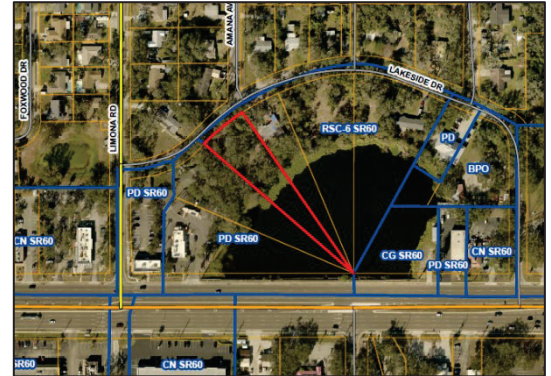


Rezoning Application: RZ STD 25-1319**Zoning Hearing Master Date:** 11/17/2025**BOCC Land Use Meeting Date:** 01/13/2026**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Nicholas And Rosalie Apostoleres**FLU Category:** R-9**Service Area:** Urban**Site Acreage:** 0.9 acres +/-**Community Plan Area:** Brandon**Overlay:** SR 60 – Brandon Boulevard**Request:** Rezone from RSC-6 to RMC-9-R**Introduction Summary:**

The applicant is requesting to rezone the subject property from RSC-6 (Residential, Single-Family Conventional, 6) to RMC-9-R (Residential, Multi-Family Conventional, 9 with Restrictions). The applicant has proposed restrictions to limit development to a maximum of 4 single-story attached dwelling units.

Zoning:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	0.9 +/-	0.9 +/-
Density/Intensity	6 units per acre	4 units per acre
Mathematical Maximum*	5 dwelling units	4 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Lot Size / Lot Width	7,000 sq ft / 70'	4,840 sf / 70'
Setbacks/Buffering and Screening	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Side: 10' Rear: 20'
Height	35'	35'

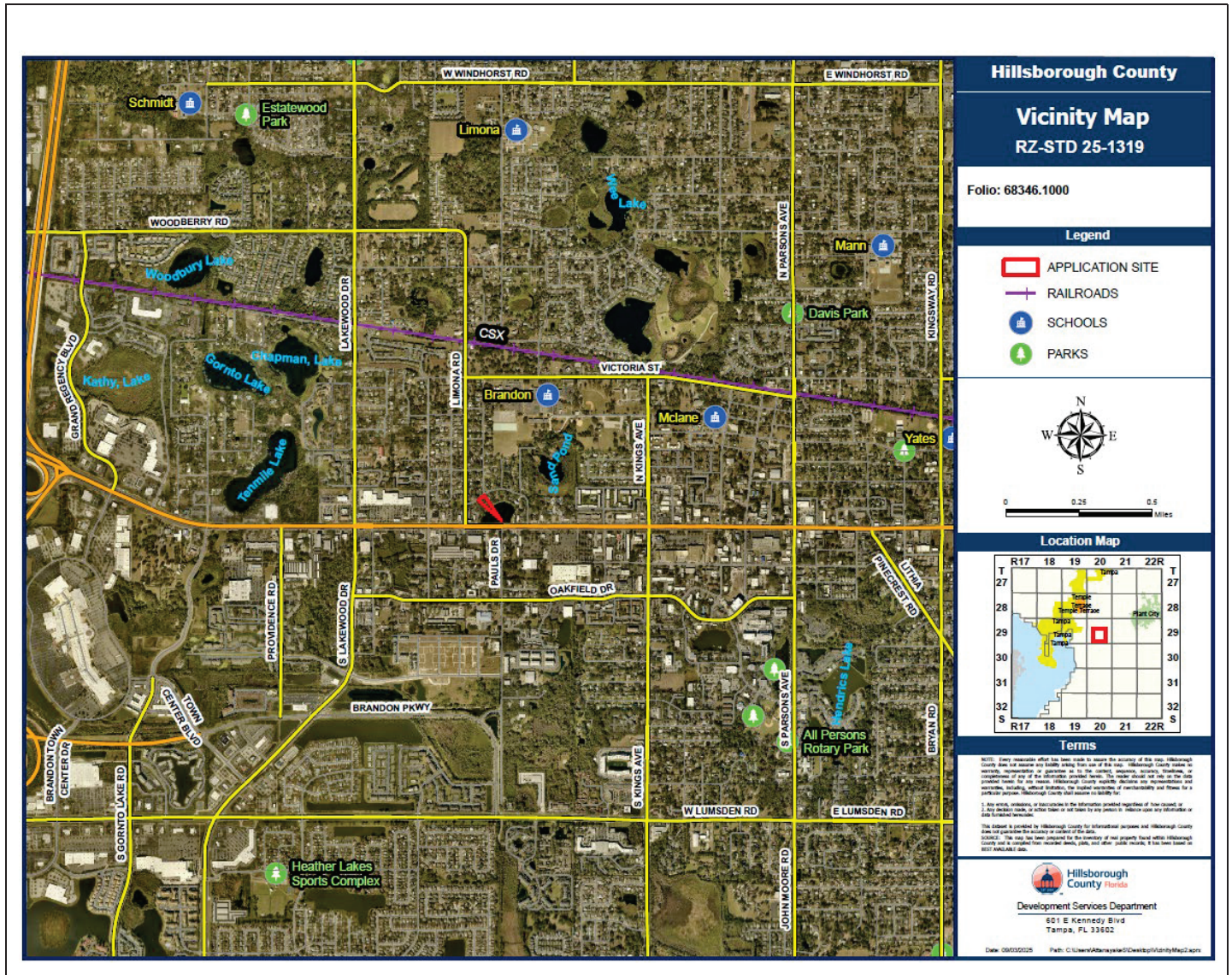
Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

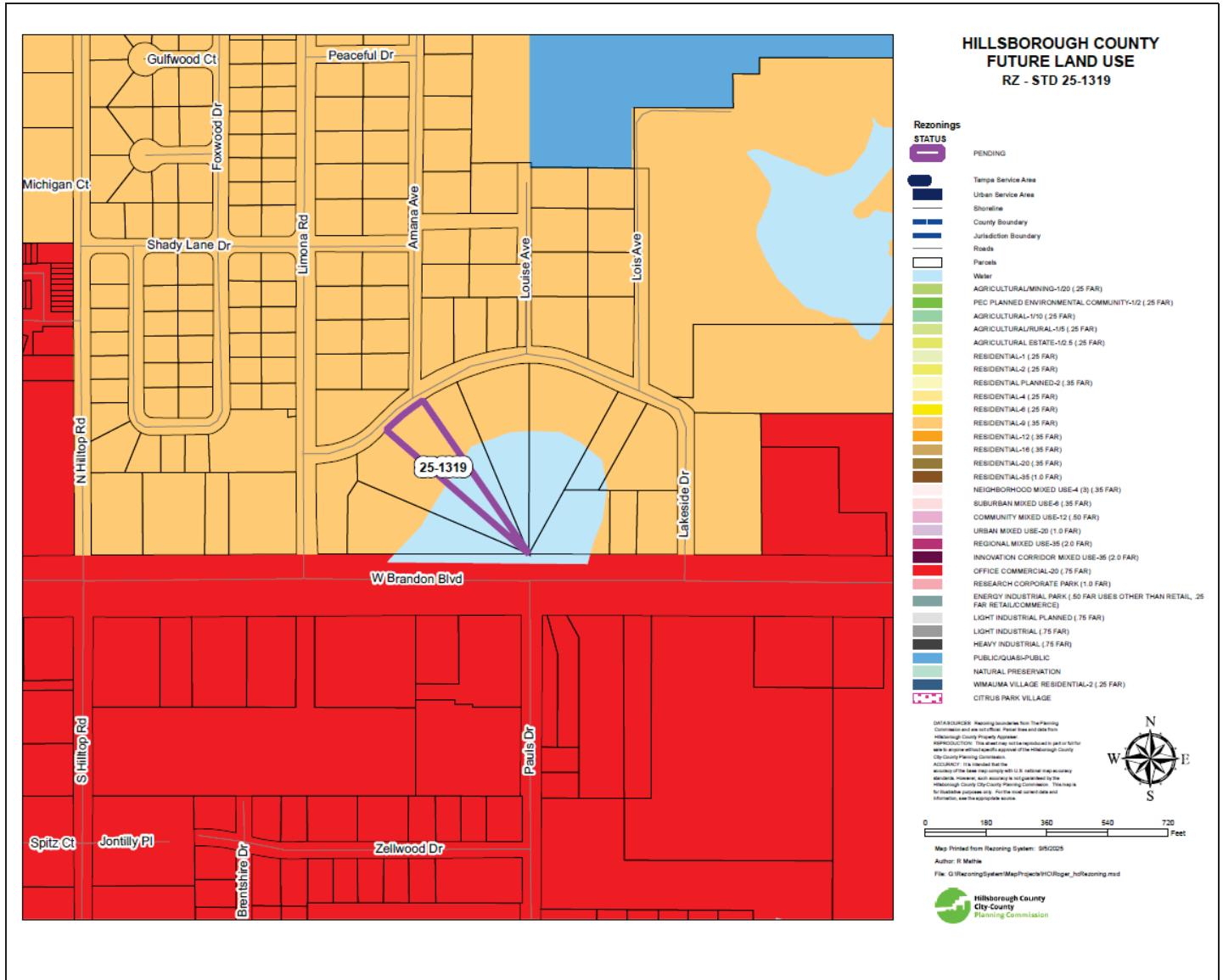


Context of Surrounding Area:

The property is located in Brandon along Lakeside Drive just north of SR 60 (Brandon Boulevard). The property is within the Urban Sector of the SR 60 Brandon Boulevard Overlay District. The area north of SR 60 and Lakewood Dr. is occupied by single-family residences zoned RSC-6 and institutional uses such as Brandon High School. SR 60 in this area is commercial corridor, with zoning districts such as CG, CI, CN, and PD districts allowing commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

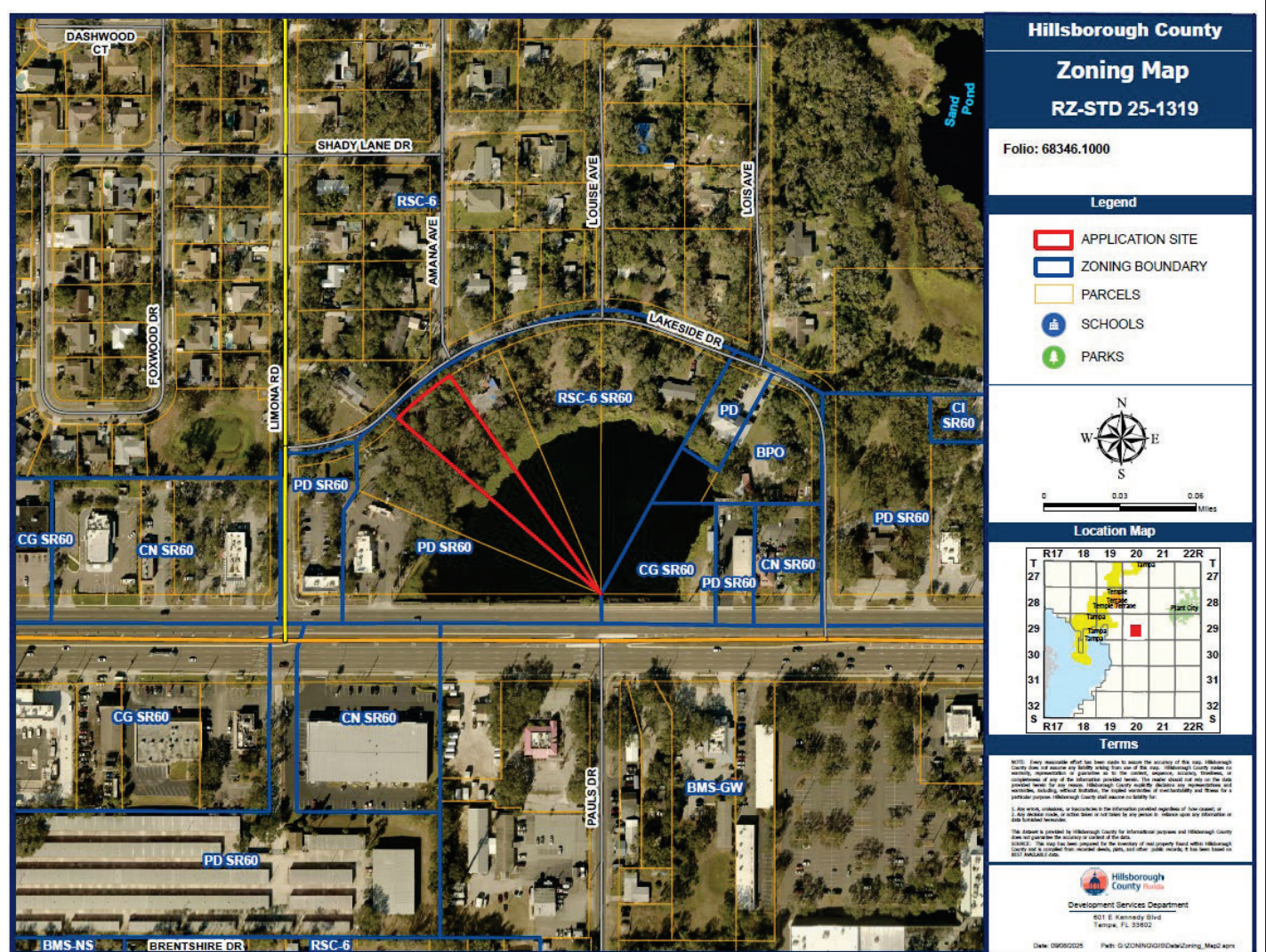
2.2 Future Land Use Map



Future Land Use Category:	RES-9 (Residential – 9)
Maximum Density/F.A.R.:	9 du/ga; Neighborhood commercial, office or multi-purpose or mixed-use projects up to 0.50 FAR or 175,000 sq ft, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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	RSC-6	6 du/ga	Single-Family Residential, Conventional	Single-Family Residential
South	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential, Conventional	Duplex Residential
West	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential

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 25-1319

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

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
Lakeside Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" 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	46	4	5
Proposed	72	6	8
Difference (+/-)	+26	+2	+3

*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.	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 <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

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 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 parcel is uniquely configured with a large portion of the property occupied by wetlands, which extend the property lines to SR 60 (Brandon Boulevard). The main portion of the property fronts Lakeside Dr, which is largely occupied by single-family residences zoned RSC-6. Abutting the rezoning site to the east is a residential property zoned RSC-6, which appears to be a duplex based on street view imagery. There are no records of an approved non-conforming use for the duplex, but per the Property Appraiser website, the property was built in 1961. To the west is a single-family home zoned PD 00-0625. SR 60 in this area is an active 8-lane commercial corridor.


The applicant has proposed conditions to the rezoning to address compatibility concerns with a potential multi-family project. Due to the configuration of the parcel, a multi-family development utilizing the maximum density and height permitted in RMC-9 could potentially be an 8 to 6-unit, two-story attached project, which would appear out of character with the surrounding area. Therefore, the applicant has restricted the project to a maximum of 4 dwelling units and limited structures to 1-story in height for compatibility with the surrounding development pattern.

With the proposed restriction considered, staff finds the proposed RMC-9-R district to be compatible with the existing uses, zoning districts, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the rezoning **approvable** subject to the following restriction:

- 1. Development shall be limited to a maximum of 4 attached single-story dwelling units.

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

Not applicable.

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: 10/13/2025
[Revised: 11/07/2025](#)

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1319

- ☐ 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 one parcel totaling +/- 0.9 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Multi-Family Conventional – 9 Restricted (RMC-9-R). [The restriction proposed by the applicant would limit the development to a 4-unit single-story structure and prohibit any variances from the RMC-9 zoning district setback requirements outlined in the table provided under LDC Section 06.01.00.](#) The site is located +/- 220ft east of the intersection of Limona Rd. and Lakeside Dr. The Future Land Use designation of the site is Residential – 9 (R-9).

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-6, Single Family Detached (ITE Code 210) 5 Units	46	4	5

Proposed Uses:

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

		AM	PM
RMC-9, Single Family Detached (ITE Code 210) 8 Units	72	6	8

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+26	+2	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lakeside Dr., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition. There are +/- 5-foot-wide sidewalks along the southern side of the roadway and no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 45-foot-wide right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Lakeside Dr.

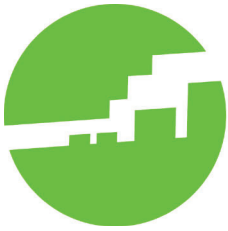
Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough 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 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

Lakeside Dr. is not a regulated roadway and is 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: November 17, 2025 Report Prepared: November 6, 2025	Case Number: RZ 25-1319 Folio(s): 68346.1000 General Location: North of Brandon Boulevard, south of Lakeside Drive and east of Limona Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Residential, Single Family Conventional (RSC-6) to Residential, Multifamily Conventional (RMC-9)
Parcel Size	+/- 0.9 acres
Street Functional Classification	Brandon Boulevard – State Principal Arterial Lakeside Drive – Local Limona Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	RSC-6	Vacant
North	Residential-9	RSC-6	Single Family
South	Residential-9 + Office Commercial-20	PD, CN, CG + BMS-GS	Single Family, Light Commercial + Heavy Commercial
East	Residential-9 + Office Commercial-20	RSC-6, CN, CG, BPO + PD	Single Family, Two Family, Light Commercial, Heavy Commercial + Vacant
West	Residential-9	RSC-6, CN + PD	Single Family, Light Commercial + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 0.9 ± acre subject site is located north of Brandon Boulevard, south of Lakeside Drive, and east of Limona Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan in the Urban Center Brandon Community Character District. The applicant is requesting to rezone the site from Residential, Single Family Conventional (RSC-6) to Residential, Multifamily Conventional (RMC-9).

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The current development of the surrounding area consists of single family residential to the north, east, and west of the site, with light and heavy commercial uses to the south and largely oriented along Brandon Boulevard. The proposal for a rezoning to RMC-9 would allow multifamily units on the site and the applicant agreed to two restrictions to mitigate compatibility concerns for the site. The site will be restricted to a maximum of 4 multifamily units, and after-the-fact setback variances for the site will be prohibited. The proposed restrictions ensure that the potential development on the site will be compatible with the existing development pattern and sensitive to the

existing community character. Therefore, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The Residential-9 Future Land Use category allows for the consideration of up to 9 dwelling units per gross acre. With 0.9 acres, the subject site can be considered for up to 8 units (0.9 acres x 9 du/ac = 8.1 or 8 units). The applicant has a restriction to limit the density of the future development to 4 multifamily units to ensure compatibility with the surrounding neighborhood. The proposed rezoning will not allow the development to exceed the allowable maximum density under the existing Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. The site is located within the Urban Center Brandon Character District, which is described under Goal 6.5 as an area that contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Given the Future Land Use of Residential-9 and the location of the site between light and heavy commercial uses and residential, the proposed multifamily use in this area fits in with the Urban Center uses and provides transition intensity of uses between the Urban Center and Urban General character district areas. The proposed rezoning aligns with the intensity of uses typical within the Urban Center Character District and is, therefore, consistent with the Brandon Community Plan.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the goals of the Brandon 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.

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.

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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.

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.

Community Context and 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.

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

Development

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.*

Policy 4.1.6: *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 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.*

Neighborhood and 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*

Policy 4.8.1: *High-intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6.5: *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon*

Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

- a) Urban Center -- This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*
- b) Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*
- c) Light Industrial – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College’s Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*
- d) Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*
- e) Garden Estates – Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - STD 25-1319

Rezonings
STATUS

PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (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 (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

Map of Hillsborough County, Florida, showing the location of the rezoning area. The map is intended to provide a general overview of the area and is not intended to be used for legal purposes. It is intended that the rezoning area be shown in a color that is different from the surrounding areas. The map is intended to provide a general overview of the area and is not intended to be used for legal purposes. It is intended that the rezoning area be shown in a color that is different from the surrounding areas.

ACCURACY: It is intended that the rezoning area be shown in a color that is different from the surrounding areas. The map is intended to provide a general overview of the area and is not intended to be used for legal purposes. It is intended that the rezoning area be shown in a color that is different from the surrounding areas.

DISCLAIMER: Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. It is the most current data and information, and the appropriate use of data.

N

E

W

S

0

180

360

540

720

Feet

