

Rezoning Application: RZ STD 26-0811**Zoning Hearing Master Date:** 07/20/2026**BOCC Land Use Meeting Date:** 09/22/2026**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: Robert & Tamara Cribben

FLU Category: R-1

Service Area: Rural

Site Acreage: 6.488 acres

Community Plan Area: Lutz

Overlay: North Dale Mabry Overlay & Lutz Rural Area Development Standards

**Introduction Summary:**

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to CN (R) (Commercial, Neighborhood with Restrictions). The applicant has offered to prohibit the following uses: car wash facilities, motor vehicle repair, and free-standing emergency rooms. The subject site is located within the North Dale Mabry Overlay and subject to the Lutz Rural Area Development Standards.

Zoning:	Existing	Proposed
District(s)	ASC-1	CN (R)
Typical General Use(s)	Single-Family Residential/Agricultural	Neighborhood Commercial, Office and Personal Services with Restrictions
Acreage	6.488	6.488
Density/Intensity	1 du/ga	0.106 FAR per RES-1 FLU
Mathematical Maximum*	6 dwelling units	30,000 sf per RES-1 FLU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	CN (R)
Lot Size / Lot Width	43,560 sq ft / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' / 40' Parkway Buffer Side: 15' Rear: 50'	Front: 30' / 40' Parkway Buffer Side (East): 20' Type B Side (West): 20' Type B Rear: 20' Type B
Height	50'	35'

Additional Information:

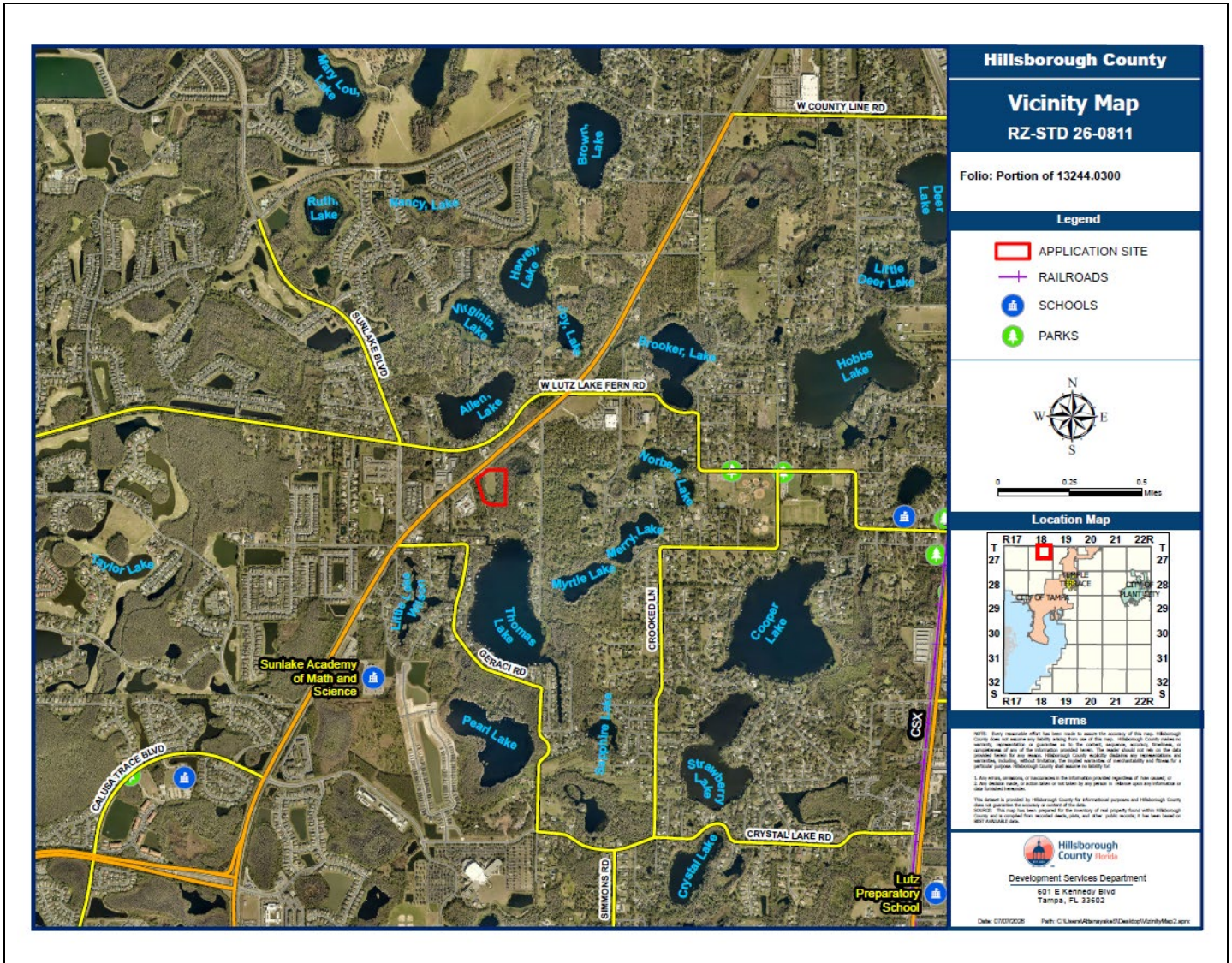
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Not Supported

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

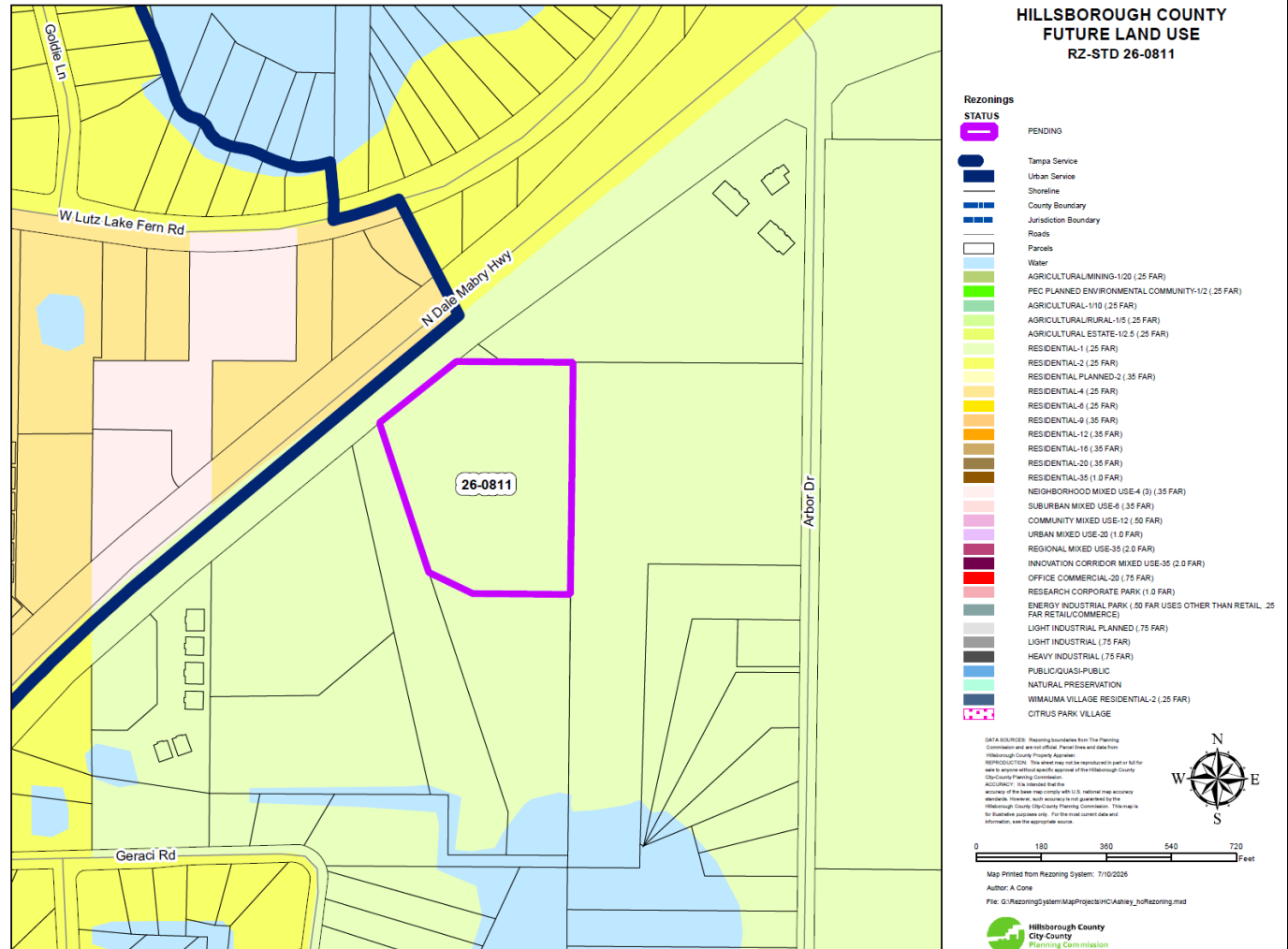


Context of Surrounding Area:

The site is located within the Lutz Community Plan Area, off North Dale Mabry Highway, approximately 8,700 feet north of the Veterans Expressway. The surrounding area has a diverse accumulation of uses including single-family and multi-family residential, office, and commercial.

2.0 LAND USE MAP SET AND SUMMARY DATA

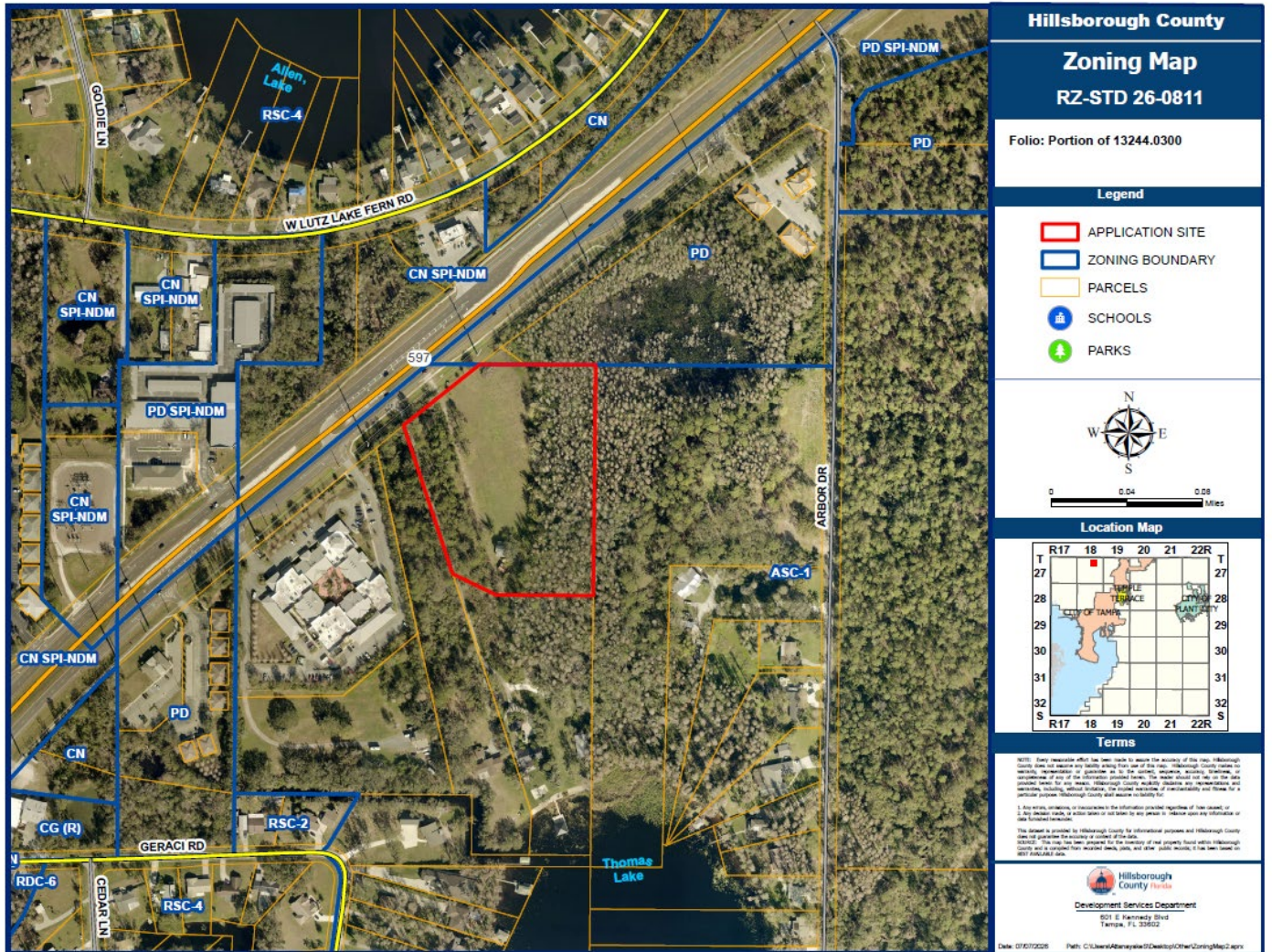
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-1
Maximum Density/F.A.R.:	1 du/ga / 0.25 or 30,000 sf, whichever is less intense
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

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 (across North Dale Mabry)	CN SPI-NDM	0.20 F.A.R	Commercial Neighborhood	Restaurant with drive-through
North	PD 05-1244	0.05 F.A.R.	Business-Professional Office	Office Park
South	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential
East	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Vacant
West	ASC-1	1 du/ga	Single-Family Residential/Agricultural	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 26-0811
 ZHM HEARING DATE: July 20, 2026
 BOCC LUM MEETING DATE: September 22, 2026

Case Reviewer: Cierra James

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
N. Dale Mabry Hwy.	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	54	4	5
Proposed	9,520	819	833
Difference (+/-)	+9,466	+815	+828

*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.		
South		Choose an item.		
East		Choose an item.		
West		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			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ 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 requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to CN (R) (Commercial, Neighborhood with Restrictions). The site is located within the Lutz Community Plan Area, off North Dale Mabry Highway, approximately 8,700 feet from the Veterans Expressway. The surrounding area has a diverse accumulation of uses including single-family and multi-family residential, office, and commercial.

The properties directly west and south of the site are zoned ASC-1, are both residentially developed, and access their sites via two separate easements across the subject parcel. The parcel directly to the east, zoned ASC-1, is currently vacant. To the north is PD 05-1244, which permits business-professional and medical office uses.

The subject site is subject to the North Dale Mabry Overlay District. Per LDC section 3.01.06.A., the intent of the North Dale Mabry Overlay District is to prohibit the expansion of strip commercial development patterns to preserve the integrity of the transportation system by identifying appropriate locations for activity centers. The three activity centers act as commercial hubs to serve the surrounding community whose uses shall be those of the underlying residential zoning districts. The site is not located within one of the three activity centers, rather across the street from the community activity center, and thus can be considered only for office uses. The applicant is proposing to limit development by restricting car wash facilities, motor vehicle entities, and free-standing emergency rooms. However, the commercial neighborhood zoning district permits several retail type uses including shopping centers which are not encouraged outside of the activity centers.

Staff acknowledge the applicant's attempt to mitigate impacts by limiting some of the more intensive uses and the buffering that is required by the land development code when adjacent to residential properties. However, staff find that the proposed rezoning is incompatible with the intent of the North Dale Mabry Overlay District. Based on these considerations, staff find the request not supportable.

5.2 Recommendation

Staff find the rezoning request not supportable, notwithstanding the following applicant proposed restrictions:

1. The following uses shall be prohibited:
 - Car Wash Facilities
 - Motor Vehicle Repair Entities
 - Free Standing Emergency Rooms

6.0 PROPOSED CONDITIONS

Zoning Administrator Sign Off:

J. Brian Grady

APPLICATION NUMBER: RZ-STD 26-0811

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

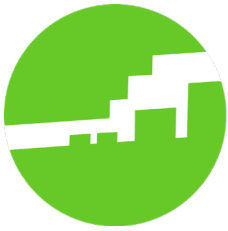
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☒ 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)			

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)



**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: July 20, 2026 Report Prepared: July 9, 2026	Case Number: RZ 26-0811 Folio(s): 13244.0300 (portion) General Location: South of North Dale Mabry Highway and west of Arbor Drive
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Lutz
Rezoning Request	Agricultural Single Family Conventional (ASC-1) to Commercial Neighborhood-Restricted (CN-R)
Parcel Size	6.489 ± acres
Street Functional Classification	North Dale Mabry Highway – State Principal Arterial Arbor Drive – Local
Commercial Locational Criteria	Does not meet; waiver submitted
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	ASC-1	Vacant Land
North	Residential-2 + Residential-4 + Residential-1	PD + CN + RSC-4	Vacant Land + Light Commercial + Single-Family
South	Residential-1	ASC-1	Single Family + Public/Quasi-Public/Institutions
East	Residential-1	ASC-1 + RSC-2	Vacant Land + Single-Family + Light Commercial + Natural
West	Residential-1 + Residential-4 + Neighborhood Mixed Use-4(3)	ASC-1 + CN + PD	Single Family + Group Homes + Vacant Land

Staff Analysis of Goals, Objectives and Policies:

The 6.489 ± acre subject site is located south of North Dale Mabry Highway and west of Arbor Drive. The subject site is in the Rural Area and is located within the limits of the Lutz Community Plan. The applicant is requesting to rezone the majority of the subject site from Agricultural Single Family Conventional (ASC-1) to Commercial Neighborhood-Restricted (CN-R). According to the revised application, the rezoning request has been modified to exclude the 0.078-acre portion of the subject property that is currently zoned Planned Development (PD). As a result, the total area proposed for rezoning has been reduced from 6.567 acres to 6.489 acres. In addition, the applicant has proposed restrictions on the allowable uses within the Commercial Neighborhood (CN) district. Specifically, car wash facilities, motor vehicle repair establishments, and freestanding emergency room facilities would be prohibited.

The subject site is located within the Rural Area, which is intended to preserve long-term agricultural uses, large-lot rural residential development, and undeveloped natural areas, consistent with Future Land Use Section (FLUS) Objective 1.2. Additionally, FLUS Policy 3.1.3 requires that all new development demonstrate compatibility with the surrounding area. The Comprehensive Plan clarifies that compatibility does not require a proposed development to be identical to surrounding land uses. Rather, compatibility is evaluated based on the extent to which a development demonstrates sensitivity to the established character, scale, and development pattern of the surrounding community. Relevant considerations include land use relationships, development intensity, site design, buffering, transitions between uses, and the overall integration of the proposed development within the existing built environment. The subject property is currently vacant. Surrounding land uses consist primarily of vacant land to the east, west, and north across North Dale Mabry Highway. Single-family residential development is located

immediately south of the subject property, as well as to the east and west, with additional single-family neighborhoods located farther north beyond West Lutz Lake Fern Road. The Luxe Rehabilitation Center is located to the west, and Lake Thomas lies farther south. Light commercial uses are located farther west and east, as well as north across North Dale Mabry Highway. While the commercial uses to the north are located within the Urban Service Area (USA), the subject property is not. Furthermore, there are no existing neighborhood-serving commercial uses south of North Dale Mabry Highway. Given the predominantly rural residential character of the area immediately surrounding the subject site, the proposed request raises significant compatibility concerns. The property is directly adjacent to established single-family residential uses to the south and in close proximity to single-family development to the east and west. Although commercial uses exist north of North Dale Mabry Highway, they are separated from the subject site by the roadway and are located within the Urban Service Area, where a different development pattern and intensity are anticipated under the Comprehensive Plan. As proposed, the request does not adequately demonstrate compatibility with the established rural development pattern or the surrounding residential character.

Per FLUS Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is designated Residential-1 (RES-1) on the Future Land Use Map (FLUM). The RES-1 Future Land Use category allows for the consideration of agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. The designation can consider up to 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. With 6.489 acres, the subject site could accommodate up to 70,665.21 square feet of non-residential uses.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

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

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.6, to meet the Criteria in the Rural Area, a site must be within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660-foot

distance from the intersection. All measurements should begin at the edge of the road right-of-way. The closest qualifying intersection to the subject site is North Dale Mabry Highway, a state principal arterial roadway and Geraci Road, a county collector roadway, which is over 2,000 feet away from the subject site. FLUS Policy 4.7.9 states that Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The applicant submitted a waiver for the CLC criteria in which noting the commercial uses on North Dale Mabry Highway. Planning Commission staff recommends the Board deny the waiver request.

FLUS Policy 4.7.4 provides that when planning the location of new non-residential development at intersections meeting the applicable locational criteria, a transition in the intensity of non-residential uses shall be established in a manner that is compatible with the surrounding character. The proposed rezoning to the Commercial Neighborhood (CN) district does not meet the locational criteria and does not provide an appropriate transition and would allow a range of commercial uses and development intensities that are incompatible with the established rural residential character of the surrounding area. The subject property is surrounded by Agricultural Single-Family Conventional-1 (ASC-1) zoning, with single-family residential uses located immediately to the south and in close proximity to the east and west. Although CN zoning exists north of North Dale Mabry Highway, the majority of those commercially designated properties are located within the Urban Service Area, where a more intensive development pattern is anticipated by the Comprehensive Plan. In contrast, the subject property is located within the Rural Area, where preservation of the existing rural development pattern and compatibility with adjacent residential uses are primary planning objectives. Given the intensity and breadth of uses permitted within the CN district, the proposed rezoning has the potential to introduce development that is incompatible with the surrounding residential area. Absent a site plan controlled zoning district, it is difficult to fully evaluate the proposed intensity of this zoning district as well as potential mitigation measures in this location adjacent to residential uses. As such, the request does not demonstrate consistency with the transition and compatibility objectives of FLUS Policy 4.7.4.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County remain consistent with the Comprehensive Plan. The subject property is located within the boundaries of the Lutz Community Plan. One of the key strategies identified to implement the community's vision for future growth and redevelopment is Commercial Character, which emphasizes that commercial development should be compatible in character and scale with the rural character of the community and its natural environment. In the absence of a site plan-controlled zoning district, it is difficult to adequately evaluate whether the proposed zoning intensity is compatible with this location, particularly given its adjacency to existing residential uses. Additionally, the Lutz Community Plan directs new commercial zoning to the three established activity nodes along U.S. Highway 41: (1) the historic downtown area extending to Newberger Road, (2) the Crystal Lake Road to Sunset Lane corridor, and (3) the Crenshaw Lake Road area. The subject property is not located within any of these designated commercial activity nodes. As a result, the proposed rezoning is not consistent with the commercial development strategy established by the Lutz Community Plan.

Overall, staff finds that the proposed zoning district is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Lutz Community Plan.

The proposed rezoning would not allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Rural Area

Objective 1.2: *The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.*

Land Use Categories

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

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

Compatibility

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

Community Planning

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

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the*

Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

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

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Commercial-Locational Criteria

Objective 4.7: *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

Policy 4.7.4: *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.*

Policy 4.7.6: Within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660 foot distance from the intersection. All measurements should begin at the edge of the road right-of-way.

- 2 lane and 2 lane – up to 20,000 square feet
- 2 lane and 4 lane – up to 30,000 square feet
- 4 lane and 4 lane – up to 40,000 square feet

Policy 4.7.9: The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.

LIVABLE COMMUNITIES ELEMENT: LUTZ COMMUNITY PLAN

Commercial Character

These regulations ensure that:

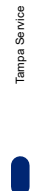
- commercial uses are developed in character and/or scale with the rural look of the community and the environment
- new commercial zoning is encouraged to locate at the three existing activity nodes along U.S. Highway 41
 1. Lutz's historic downtown area to Newberger Road;
 2. Crystal Lake Road to Sunset Lane; and
 3. Crenshaw Lake Road area

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0811

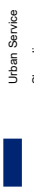
Rezoning
STATUS



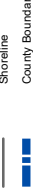
PENDING



Tampa Service



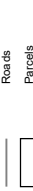
Urban Service



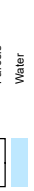
Shoreline



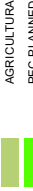
County Boundary



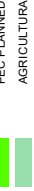
Jurisdiction Boundary



Roads



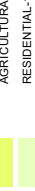
Parcels



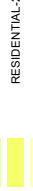
Water



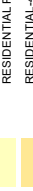
AGRICULTURAL/MINING-1/20 (.25 FAR)



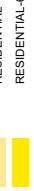
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



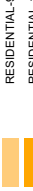
AGRICULTURAL-1/10 (.25 FAR)



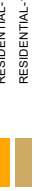
AGRICULTURAL/RURAL-1/5 (.25 FAR)



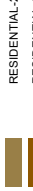
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



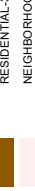
RESIDENTIAL-1 (.25 FAR)



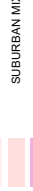
RESIDENTIAL-2 (.25 FAR)



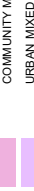
RESIDENTIAL PLANNED-2 (.35 FAR)



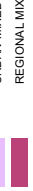
RESIDENTIAL-4 (.25 FAR)



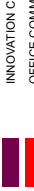
RESIDENTIAL-6 (.25 FAR)



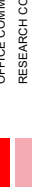
RESIDENTIAL-9 (.35 FAR)



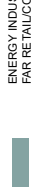
RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



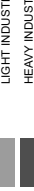
RESIDENTIAL-20 (.35 FAR)



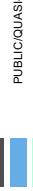
RESIDENTIAL-35 (1.0 FAR)



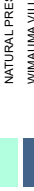
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



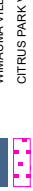
SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



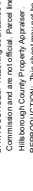
URBAN MIXED USE-20 (1.0 FAR)



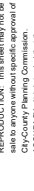
REGIONAL MIXED USE-35 (2.0 FAR)



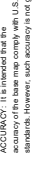
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



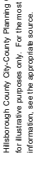
OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (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



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Author: A. Cone

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