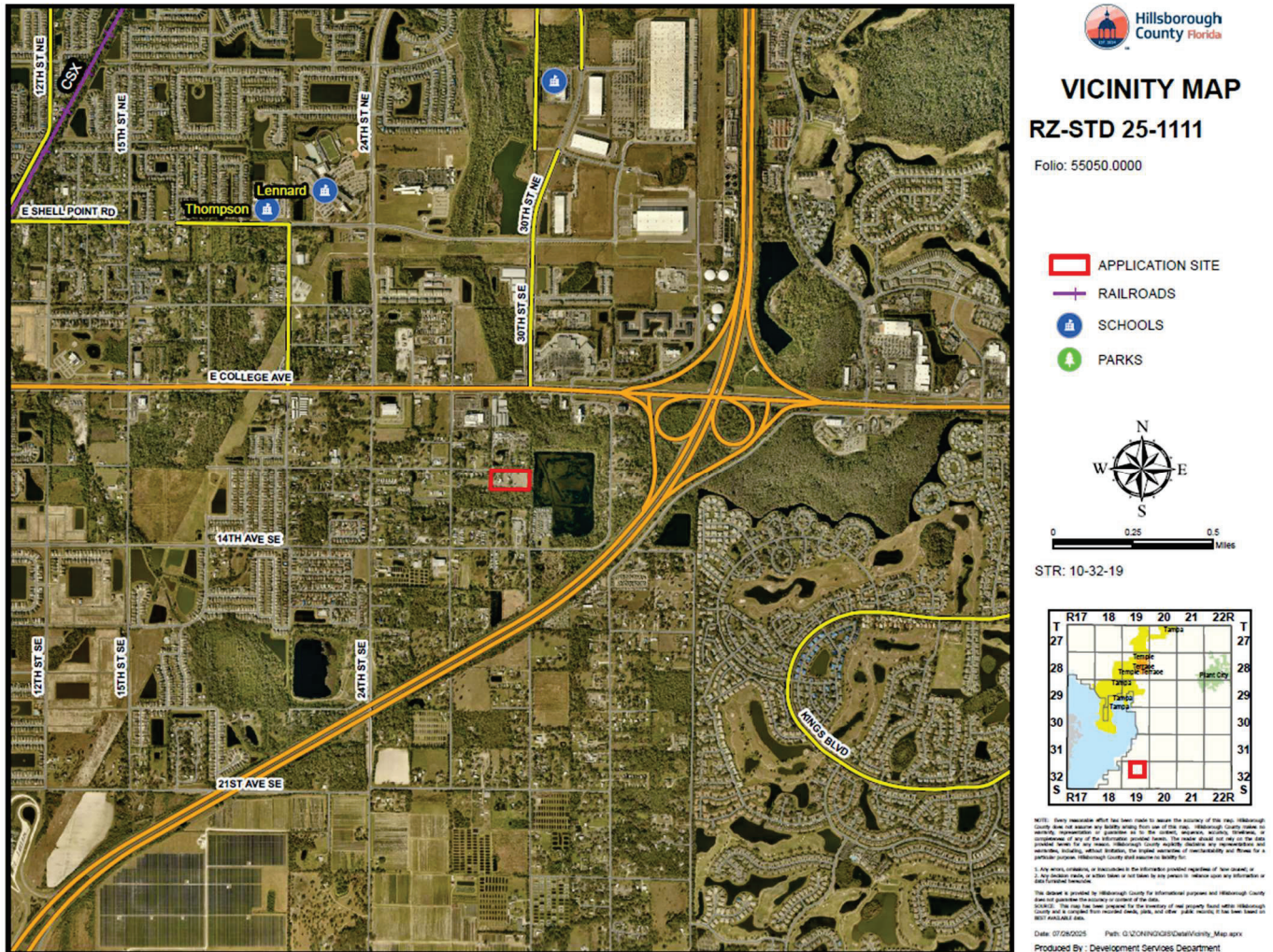
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

**Planning Commission Recommendation:**  
Inconsistent

**Development Services Recommendation:**  
Not Supportable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



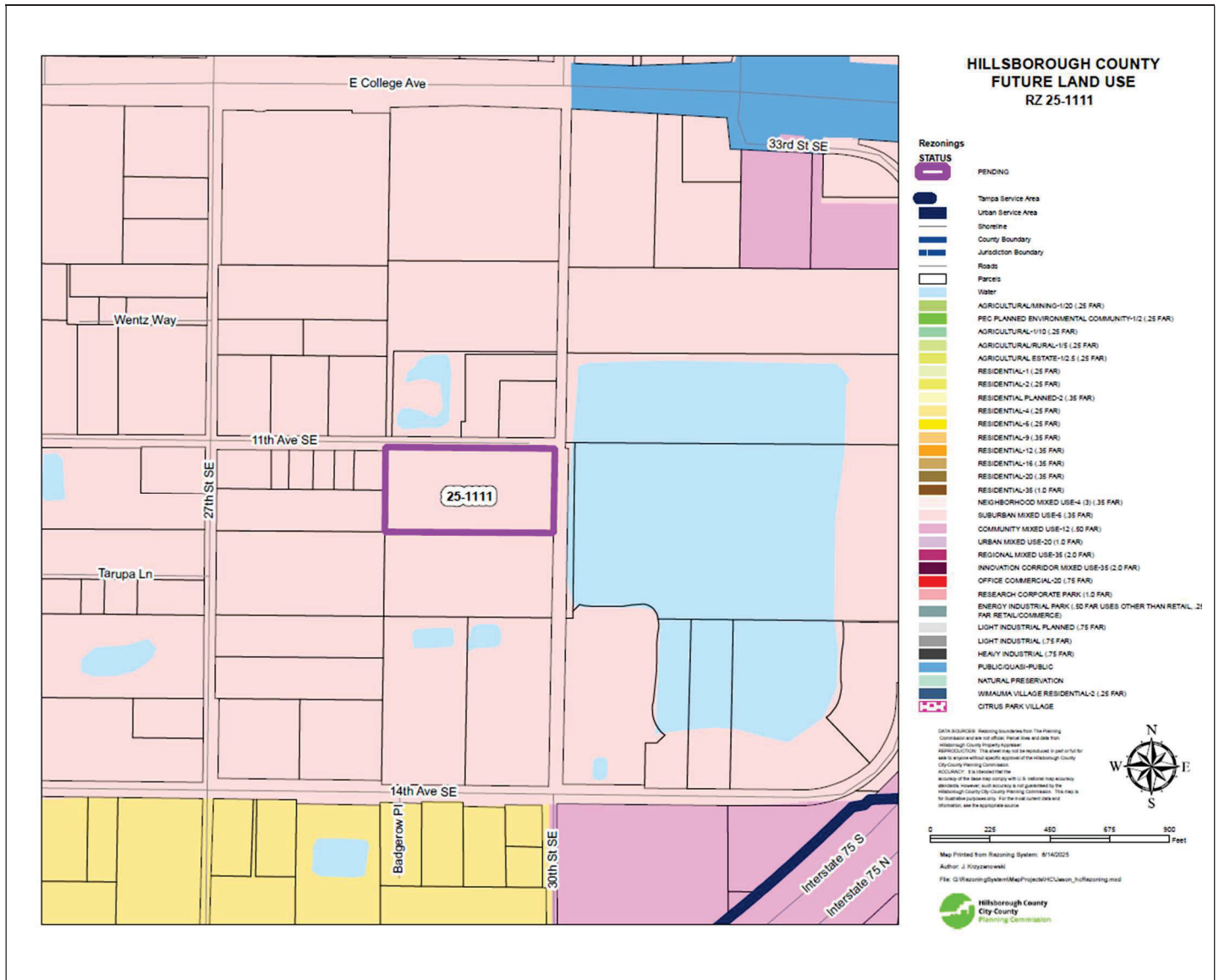
### Context of Surrounding Area:

The property exists south of E College Ave and west of Interstate 75 in the Ruskin community Plan Area. The area consists of commercial and residential uses. Commercial uses are found along College Avenue within the CN, CG and PD zoning districts.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

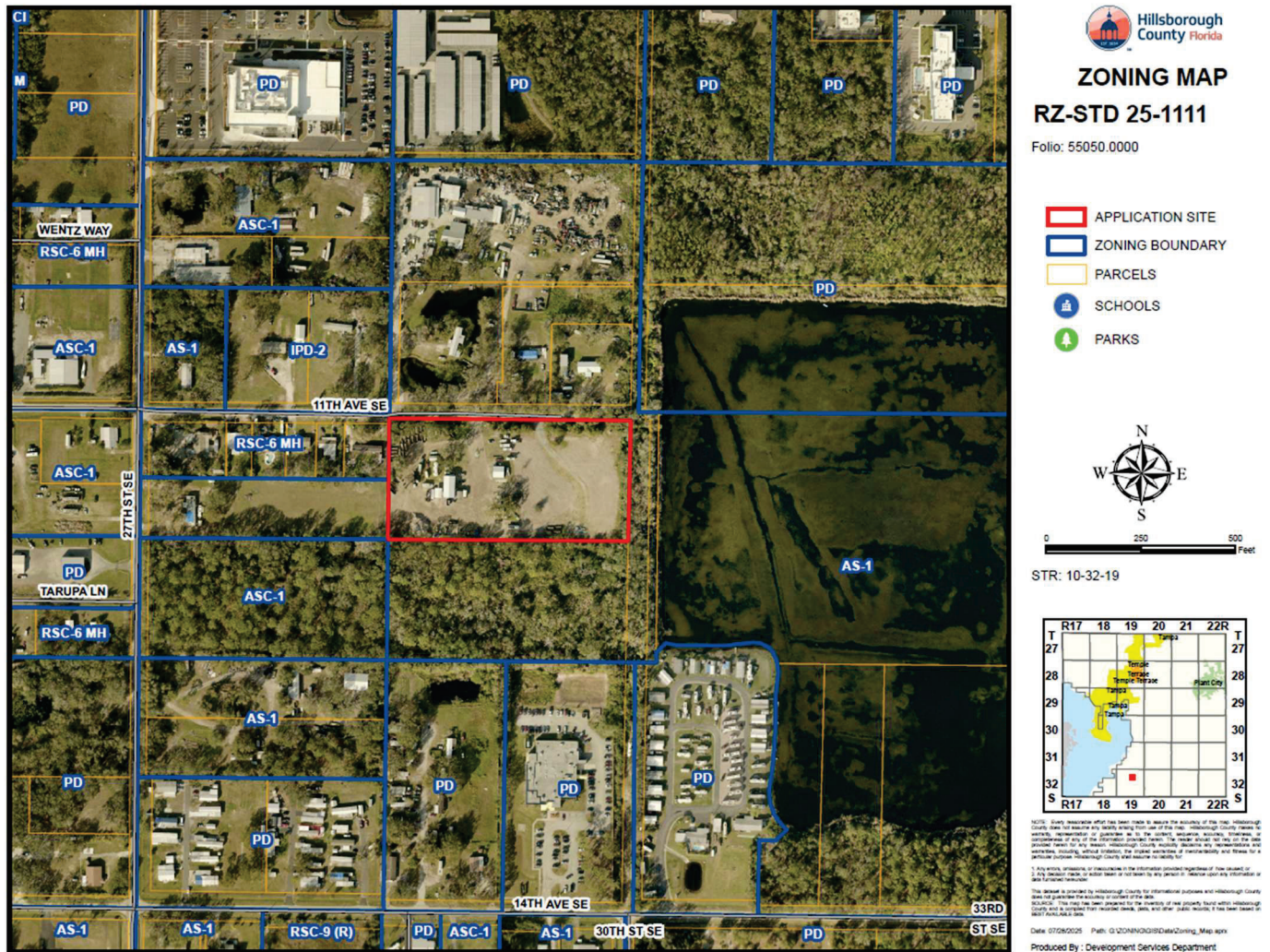
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (existing) OC-20 (proposed)
Maximum Density/F.A.R.:	6 DU/GA or 0.25 – 0.50 FAR (existing) 20 DU/GA or 0.75 FAR (proposed)
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. (existing)  Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. (Proposed)

## 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	AS-1	1 du/ga	Agricultural & Residential	Residential
East	AS-1	1 du/ga	Agricultural & Residential	Vacant
South	AS-1	1 du/ga	Agricultural & Residential	Vacant
West	AS-1 & RSC-6 (MH)	1 du/ga & 6 du/ga	Agricultural & Residential	Residential & Church

## 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



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Case Reviewer: Logan McKaig

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF 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
11 <sup>th</sup> Ave. SE	County Local - 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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	36	3	3
Proposed	14,978	1,134	1,462
Difference (+/-)	+14,942	+1,131	+1,459

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

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

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

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Natural Resources	<input 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 type="checkbox"/> No	n/a
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 _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input 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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The proposed zoning district is not compatible with the immediate area, which contains residential uses.

The CI zoning district permits a wide variety of commercial and commercial-intensive uses, which would be out of character with the immediate area. Additionally, the CI zoning district permits an FAR of 0.30 and maximum height of 50 feet.

The more intense uses in the area are primarily site controlled under a handful of Planned developments in addition to being closer to major roadways and further from residential. CI zoning is found approximately one quarter mile to the east and is located adjacent to the I-75/College Avenue off ramp. South of the CI zoned parcel is property zoned PD, which is limited to wholesale distribution, warehousing and contractor's office without open storage. Enhanced screening is required.

The area does contain intensive uses, which appear to be nonconforming. Property to the north with access to 11<sup>th</sup> Avenue SE is developed with an intensive use, which is not permitted in the AS-1 zoning district. Staff found no legal nonconforming determination for the site. Property to the northwest is zoned ASC-1 and used for warehouse open storage uses on ASC-1 zoning.

On the south side of College Avenue, further north of the subject site, more intense commercial/manufacturing uses are found within PD, M, and CI zoning districts.

The proposed Future Land Use Category of OC-20 can consider a wide variety of uses and zoning districts. Many of those, such as commercial, would be incompatible with the surrounding development.


### **5.2 Recommendation**

Not Supported



6.0 PROPOSED CONDITIONS

N/A

<b>Zoning Administrator Sign Off:</b>	
<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b> 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.	

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

## 8.0 PROPOSED SITE PLAN (FULL)

N/A

N/A



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Case Reviewer: Logan McKaig

## **9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/06/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Ruskin

PETITION NO: RZ 25-1111

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/-4.7-acre parcel from Agricultural, Single Family 1 (AS-1) to Commercial Intensive (CI). The future land use designation is Suburban Mixed Use 6 (SMU-6). However, there is a concurrent Comprehensive Plan Amendment (CPA 25-30) request to change the future land use to Office Commercial 20 (OC-20).

The subject property is located on the south side of 11<sup>th</sup> Ave SE., +/-900 feet east of 27<sup>th</sup> St. SE.

### ***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 worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12<sup>th</sup> Edition.

### **Approved Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak	
		AM	PM
ASC-1: Single Family Detached, 4 Unit (ITE Code 210)	36	3	3

### **Proposed Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak	
		AM	PM
CI: Convenience Store w/ Gas -11,000sf (ITE Code 945)	6,378	534	550
CI: Fast-Food Restaurant w/ Drive-Thru – 9,000 sf (ITE 934)	4,034	300	285
CI: Car Wash – 6,000sf (ITE 948)	1,522	89	147
CI: Pharmacy w/Drive-Thru – 16,000sf (ITE 881)	1,562	61	164
CI: Drive-In Bank – 15,000sf (ITE 912)	1,482	150	316
<b>TOTAL TRIPS</b>	14,978	1,134	1,462

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+)14,942</b>	<b>(+)1,131</b>	<b>(+)1,459</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

11<sup>th</sup> Ave. SE is a substandard County local roadway within a +/-40 of right of way. The roadway is unpaved. There are no sidewalks, no paved shoulders or curb and gutter within the vicinity of the project. Immediately west of the project frontage the roadway appears to be paved +/-18 feet wide in fair condition.

**SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. 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 private 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot reasonably meet minimum access spacing requirements).

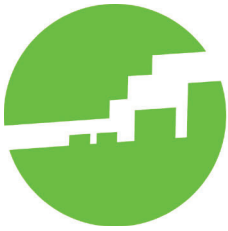
Transportation Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff does not object to this request.

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

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

11<sup>th</sup> Ave SE is included in the 2024 Hillsborough County Level of Service (LOS) Report.





**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> November 17, 2025 <b>Report Prepared:</b> November 6, 2025	<b>Case Number:</b> RZ 25-1111 <b>Folio(s):</b> 55050.0000 <b>General Location:</b> South of 11 <sup>th</sup> Avenue Southeast and east of 27 <sup>th</sup> Avenue Southeast
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Suburban Mixed Use-6 (6 du/ga; 0.25/.35/.50 FAR)  *Pending HC/CPA 25-30 to Office Commercial-20 (20du/ga; 0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Ruskin & SouthShore Areawide Systems
<b>Rezoning Request</b>	Agricultural Single Family (AS-1) to Commercial Intensive (CI) to allow CI uses
<b>Parcel Size</b>	4.7 ± acres
<b>Street Functional Classification</b>	11 <sup>th</sup> Avenue Southeast – <b>Local</b> 27 <sup>th</sup> Avenue Southeast – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not required
<b>Evacuation Area</b>	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	AS-1	Vacant Land
North	Suburban Mixed Use-6	AS-1 + PD	Single Family + Light Commercial + Light Industrial
South	Suburban Mixed Use-6 + Residential-4	AS-1 + PD + ASC-1	Vacant Land + Mobile Home Park + Multi-Family + Single Family
East	Suburban Mixed Use-6 + Community Mixed Use-12	AS-1 + PD + RSC-6 + ASC-1	Vacant Land + Single Family
West	Suburban Mixed Use-6 + Residential-4	AS-1 + RSC-6 + PD + ASC-1	Single Family + Public/Quasi-Public/Institutions + Two Family

#### **Staff Analysis of Goals, Objectives and Policies:**

The 4.7 ± acre subject site is located south of 11<sup>th</sup> Avenue Southeast and east of 27<sup>th</sup> Avenue Southeast. The subject site is in the Urban Service Area and is located within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Plan. The applicant is requesting to rezone the subject site from Agricultural Single Family (AS-1) to Commercial Intensive (CI) to allow CI uses.

The subject site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use Category. There is a pending Comprehensive Plan Map Amendment, HC/CPA 25-30, to change the Future Land Use to Office Commercial-20 (OC-20). This request for a rezoning is considered concurrent and dependent on the approval of HC/CPA 25-30. The Suburban Mixed Use-6 (SMU-6) Future Land Use category can be considered for a maximum density of 6 dwelling units per gross acre or a maximum intensity of 0.25 Floor Area Ratio (FAR). Office, research corporate park uses, light industrial multi-purpose and mixed-use projects may be considered for up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR. The analysis provided throughout this staff report is based on the pending OC-20 Future Land Use.

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. FLUS 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 nature of the proposed request causes significant compatibility concerns as single-family uses are in the immediate area, adjacent to the subject property to the west, as well as to the north across 11<sup>th</sup> Avenue Southeast.

Per FLUS 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. There is a pending Comprehensive Plan Map Amendment to the Office Commercial-20 (OC-20) Future Land Use category. The OC-20 Future Land Use category allows for the consideration of community commercial type uses, office uses, mixed use developments, and compatible residential uses. This designation can consider up to 20 dwelling units per gross acre or a maximum of 0.75 FAR.

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 does not meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised of mixed uses with single-family uses and mobile home parks most prominent in the immediate area. The proposed rezoning to the Commercial Intensive zoning district is incompatible with the established character of the surrounding area and raises significant compatibility concerns. The request conflicts with FLUS Objective 4.4 and its accompanying policies related to neighborhood protection. FLUS Policy 4.4.1 states that 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 the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site.

According to FLUS Policy 4.7.4, when planning the location of new non-residential developments at intersections meeting locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding character. The transition to a use allowed in a Commercial Intensive zoning district would allow for development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction. The proposed request to allow CI uses will not complement the single-family residential developments and mobile home parks around the site. The subject site is surrounded by the AS-1 zoning district. The Residential Single Family Conventional (RSC-6) is directly to the west. Given the intensity of the proposal, the proposed request would be situated, from a site design perspective, in a location that would likely cause significant compatibility issues with the residential around the site. The transition would cause development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction. Absent a site plan controlled zoning district, it is difficult to fully evaluate the proposed intensity of this zoning district in this location adjacent to residential uses.

The site is located within the limits of the Ruskin Community Plan and SouthShore Areawide Systems Plan. Goal 4 of the Ruskin Community Plan is to promote development that recognized the historic character of the Ruskin community and enhances quality of life. As such, Goal 3 under the Cultural/Historic Objective of the SouthShore Areawide Systems Plan is to enhance community capacity and retain the unique



character of communities in SouthShore. The proposed rezoning from AS-1 to CI would be out of character and the uses would be too intense for the surrounding area. This request is inconsistent with the policy direction in both the Ruskin Community Plan and SouthShore Areawide Systems Plan in the Livable Communities Element.

Overall, staff finds that the proposed use is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Ruskin Community Plan and the SouthShore Areawide Systems Plan. The proposed rezoning would not 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 **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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## **FUTURE LAND USE SECTION**

### ***Urban Service Area***

***Objective 1.1:*** 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.

### ***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.

### ***Land Use Categories***

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

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

### ***Relationship to Land Development Regulations***

**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.

### **Neighborhood/Community Development**

**Objective 4.4: 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 4.4.1:** 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

### **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.

Strategies:

- Promote the history and culture of Ruskin.
- Promote a small town character.

### **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN**

#### **Cultural/Historic Objective**

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

**The community desires to:**

1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.

- a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore*

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ 25-1111

Rezoning  
STATUS

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

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Author: J. Krzyznowski  
File: G:\Rezoning\System\MapProject\HCL\Map\HCL\_RZ\_25-1111.mxd

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