

Rezoning Application: 24-0074

Zoning Hearing Master Date: 2/20/2024

BOCC Land Use Meeting Date: 4/9/2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: R-1

Service Area: Rural

Site Acreage: 18.33 acres +/-

Community Plan Area: None

Overlay: Lithia/Southeast County Overlay

Special District: None

Request: Rezone from AR to AS-1 (Restricted)



Introduction Summary:

The applicant is requesting to rezone two neighboring parcels from AR (Agricultural Rural) to AS-1-R (Agricultural Single-Family 1 – Restricted). The applicant is proposing to restrict development to a maximum of 10 residential dwelling units with two access points from Porter Road due to transportation concerns. The Lithia/Southeast County Overlay District design standards do not apply to residential development.

Zoning:	Existing	Proposed
District(s)	AR	AS-1-R
Typical General Use(s)	Agricultural	Single-Family Residential/Agricultural
Acreage	18.33 +/-	18.33 +/-
Density/Intensity	1 dwelling unit / 5 acres	1 dwelling unit / 1.83 acres
Mathematical Maximum*	3 dwelling units	10 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	AS-1-R
Lot Size / Lot Width	217,800 SF / 150'	43,560 SF (34,848 upland) / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

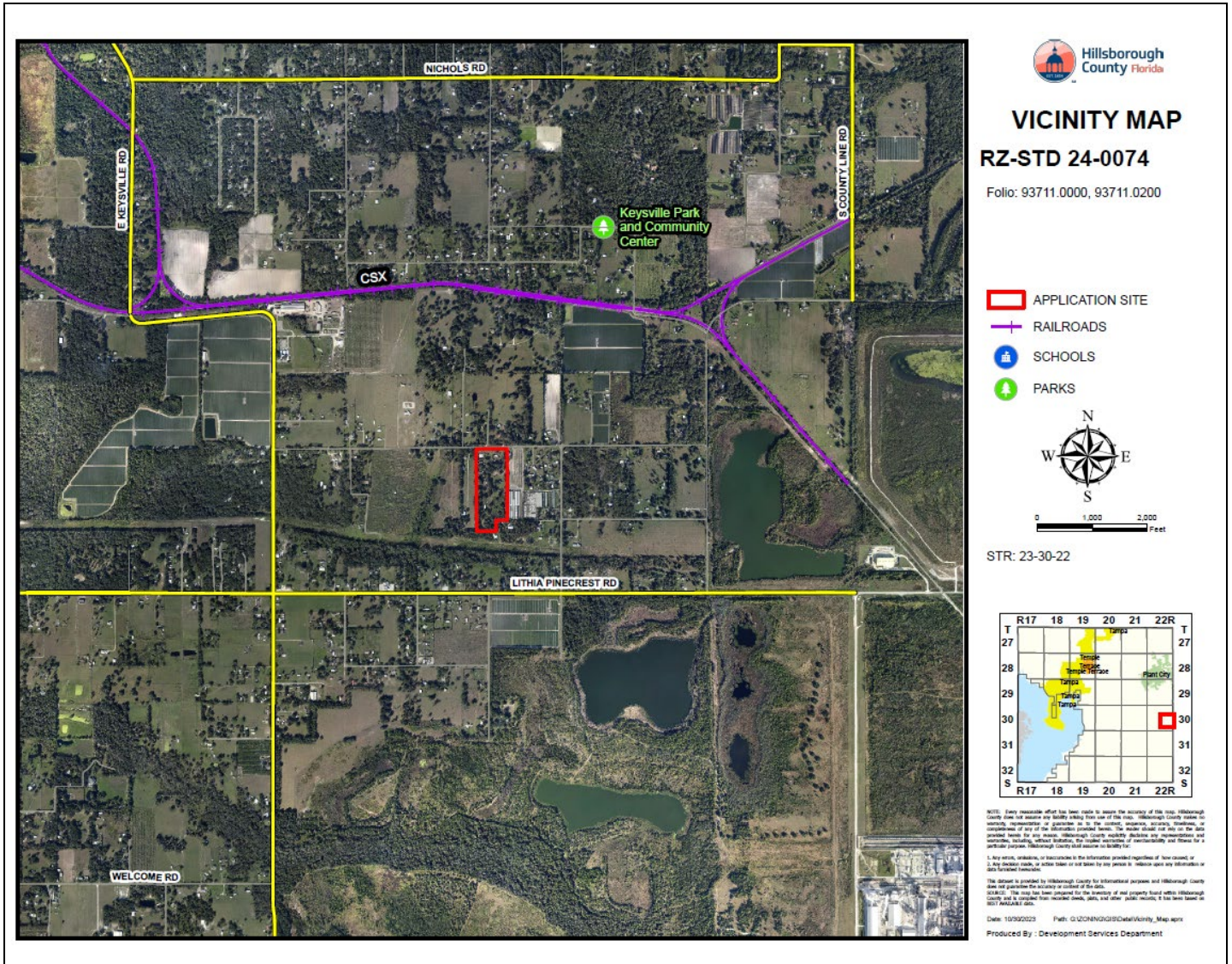
Additional Information:

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, with Restrictions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

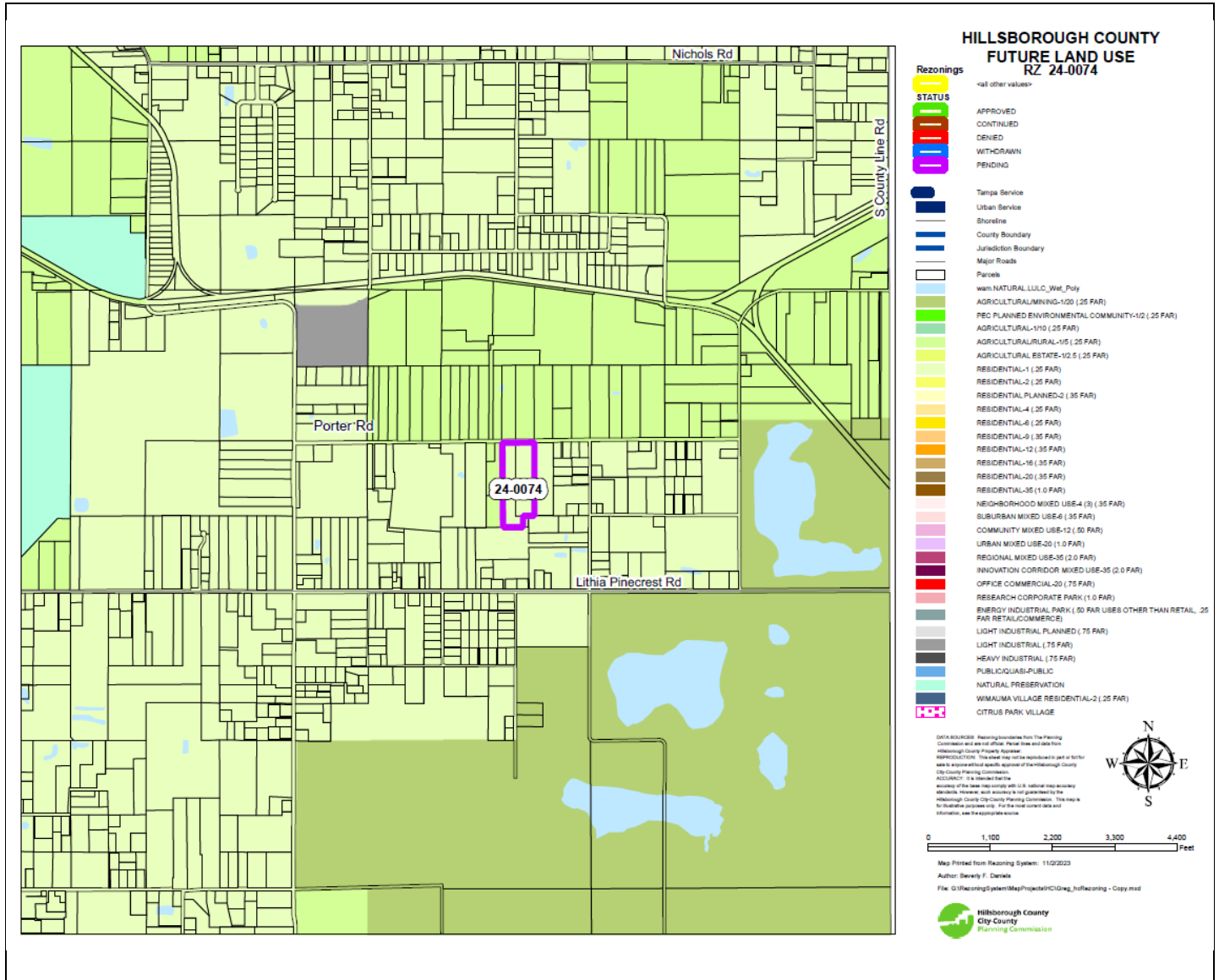


Context of Surrounding Area:

The subject properties are located in Lithia, around a mile east of the county line to Polk County. The surrounding area has a strong rural character. Most lots are at least 1 acre in size, and occupied by single family homes, mobile homes, or agricultural uses. Commercial uses are limited to along Lithia Pinecrest Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

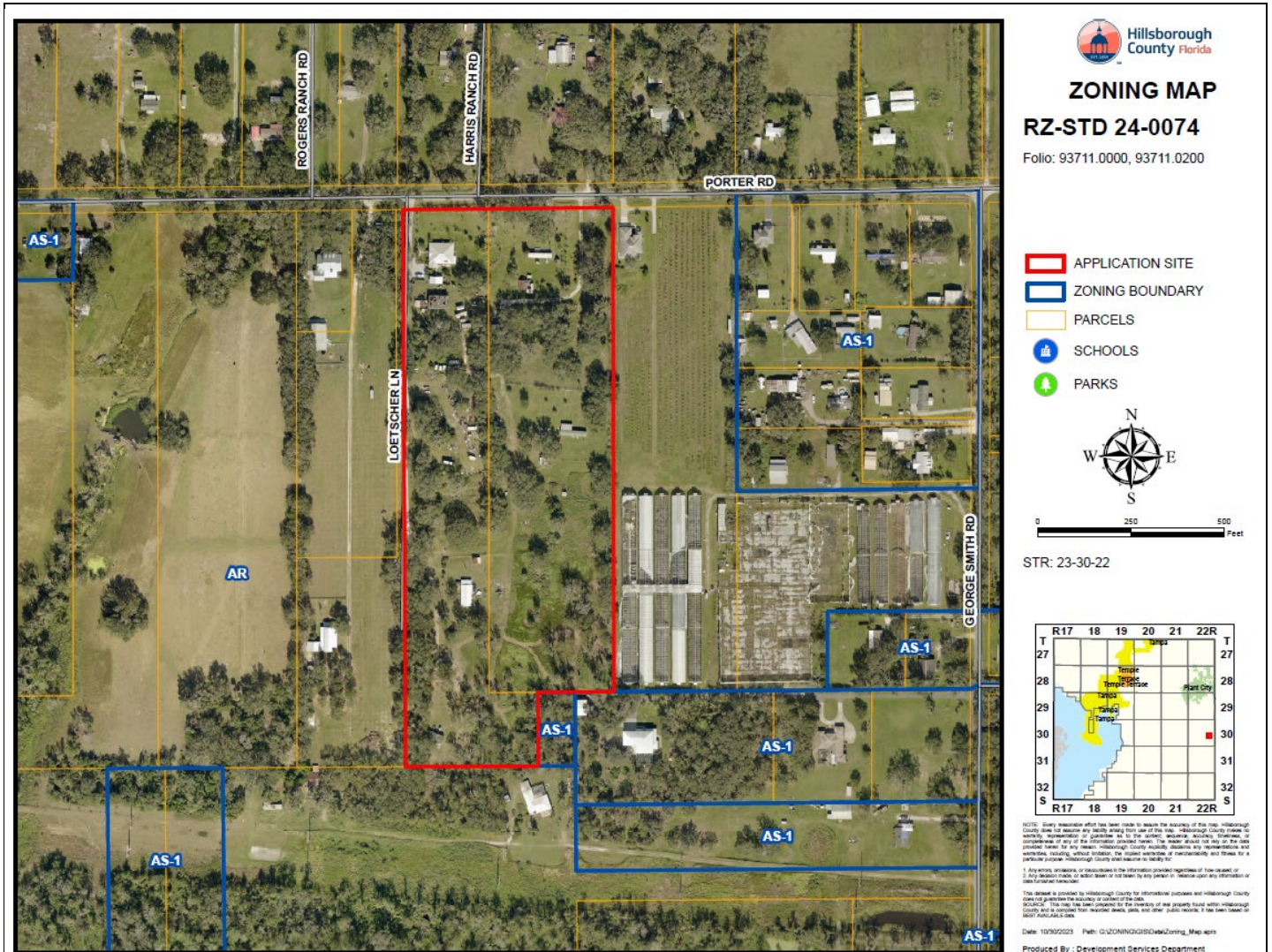
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-1
Maximum Density/F.A.R.:	1 DU/GA or 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose

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	AR	1 DU / 5 GA	Agriculture, Single-Family	Pasture, Single-Family Residential
South	AR	1 DU / 5 GA	Agriculture, Single-Family	Single-Family Residential
	AS-1	1 DU / GA	Agriculture, Single-Family	Vacant
East	AR	1 DU / 5 GA	Agriculture, Single-Family	Citrus Orchard
West	AR	1 DU / 5 GA	Agriculture, Single-Family	Pasture

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 24-0074

ZHM HEARING DATE: February 20th, 2024

BOCC LUM MEETING DATE: April 9th, 2024

Case Reviewer: Michelle Montalbano

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Porter Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	122	9	11
Difference (+/-)	+82	+6	+8

*Trips reported are based on net new 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		Choose an item.	Choose an item.	Choose an item.
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.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands present.
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	
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 checked="" 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"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See staff report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcels, located at 10102 Loetscher Lane and 3513 Porter Road, Lithia, are currently zoned AR and occupied by one single-family conventional residence and 4 mobile home residences. The applicant seeks to subdivide the approximate 18-acre site into single-family residential lots based around the existing structures. The applicant is requesting to rezone both parcels to AS-1-R, which would permit a minimum lot size of 1 acre, whereas the current AR district requires a minimum size of 5 acres. Both zoning districts allow for agricultural and single-family residential uses.

The proposed restrictions stem from transportation concerns. To lessen the impact of the rezoning on local roads, the applicant is proposing to limit development to a maximum of 10 residential dwelling units, instead of the mathematical maximum of 18 units. The access points into the project from Porter Road shall also be restricted.


The surrounding properties consist of agricultural or residential uses, all either in the AR or AS-1 zoning districts. The abutting parcel to the west is open pasture, and the parcel to the east is a citrus orchard. To the north and to the south are single-family conventional residences. Overall, the proposed AS-1-R zoning district will keep the subject site consistent with the adjacent zoning districts, the surrounding uses, and the rural character of the area.

5.2 Recommendation

Due to the above considerations, staff finds the proposed AS-1 zoning district approvable, with the following restrictions:

1. The project shall be limited to a maximum of 10 residential dwelling units.
2. Access shall be limited to a total of two access connections on Porter Road. The western existing access shall remain and provide access for up two single-family dwelling units. All other residential dwelling units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.

Zoning Administrator Sign Off:



J. Brian Grady
Thu Feb 8 2024 13:52:16

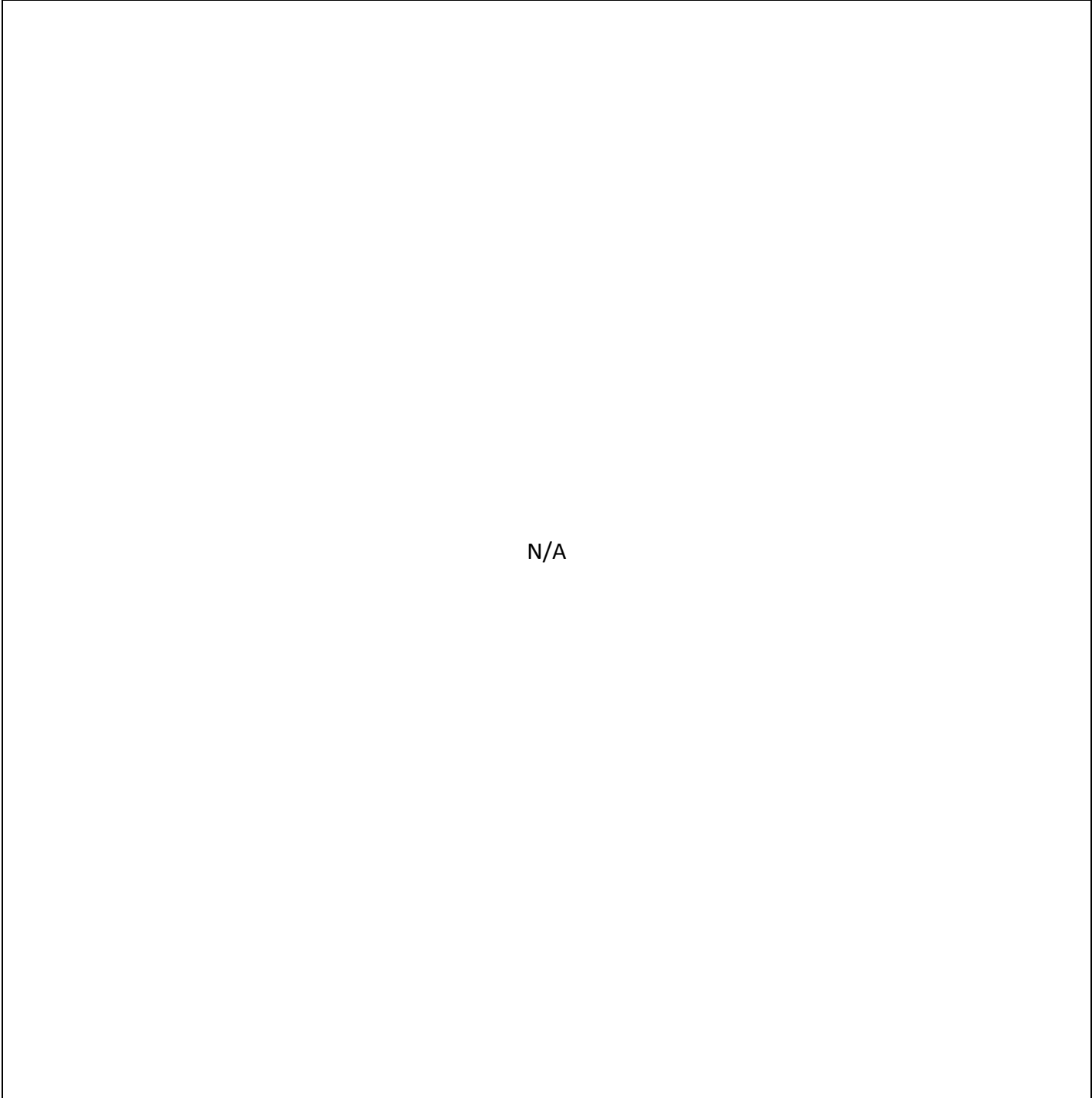
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

N/A

8.0 PROPOSED SITE PLAN (FULL)



N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: East Rural/Central

DATE: 02/07/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0074

- 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 two parcels totaling +/- 18.31 acres from Agricultural Rural (AR) to Agricultural Single Family – 1 - Restricted (AS-1-R). The proposed restrictions are

1. Access shall be limited to a total of two access connections on Porter Road. The western existing access shall remain and provide access for up to two single-family dwelling units. All other Residential Dwelling Units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.
2. The project shall be limited to a maximum of 10 Residential Dwelling Units.

The site is located on the south side of Porter Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

Transportation Staff initially had concerns with the proposed rezoning to AS-1 and the ability of the site to comply with both access spacing (LDC section 6.04.07) and number of access points (LDC section 6.04.03.I). Staff met with the applicant, and in response to these concerns, the applicant proposed to modify the request to AS-1-Restricted and proposed restrictions to the rezoning that would limit access to a total of two access points and specific alignment of the new access point to comply with the land development code. The applicant also restricted the overall maximum of 10 units for the entire project to limit the impact of the proposed rezoning. Based on the proposed restrictions for access and maximum development potential, transportation staff does not object to this request.

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 and restrictions to determine whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM 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.

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.

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.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has 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, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 3 Single Family Dwelling Units (ITE Code 210)	40	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1-R, 10 Single Family Dwelling Units (ITE Code 210)	122	9	11

Trip Generation Difference:

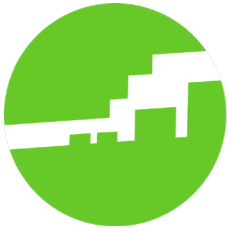
Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+82	+6	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Porter Road. Porter Road is a 2-lane, undivided, substandard, Hillsborough County maintained collector roadway. Porter Road does not have any bike lanes or sidewalks on either side of the roadway within the vicinity of the project. Porter Road lies within +/- 48 feet of Right of Way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Porter Road is not a regulated Roadway and, as such, was not included in the 2020 Hillsborough County Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 08, 2024	Petition: RZ 24-0074 10102 Loetscher Lane & 3513 Porter Road <i>East of Loetscher Lane and south of Porter Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	N/A
Request	Rezoning from Agricultural Rural (AR) to Agricultural Single Family-1 Restricted (AS-1 R).
Parcel Size	18.33 ± acres (798,454.80 sq. ft.)
Street Functional Classification	Porter Road- County Collector East Keyville Road- County Collector George Smith Road- Local Lithia Pinecrest- County Arterial
Locational Criteria	N/A
Evacuation Zone	N/A



Context

- The 18.33 ± acre subject site is located to the east of Loetscher Lane and north of Porter Road and Harris Ranch Road.
- The site is located within the Rural Area and is not located within the limits of a community plan.
- The subject property is located within the Residential-1 (RES-1) Future Land Use category, which can be considered for a maximum density of up to 1 dwelling unit per gross acre and a maximum consideration of up to 0.25 Floor Area Ratio (FAR). The RES-1 Future Land Use category designates areas for rural residential uses. Typical uses within RES-1 include but are not limited to, farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.
- The immediate area surrounding the subject site to the east, west and south consist of RES-1. The north and west consist of Agricultural/Rural-1/5 (AR-1/5).
- The subject site currently has several single-family and multi-family residences. Single-family residences and agriculture are to the north, south, east and west.
- The site is currently zoned as Agricultural Rural (AR). The AR zoning district extends to the east, west, north and south. There is also Agricultural Single Family-1 (AS-1) zoning to the east, west and south.
- The applicant is requesting a rezoning of Agricultural Rural (AR) to the Agricultural Single Family-1 Restricted (AS-1 R) zoning district to meet the underlying allowable density in the RES-1 category and match the existing zoning pattern and uses in the immediate vicinity.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities. Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: *Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

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 a 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 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: a) locational criteria for the placement of non-residential uses as identified in this Plan, b) limiting commercial development in residential land use categories to neighborhood scale; c) requiring buffer areas and screening devices between unlike land uses.*

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 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Agriculture-Retention

Objective 30: Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.

Policy 30.5: Agriculture related commercial uses more intensive or heavy than neighborhood serving commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.

4.1 RURAL RESIDENTIAL CHARACTER

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Staff Analysis of Goals, Objectives, and Policies:

The 18.33 ± acre subject site is located to the east of Loetscher Lane and north of Porter Road and Harris Ranch Road. The subject site is in the Rural Area and is not within the limits of any community plan. The subject site's Future Land Use classification is Residential-1 (RES-1). The applicant is requesting a Standard to rezone from AR to the AS-1 (Restricted) zoning district to meet underlying allowable density in the RES-1 category and match the existing zoning pattern and uses in the immediate vicinity. According to the Department of Development Services, due to transportation concerns, the rezoning request will be to AS-1 (Restricted). The transportation staff is concerned about having several access points into the two lots and the potential traffic from the 18 possible lots with the AS-1 district. The applicant wishes to keep Loetscher Lane as an access point and subdivide based on the current residences on the properties. Therefore, there was a suggestion to restrict the project to 10 potential lots.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Service Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The subject site is within the Rural Area and the proposed rezoning of the parcel from AR to AS-1 is similar in character to the surrounding area as there is existing AS-1 zoning to the east, west, north and south of the subject site.

The intention of the rezoning is to rezone the subject site to meet the underlying allowable density in the RES-1 category and match the existing zoning pattern and uses in the immediate vicinity. Objective 9 of the FLUE states that all existing and future land development regulations shall be made consistent with the Comprehensive Plan. Policies 9.1 and 9.2 allow for approving zoning that is consistent with the Comprehensive Plan and developments that meet the regulations established by Hillsborough County.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development, infill and redevelopment to be compatible to the surrounding area in character, lot size and density. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, and the proposed residential use will complement the surrounding area.

Overall, 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, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 24-0074

<all other values>

Rezoning

STATUS

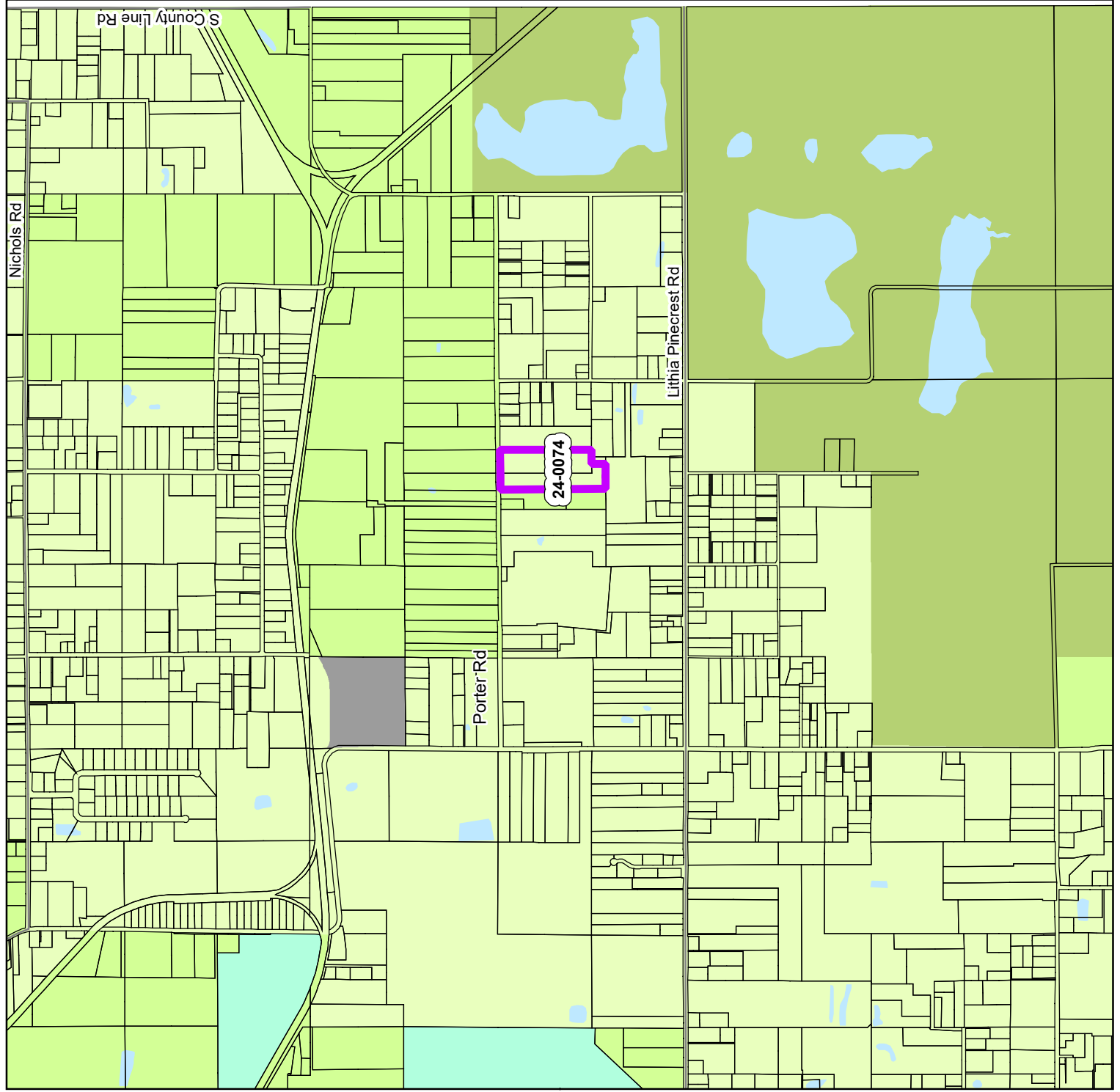
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (.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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 11/2/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Rezoning - Copy.mxd



24-0074