

Rezoning Application: RZ STD 26-0297**Zoning Hearing Master Date:** 02/23/26**BOCC Land Use Meeting Date:** 04/07/26**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Raul Riano

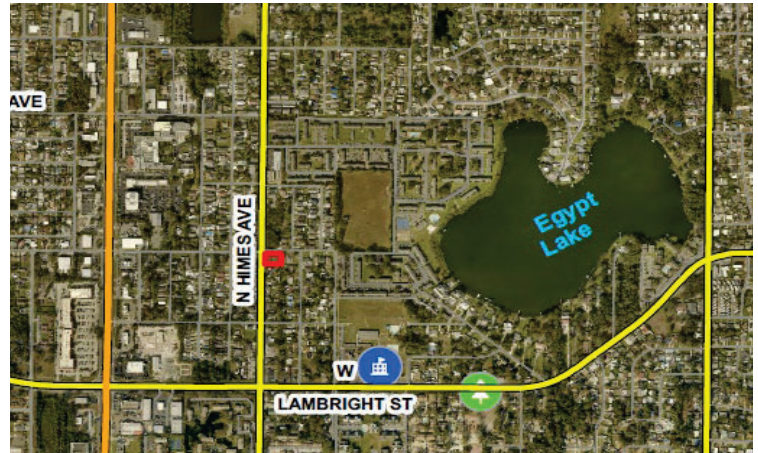
FLU Category: R-20

Service Area: Tampa

Site Acreage: +/- 0.32 acres

Community Plan Area: None

Overlay: None

**Introduction Summary:**

The applicant requests to rezone from RSC-9 (Residential, Single-Family Conventional) to RMC-20 (Residential, Multi-Family Conventional).

Zoning:	Existing	Proposed
District(s)	RSC-9	RMC-20
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	+/- 0.32	+/- 0.32
Density/Intensity	9 du/ga	20 du/ga
Mathematical Maximum*	2 du	6 du

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-9	RMC-20
Lot Size / Lot Width	5,000 sq ft / 50'	6,540 sq ft / 70'
Setbacks/Buffering and Screening	Front (North): 20' Front (West): 20' Side (South): 5' Side (East): 5'	Front (North): 25' Front (West): 25' Side (South): 10' Side (East): 10'
Height	35'	45'

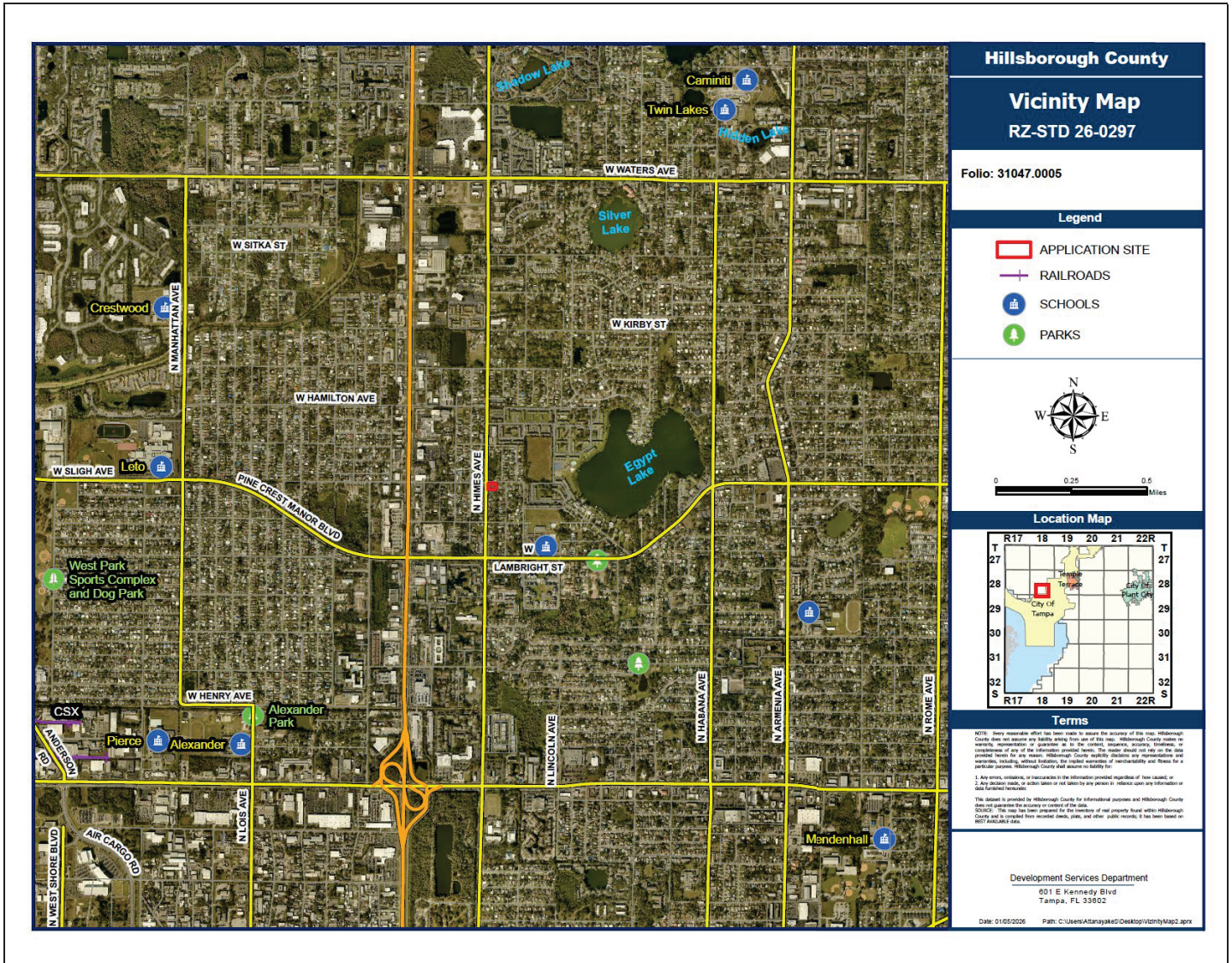
Additional Information:

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

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

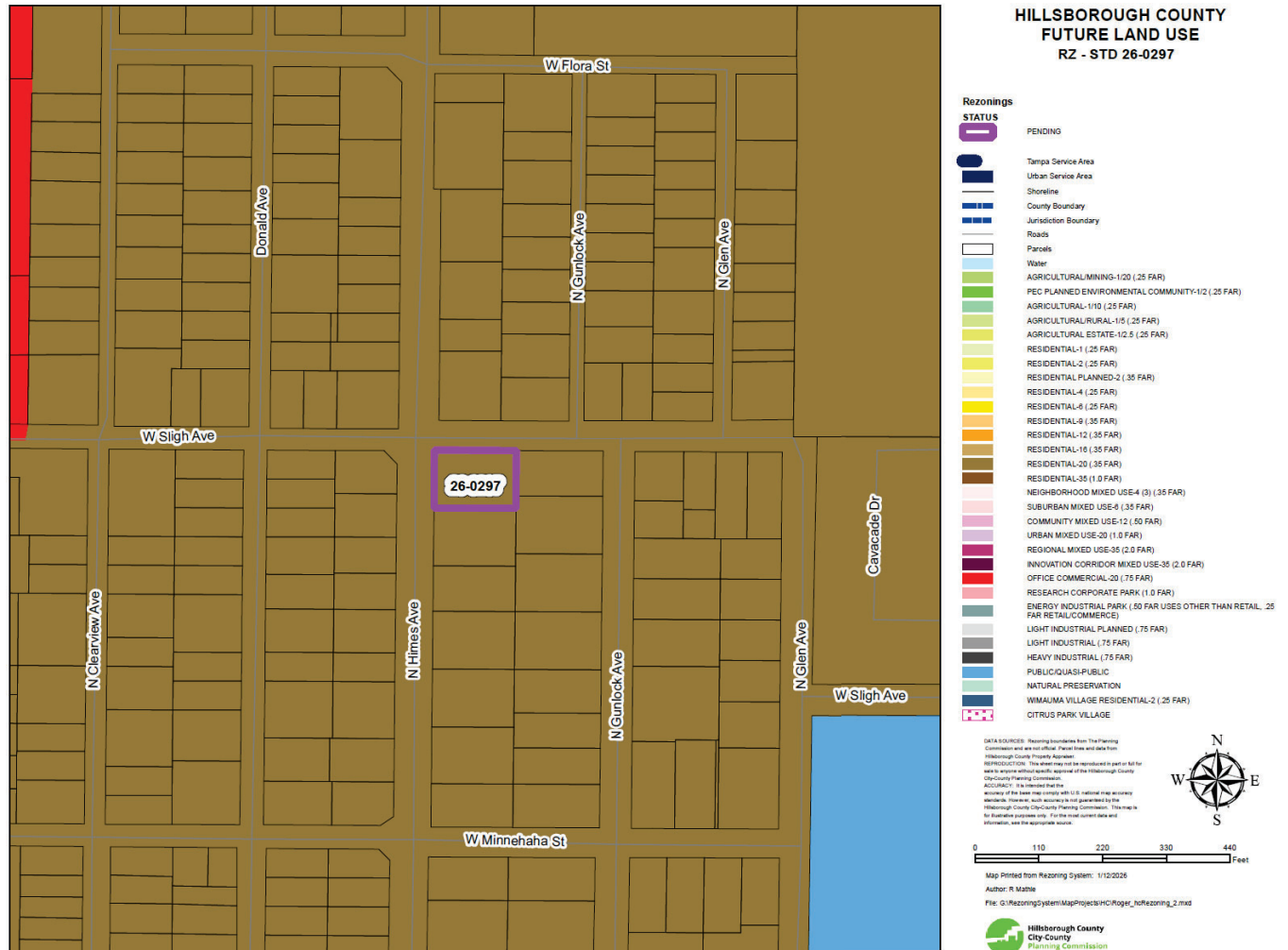


Context of Surrounding Area:

The site is located within the Egypt Lake area, on the southeast corner of North Himes Avenue and West Sligh Avenue. The surrounding area primarily consists of residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

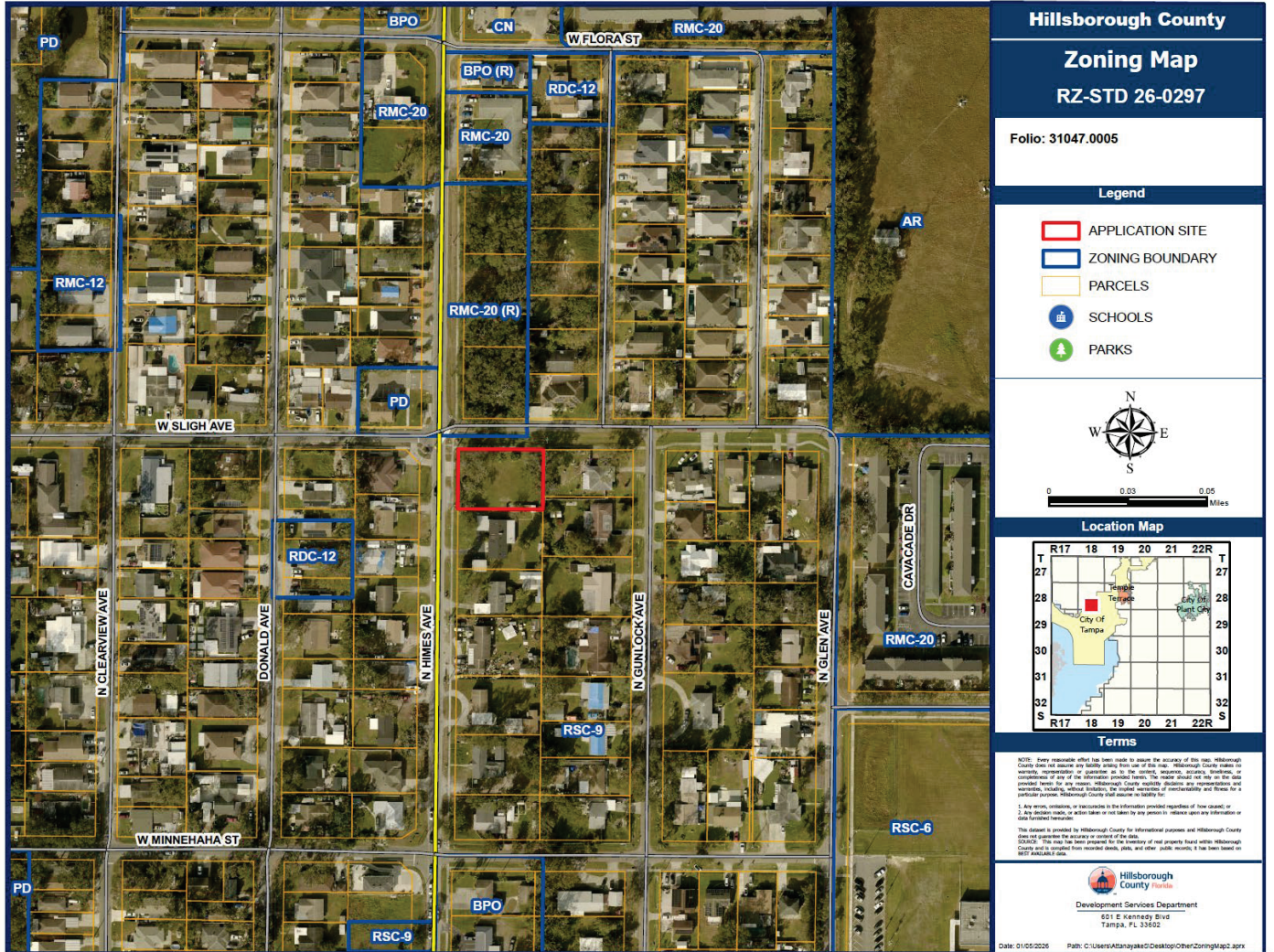
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-20
Maximum Density/F.A.R.:	20 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

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	RMC-20 (R)	20 du/ga	Multi-Family Residential	Vacant
South	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
East	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home

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)

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
W. Sligh Ave.	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
N. Himes Ave.	County Arterial - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	54	4	5
Difference (+/-)	+36	+3	+3

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

Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		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.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐ N/A	☐ Yes	
☐ Off-Site Improvements Provided	☒ No	☒ No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	N/A
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	N/A
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☒ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No	N/A
Service Area/ Water & Wastewater ☐ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	N/A
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-9 (Single-Family Residential) to RMC-20 (Multi-Family Residential). The site is located on the corner of North Himes Avenue and West Sligh Avenue. The surrounding area primarily consists of single-family and multi-family residential uses. Parcels directly north of the property are zoned for multi-family residential development. If approved, the site will be subject to RMC-20 district development standards which address compatibility (setbacks, building height, buffering/screening, etc.).

Due to the considerations above, staff finds the proposed rezoning compatible with the zoning districts, uses, and development pattern in the surrounding area.

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

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: 02/13/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 26-0297

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 0.32 acres from residential Single Family Conventional – 9 (RSC-9) to Residential Multi-Family Conventional – 20 (RMC-20). The site is located in the southeast quadrant of the intersection of N. Himes Ave. and W. Sligh Ave. The Future Land Use designation of the site is Residential – 20 (RES-20).

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
RSC-9, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-20, Single Family Detached (ITE 210) 6 Units	54	4	5

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+36	+3	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. Sligh Ave. and N. Himes Ave.

W. Sligh Ave is a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 18ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway. The roadway lies within a right-of-way width that varies between +/- 55ft and 75ft.

N. Himes Ave. is a 2-lane, undivided, substandard, urban county-maintained arterial roadway. The roadway is characterized by +/- 20ft in average condition. There are +/- 4-foot-wide sidewalks along the eastern side of the roadway and no paved shoulder on either side of the roadway. The roadway lies within a right-of-way width that varies between 76ft and 86ft. Pursuant to the Hillsborough County Corridor Preservation Plan, N. Himes Ave. has been designated as a future 4-lane roadway. As such, additional right-of-way will need to be preserved along the subject site's frontage onto N. Himes Ave. in order to accommodate this expansion.

SITE ACCESS

It is anticipated that the site will have access to W. Sligh Ave.

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 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 meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply will 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.

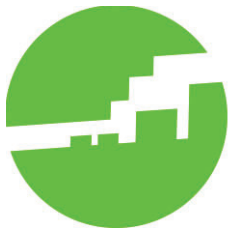
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Sligh Ave. abutting the property is not included in the *2024 Hillsborough County Level of Service (LOS) Report* therefore LOS information for this segment cannot not be provided. The roadway level of service provided for N. Himes Ave. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N. Himes Ave.	1320’ N of Hillsborough (City Limits)	Waters Ave.	D	E

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: February 23, 2026 Report Prepared: February 12, 2026	Case Number: RZ 26-0297 Folio(s): 31047.0005 General Location: South of West Slight Avenue, East of North Himes Avenue, and west of North Gunlock Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Residential Single-Family Conventional (RSC-9) to Residential Multi-Family Conventional (RMC-20) for multi-family attached dwelling units
Parcel Size	+/- 0.32 acres
Street Functional Classification	West Sligh Avenue – Local North Gunlock Avenue – Local North Himes Avenue – County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-20	RSC-9	Vacant
North	Residential-20	RSC-9 + RMC-20 + PD + RDC-12 + BPO	Vacant + Single-Family Residential + Two-Family Residential
South	Residential-20	RSC-9 + BPO	Single-Family Residential + Light Commercial
East	Residential-20 + Public/Quasi-Public	RSC-9 + AR + RMC-20 + RSC-6	Single-Family Residential + Multi-Family Residential
West	Residential-20 + Office Commercial-20	RSC-9 + RDC-12	Single-Family Residential + Light Commercial + Two-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ±0.32-acre subject site is generally located south of West Slight Avenue, east of North Himes Avenue, and west of North Gunlock Avenue. The site is located within the Urban Service Area (USA) and is not located within the limits of a Community Plan. The Future Land Use category of the site is Residential-20 (RES-20), which is intended for high density residential development. The applicant is requesting to rezone from Residential Single-Family Conventional (RSC-9) to Residential Multi-Family Conventional (RMC-20) for multi-family attached dwelling units.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Policy 1.1.3 encourages medium and high-density residential and mixed-use development within the USA to be located along Centers and Connections (C&C). The subject site is located within a Centers and Connections area, as outlined in FLUS Objective 2.4. As the RES-20 Future Land Use category is intended for high density residential development, the proposed use is consistent with this designation and facilitates the efficient use of the land within the Centers and Connections area. Additionally, rezoning to the RMC-20 zoning designation supports the goal of directing higher density development along these areas, as it enables multi-family development at a density consistent with the intent of the RES-20 Future Land Use category, the USA, and the C&C framework.

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.” According to the Hillsborough County Property Appraiser, the site is currently designated as vacant land. Surrounding the site on all sides are single-family residential uses. There is some vacant land to the north across West Sligh Avenue, as well as a light commercial use northwest of the site across North Himes Avenue. FLUS Policy 3.1.2 states that gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. While this request is a standard rezoning and does not include a site plan, the proposed zoning district allows development standards that support appropriate transitions of use. The multi-family dwelling units being proposed for this site are within the density permitted and are surrounded on all sides by residential uses, including single-family homes and two-family homes, with additional multi-family development located further east. Furthermore, the site is surrounded by the same Future Land Use as the site itself. As such, the proposed rezoning maintains a compatible transition in density with the surrounding neighborhood and is consistent with the character of the existing area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-20 (RES-20) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. The RES-20 Future Land Use category surrounds the site on all sides, with Office Commercial-20 (OC-20) located further west, starting approximately 800 feet to the west of the site. There is also Residential-6 (RES-6) and Public/Quasi-Public (P/QP) Future Land Use categories located southeast of the site; however, the majority of the surrounding land use consists of RES-20. The referenced RES-6 and Public/Quasi-Public designations are located outside of the C&C designated area in which the subject site is within. The maximum density permitted in the RES-20 category is 20 dwelling units per gross acre (du/ga). With the site being 0.32 acres, the maximum residential development potential is 6 dwelling units ($0.32 \times 20 = 6.4$ or 6 dwelling units). The applicant is proposing 4-6 units, therefore the request is consistent with the density permitted in the RES-20 category.

FLUS Objective 2.4 focuses on the Policies associated with Centers and Connections (C&C). The objective promotes focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County’s redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas. FLUS Policy 2.4.4 outlines considerations that should be given in the review of rezoning applications within these areas. Specifically, higher density residential projects, defined as residential land use categories that are 9 acres per acre or higher, should be encouraged in these areas. With the site being in the RES-20 category, the request asking for the maximum potential of the site’s allowable density is consistent with this policy. FLUS Policy 2.4.4 also provides that all new development or redevelopment within designated C&C areas should achieve a minimum density of 75% of the allowable density of the adopted FLU category. There are criteria that can be met where this would not be applicable, however, as the applicant is proposing between 4 and 6 dwelling units, the request satisfies this minimum density consideration. Accordingly, the proposal is consistent with the requirements of FLUS Policy 2.4.4. FLUS Objective 2.5 emphasizes the importance of establishing a sense of place through diverse housing types, mixed-use

development and multimodal investments and design fronting Connections and within Centers. The use of multi-family housing that is being requested for this rezoning would introduce a housing type that would bring diversity to the area and contribute to providing multiple housing options to the community.

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, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of residential uses. The proposed residential use, which is adjacent to other residential uses, is consistent with the predominant character of the surrounding area and meets the intent of these policies. Even with the proposed use being multi-family dwelling units and the surrounding uses being single-family, the development remains compatible in terms of residential character and compliance with the applicable density and development standards for the RES-20 Future Land Use category.

The site is also within the Wellhead Resource Protection Area (WRPA) Zone 2. In the One Water Section (OWS) of the Comprehensive Plan, Policy 1.3.9 states to review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc. shall be designed to prevent potential degradation of public potable water supplies. OWS Policy 1.3.10 focuses on protecting existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents. The Environmental Services Division reviewed the proposed rezoning request and provided comments. The review comments indicate that the applicants request does not appear to be associated with any WRPA Zone 2 prohibited or restricted activities and therefore has no objection to the request. The rezoning from RSC-9 to RMC-20 is consistent with the policies in the One Water Section of the Comprehensive Plan that pertain to the Wellhead Resource Protection Area.

Overall, staff find that the proposed rezoning allows for uses that can be considered in the Residential-20 (RES-20) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.1.3: Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.

Future Land Use Categories

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

Centers and Connections

Objective 2.4: Promote focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County's redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas.

Policy 2.4.4: Consideration of C&Cs should be given in the review of Future Land Use Map (FLUM) amendments and rezoning applications. Specifically:

- Higher density residential projects, defined as residential land use categories that are 9 units per acre or higher, should be encouraged in these areas.
- All new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the following criteria:
- The development is not compatible (as defined in Policy 3.1.3) and would adversely impact the existing development pattern within a 1,000-foot buffer of the proposed development.
- The development would have an adverse impact on environmental features on the site or adjacent to the property.
- The development is restricted to agricultural uses and would not permit the further subdivision of residential lots.
- All projects are encouraged to include context-sensitive multimodal facilities in site design and not preclude future connections to adjacent properties, consistent with policies adopted within the Mobility Section.

Objective 2.5: Establish a sense of place through diverse housing types, mixed-use development and multimodal investments and design fronting Connections and within Centers.

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

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

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

Development

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies

Neighborhood/Community Development

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

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

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

ONE WATER SECTION

Policy 1.3.9: Review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc., shall be designed to prevent potential degradation of public potable water supplies.

Policy 1.3.10: Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - STD 26-0297

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 (.35 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. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of the City/County's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



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