

Rezoning Application: RZ STD 26-0728

Zoning Hearing Master Date: 05/26/26

BOCC Land Use Meeting Date: 07/21/26

1.0 APPLICATION SUMMARY

Applicant: Darling Garcia Barreto
FLU Category: LI
Service Area: Tampa
Site Acreage: 4.66 acres
Community Plan Area: Palm River-Progress Village
Overlay: None



Introduction Summary:

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to CI-R (Commercial Intensive with Restrictions). The applicant proposes to restrict the access design to a Shared Access Facility.

Zoning:	Existing	Proposed
District(s)	ASC-1	CI-R
Typical General Use(s)	Single-Family Residential/Agricultural	Intensive Commercial, Office and Personal Services Restricted
Acreage	4.66	4.66
Density/Intensity	1 du/ga	0.30
Mathematical Maximum*	4 dwelling units	60,896.88 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	CI-R
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 30' Side (East): 30'/C Side (West): N/A Rear: 30'/C
Height	50'	50'

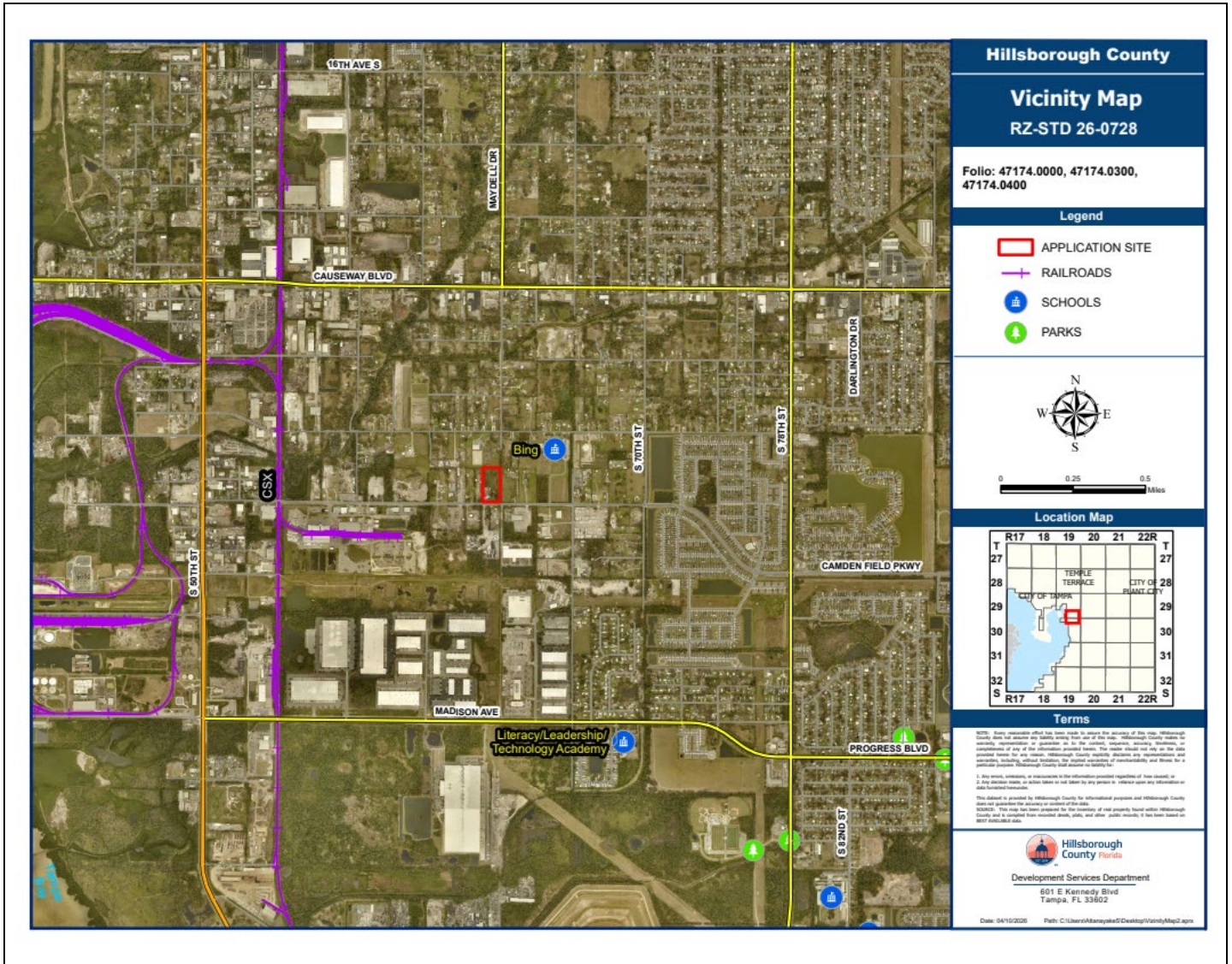
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

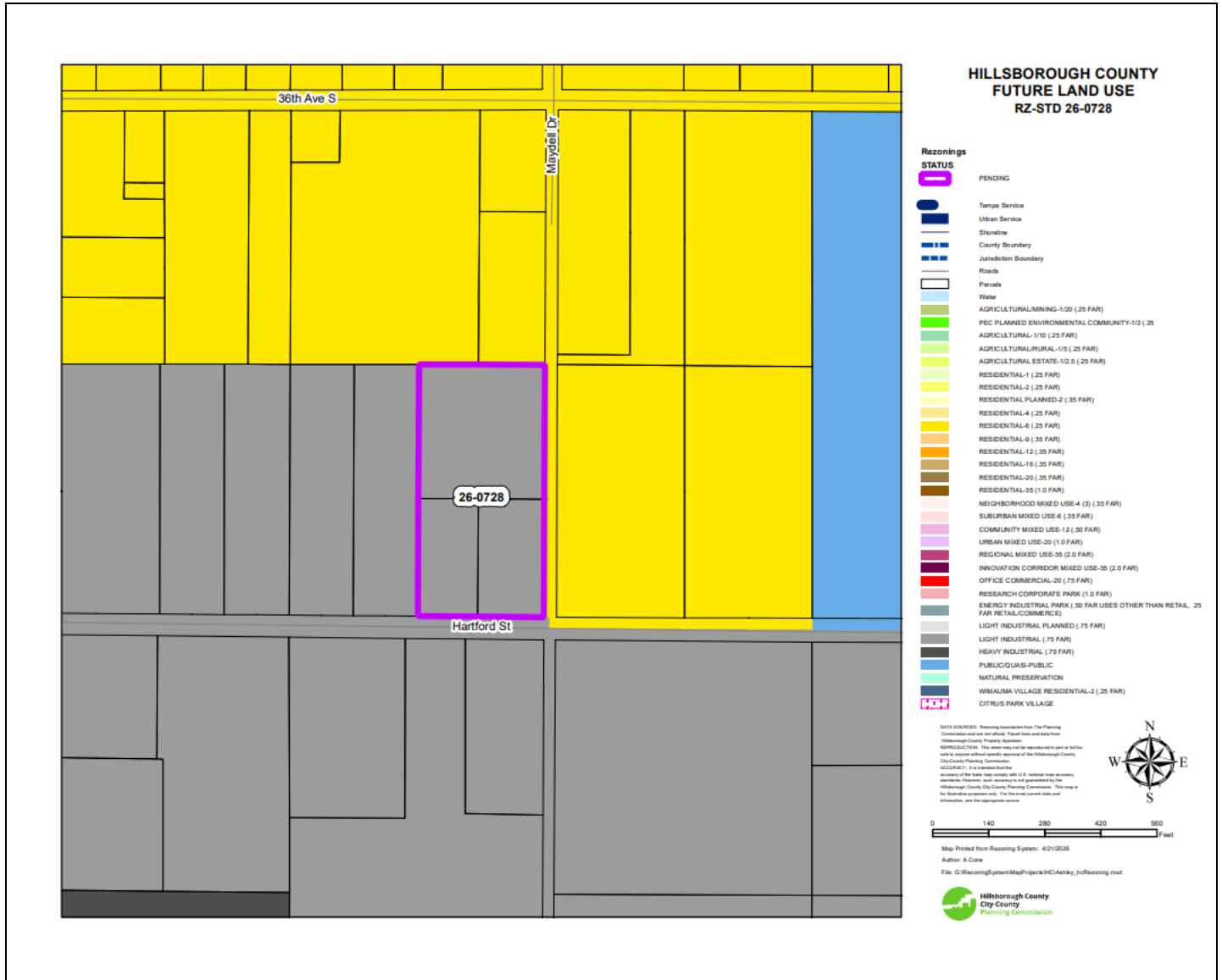


Context of Surrounding Area:

The site is located within the Palm River-Progress Village Community Plan Area on Hartford Street. It lies approximately 3,700 feet east of the CSX railway and is about 700 feet from E.L. Bing Elementary School. The surrounding area primarily consists of manufacturing, commercial, agricultural, and residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

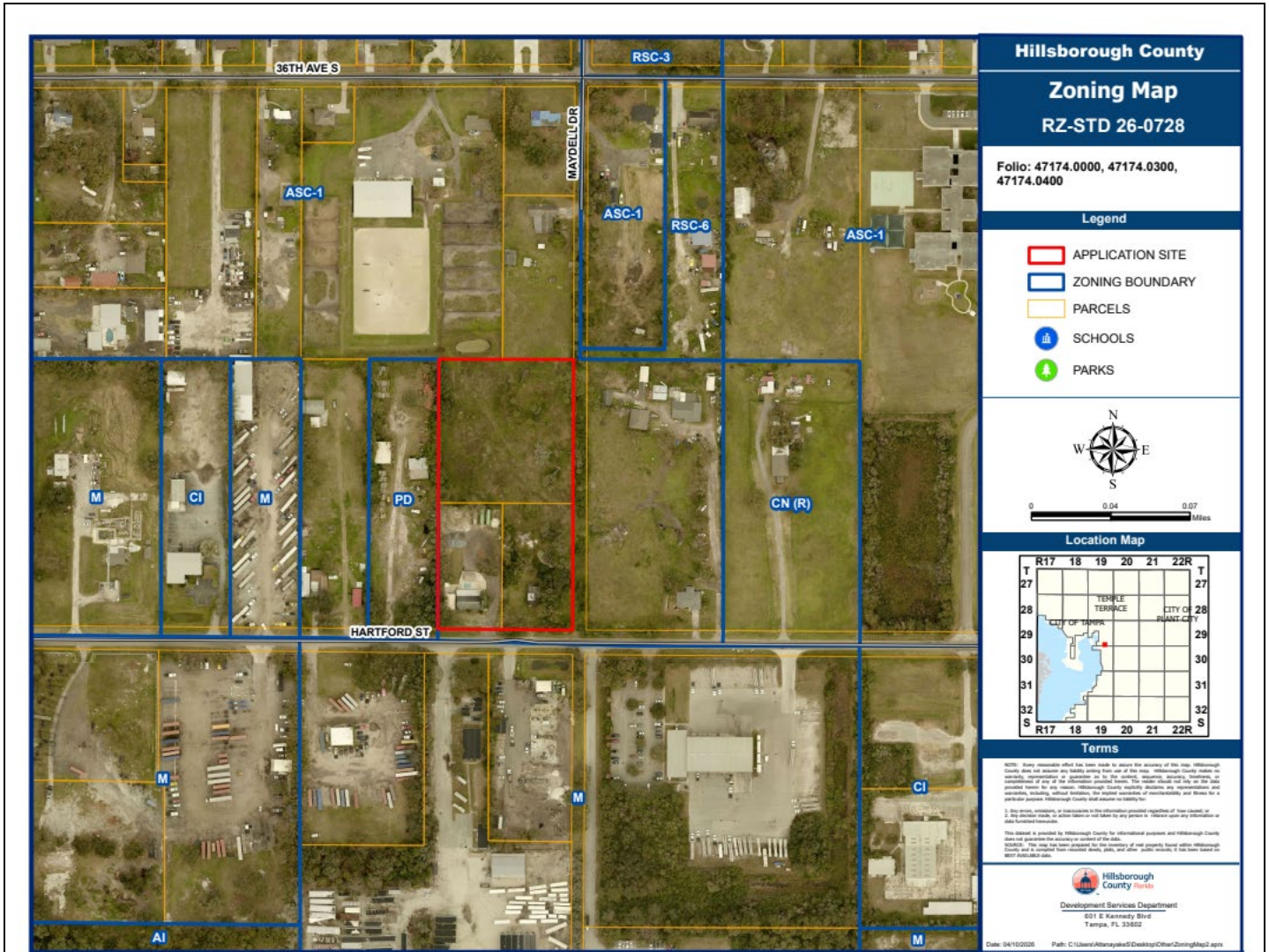
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities.

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	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single Family Residential & Stables
South	M	0.75 FAR	Industrial/Manufacturing	Open Storage
East	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single Family Residential & Agricultural
West	PD 89-0138	0.02 FAR	Open Storage	Open Storage

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

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

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Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hartford St.	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
Maydell Dr.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	9,601	724	791
Difference (+/-)	+9,565	+721	+788

*Trips reported are based on gross 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		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	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.
	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	

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See comments.
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 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 type="checkbox"/> Urban <input checked="" 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 type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" 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 requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to CI-R (Commercial Intensive with Restrictions). The site is located along Hartford Street, within the Palm River-Progress Village Community Plan Area.

The surrounding area primarily consists of manufacturing/industrial, commercial, agricultural, and residential uses. Parcels to the south and west of the site are used for open storage. To the north and east, sites are used for residential and agricultural uses. Development standards of the CI zoning district will be applicable, which include buffering and screening and building setbacks.

Given the property’s location, rezoning to the CI zoning district would be compatible with the zoning districts, uses, and development patterns in the area.

5.2 Recommendation

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

The developer shall provide an access/cross-access stub out along the western property boundary in a location which meets applicable requirements and considers the volume of total traffic anticipated to use such facility in the future. Such project access and all internal driveways between this access and the access to Hartford St. shall be considered Shared Access Facilities with Folio 47174.0200. The property owner shall take any actions, now or in the future, which may be necessary to effectuate the Shared Access Facilities as the sole legal means of access for the above specified properties.

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

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

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: 05/18/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GPR

PETITION NO: RZ 26-0728

- 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 three (3) parcels totaling +/- 4.66 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Commercial Intensive – Restricted (CI-R). The restriction the applicant is proposing states “The developer shall provide an access/cross-access stub out along the western property boundary in a location which meets applicable requirements and considers the volume of total traffic anticipated to use such facility in the future. Such project access and all internal driveways between this access and the access to Hartford St. shall be considered Shared Access Facilities with Folio 47174.0200. The property owner shall take any actions (now or in the future) which may be necessary to effectuate the Shared Access Facilities as the sole legal means of access for the above specified properties”. The site is located within the northwest quadrant of the intersection of Maydell Dr. and Hartford St. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

ASC-1, Single Family Detached (ITE 210) 4 Units	36	3	3
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Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
CI, Fast Food with Drive Through (ITE 934) 6,000sqft	2,689	199	190
CI, Coffee Shop with Drive Through (ITE 937) 2,000sqft	1,201	171	78
CI, Bank with Drive Through (ITE 912) 6,000sqft	593	60	126
CI, Pharmacy with Drive Through (ITE 881) 10,000sqft	1,702	38	102
CI, Medical-Dental office (ITE 720) 11,000sqft	371	33	35
Total	9,601	724	791

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+9,565	+721	+788

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hartford St. and Maydell Dr.

Hartford St. is a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of right of way. Maydell Dr. is a future 2-lane county-maintained local roadway. Maydell Dr. exists today as partially vacated and unimproved right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Maydell Dr. is designated as a future 2-lane roadway. As such, in accordance with the standards outlined in Typical Section – 3 (TS-3) of the Hillsborough County Transportation Technical Manual (TTM), a total of 12ft of additional right-of-way will need to be preserved along the project’s eastern frontage to accommodate this future improvement.

SITE ACCESS

It is anticipated that the site will have access to Hartford St. Staff notes that while Maydell Dr. is planned for a future 2-lane roadway along the eastern boundary of the subject property, it is not included in the Hillsborough County Capital Improvement Plan. Therefore, it is not certain when the roadway segment will be constructed.

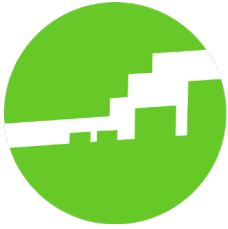
Traditionally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, 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. However, under a preliminary review of the project utilizing a worst-case scenario for trip generation under the proposed zoning designation, several concerns have been identified that would limit the project's access. Hartford St. has been identified as a class 5 two-lane county collector with a posted speed of 30MPH which would require a minimum spacing of 245ft. In alignment with Section 06.04.03.D of the LDC, which encourages shared access along collector roadways, staff supports this restriction language to address these spacing issues. Consistent with how similar constraints have been addressed through standard rezonings of adjacent parcels along this segment of Hartford St.

Staff notes that 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 have 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

Hartford St. and Maydell Dr. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.



**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 26, 2026 Report Prepared: May 15, 2026	Case Number: RZ 26-0728 Folio(s): 47174.0000, 47174.0300 & 47174.0400 General Location: North of Hartford Street and west of South 66 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (0 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Agricultural Single Family Conventional (ASC-1) to Commercial Intensive (CI) to allow development of an enclosed mini-warehouse/self-storage
Parcel Size	4.68 ± acres
Street Functional Classification	Hartford Street – County Collector South 66 th Street – Local
Commercial Locational Criteria	N/A
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	ASC-1	Single Family + Vacant Land
North	Residential-6	ASC-1	Single Family
South	Light Industrial + Heavy Industrial	M + AI + PD	Heavy Industrial + Heavy Commercial
East	Residential-6 + Public/Quasi-Public + Suburban Mixed Use-6	ASC-1 + CN + PD	Agriculture + Public/Quasi-Public/Institutions + Educational + Single Family + Heavy Industrial
West	Light Industrial	PD + ASC-1 + M + CI	Heavy Industrial + Single Family + Heavy Commercial + Light Commercial + Light Industrial

Staff Analysis of Goals, Objectives and Policies:

The 4.68 ± acre subject site is located north of Hartford Street and west of South 66th Street. The subject site is in the Urban Service Area (USA) and is within the limits of the Palm River-Progress Village Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Commercial Intensive (CI) to allow development of an enclosed mini-warehouse/self-storage.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The subject site currently contains vacant land and single-family residential uses. Surrounding development patterns are characterized by a diverse mix of land uses. Single-family residential uses are located to the north, while heavy industrial and heavy commercial uses are situated to the south, east, and west. Properties to the east include agricultural, public/quasi-public/institutional, educational, and single-family residential uses. To the west, the area is developed with single-family residential, light commercial, and light industrial uses. Given the mix of existing land uses in the surrounding area, the proposed development is compatible with the established development pattern

and character of the area. Accordingly, the request is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objectives 2.1 and 2.2, together with their implementing policies, establish the Future Land Use Map (FLUM) and define the allowable range of uses for each Future Land Use category. The character of each land use category is shaped by building type, residential density, functional use, and the physical composition of the land. Collectively, these factors establish the overall atmosphere and development character intended for each designation. Each Future Land Use category provides a range of potentially permissible uses. These uses are not intended to be exhaustive, but rather illustrative of the types of development consistent with the intent and character of the designation. The subject site is in the Light Industrial (LI) Future Land Use category. The LI designation allows for the consideration of agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. Free standing neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet). The proposed rezoning is consistent with the range of uses and development intensity permitted under the existing Light Industrial Future Land Use designation and is therefore consistent with FLUS Goal 2 and FLUS Objective 2.2.

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.

FLUS Objective 4.3 states that development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas. FLUS Policy 4.3.5 outlines the importance of continuing to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations. FLUS Policy 4.3.6 states that development proposals within the Coastal High Hazard Area need to provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times. The entire site is within the CHHA; however, the request is only proposing non-residential uses and therefore not impacting evacuation routes or clearance times for residents.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of mixed uses with industrial, commercial, single-family and agriculture in the immediate area. 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. The proposed rezoning complements the surrounding development pattern and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County remain consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Palm River-Progress Village Community Plan. Goal 2 of the plan emphasizes balancing growth within the built environment by promoting a well-connected and efficiently developed community where land use, mobility, utility networks, and infrastructure are coordinated to accommodate both existing and future needs. The proposed enclosed mini-warehouse/self-storage development is compatible with the surrounding development pattern, which includes industrial uses in close proximity to the site. Therefore, the proposed request is consistent with Goal 2 of the Palm River-Progress Village Community Plan, as outlined in the Livable Communities Element.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area and does support the vision of the Palm River-Progress Village 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*, subject to the restrictions proposed by the Development Services Department.

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.

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.

Compatibility

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

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

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.*

Land Use Suitability

Objective 4.3: *Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.*

Policy 4.3.5: *Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.*

Policy 4.3.6: *Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.*

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: PALM RIVER-PROGRESS VILLAGE COMMUNITY PLAN

Goal 2: *Balancing the Growth of the Built Environment*

The community seeks a well-connected and efficiently built environment where land use, mobility, utility networks, and infrastructure are coordinated to accommodate current and future needs.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0728

Rezoning
STATUS



PENDING



Tampa Service



Urban Service



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Ponds



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 (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



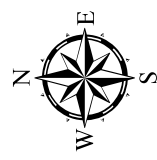
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)



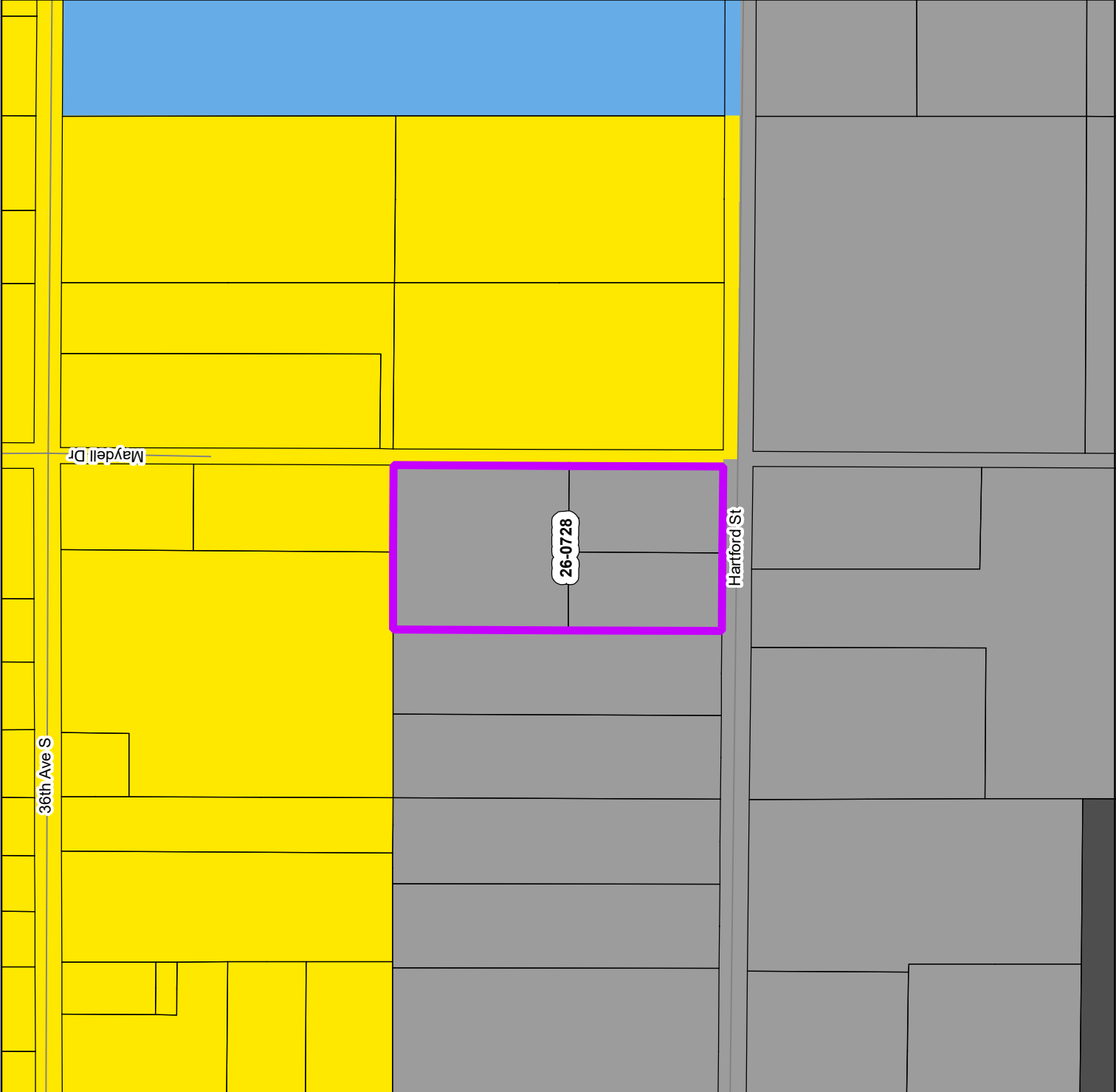
CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is provided as is, as far as possible, and is not intended to be used as a basis for any legal action. The information is provided for informational purposes only. The information is not intended to be used as a basis for any legal action. The information is not intended to be used as a basis for any legal action. The information is not intended to be used as a basis for any legal action.



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 Author: A. Cone
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