

Rezoning Application: 23-0442
Zoning Hearing Master Date: June 20, 2023
BOCC Land Use Meeting Date: August 8, 2023

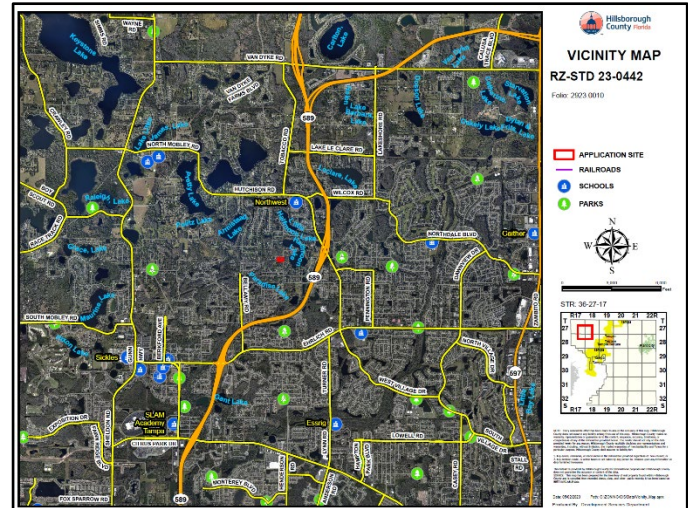


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Cuong H. "Ken" Doan
FLU Category: Residential -2 (Res-)
Service Area: Urban
Site Acreage: 1.16 +/-
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Request: Rezone from **Agricultural Single-Family-Residential Conventional - 1 (ASC-1)** to **Single-Family Residential Conventional-2 (RSC-2)**



Request Summary:

The request is to rezone from the existing Agricultural Single-Family-Residential Conventional -1 (ASC-1) zoning district to the proposed to Single-Family Residential - (RSC-2) zoning district. The RSC-2 district permits single-family conventional development on lots containing a minimum area of 21, 520 square feet (sf).

Zoning:

	Current ASC-1 Zoning	Proposed RSC-2 Zoning
Uses	Agricultural Single Family Residential Conventional	Single Family Residential Conventional
Acreage	1.17 +/- ac; 50,965 sf	1.17 +/- ac
Density / Intensity	1 du/1 acre	1 du/0.5 acre (21,780 sf)
Mathematical Maximum*	1 dwelling unit	2 dwelling units

Development Standards:

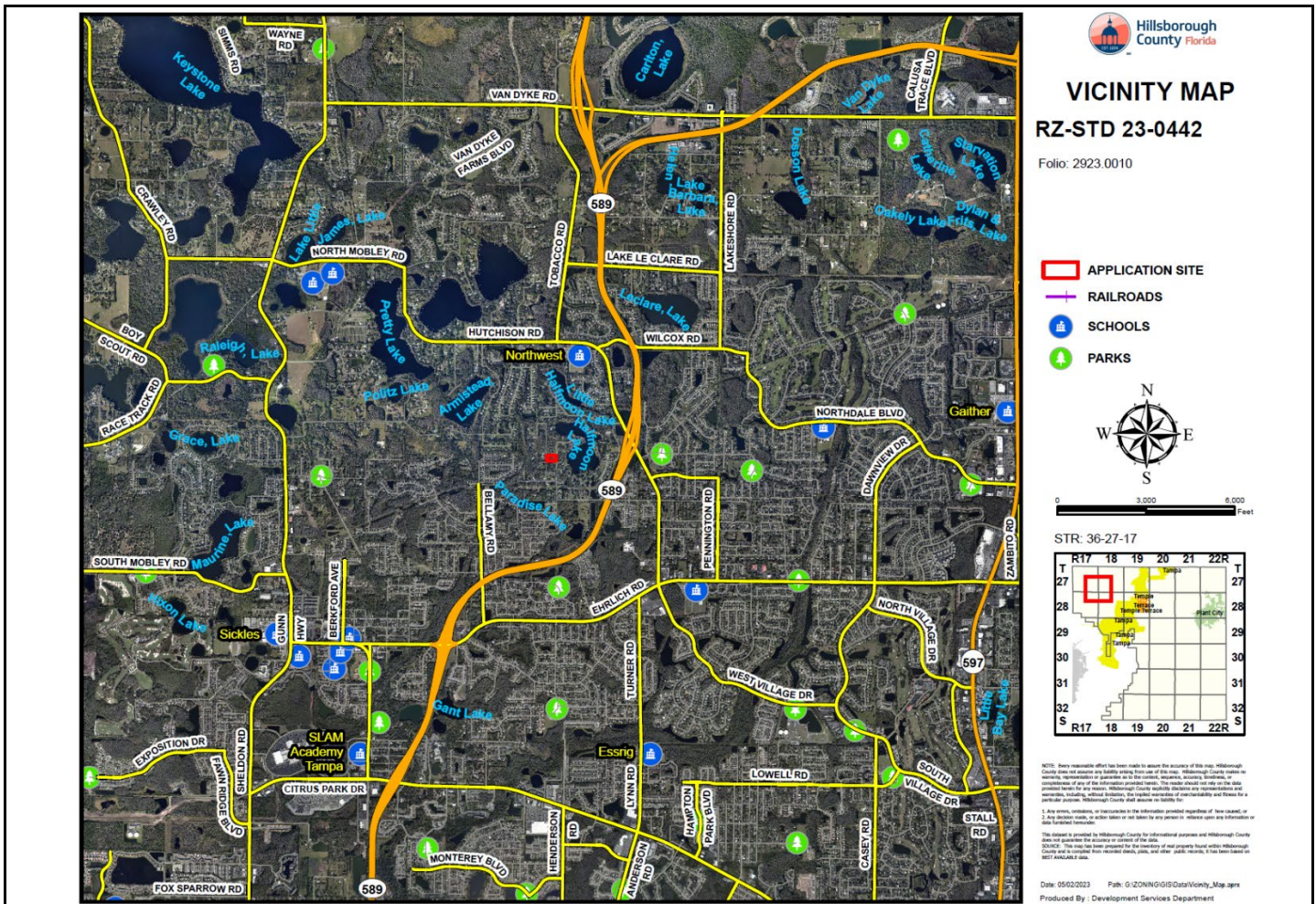
	Current ASC-1 Zoning	Proposed RSC-2 Zoning
Density / Intensity	1 du/ 1 ac	1 du/ 0.5 ac
Lot Size / Lot Width	1 ac (43,560 sf)/150'	0.5 ac (21,780 sf)/100'
Setbacks/Buffering and Screening	50' - Front 15' - Sides 50' - Rear	25' - Front 10' - Sides 25' - Rear
Height	50'	35'

Additional Information:

PD Variations	N/A
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

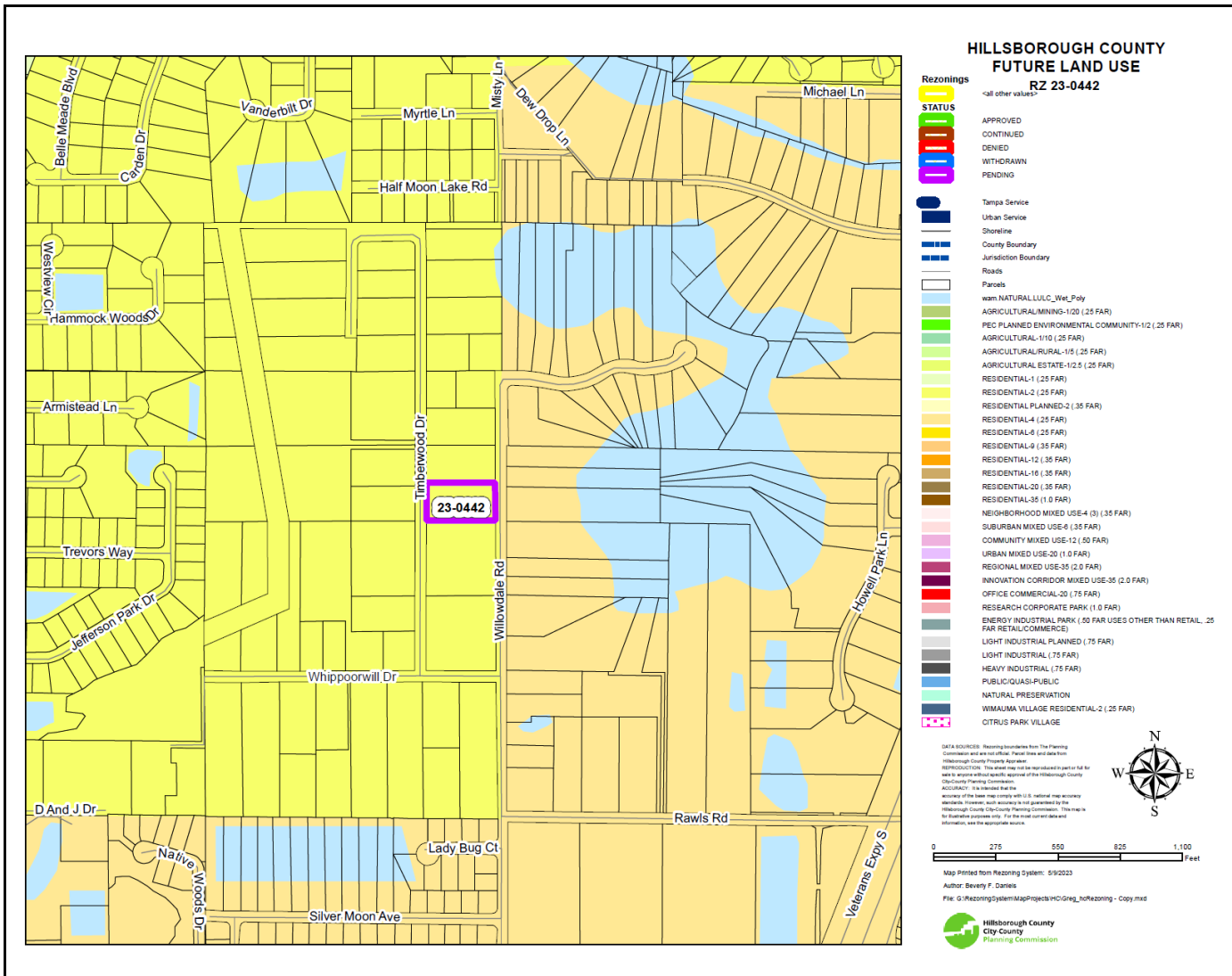


Context of Surrounding Area:

The site is located in an area comprised of agricultural and single-family residential uses. The adjacent properties are zoned ASC-1 to the immediate north, south, east and west.

2.0 LAND USE MAP SET AND SUMMARY DATA

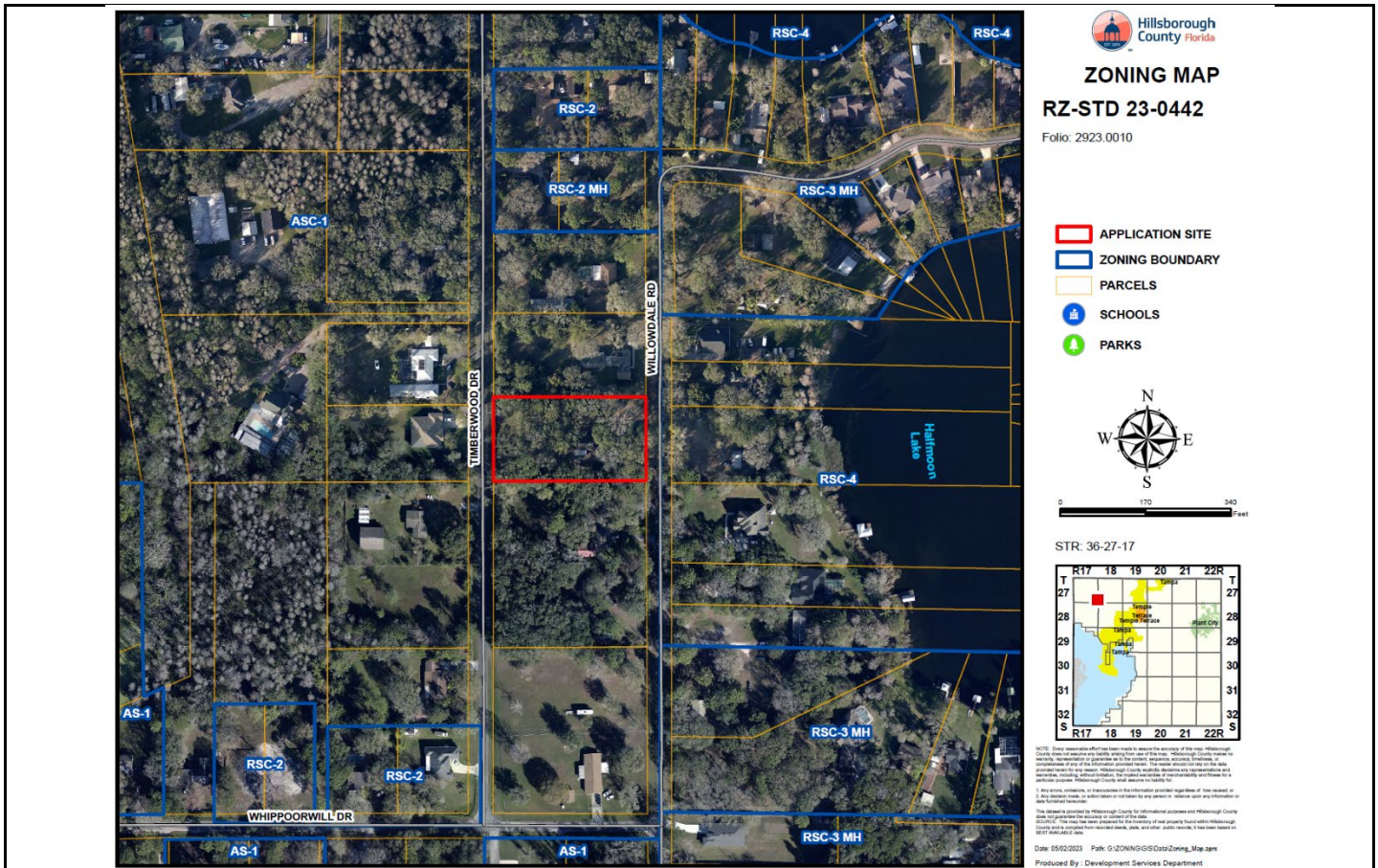
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 2 (Res-2)
Maximum Density/F.A.R.:	2 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ 1 ac	Single-Family Residential (Conventional Only)	Single- Family Residential
South	ASC-1	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Single- Family Residential
East	Willowdale Rd	N/A	Street	Street
	RSC-4	1 du/ 10,000 sf	Single-Family Residential (Conventional Only)	Single- Family Residential
West	Timberwood Dr.	N/A	Street	Street
	ASC-1	1 du/ 1 ac	Single-Family Residential Conventional /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)

Not Applicable

APPLICATION NUMBER: RZ STD 23-0442

ZHM HEARING DATE: June 20, 2023

BOCC LUM MEETING DATE: August 8, 2023

Case Reviewer: Isis Brown

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
Timberwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willowdale Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	2	3
Difference (+/-)	+19	+1	+2

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

Connectivity and Cross Access ☒ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area </div> <div> <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 _____ </div> </div>			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation			
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities 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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Hillsborough County School Board			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. The adjacent properties are zoned ASC-1 and RSC-2 to the north; south, east and west. To the farther north and south are properties zoned RSC-2.

The subject property is within the Res-2 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

The subject site is located within the Hillsborough County Urban Service Area and would require connection to the County's potable water and wastewater systems. Additional and/or different points-of-connection will be determined at the time of the application for service.

The size and depth of the subject parcel in relation to other adjacent residential uses in the area would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.


5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-2 zoning district is compatible with the existing zoning districts and development pattern in the area. Staff finds the request **Approvable**.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:


 J. Brian Grady
 Wed Jun 7 2023 08:24:41

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

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
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Greater Carrollwood
 Northdale/Northwest

DATE: 06/01/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0442

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.17 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 2 (RSC-2). The site is located on the east side of Timberwood Drive, +/- 600 feet north of the intersection of Timberwood Drive and Whippoorwill Drive. The Future Land Use designation of the site is Residential-2 (R-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+19	+1	+2

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

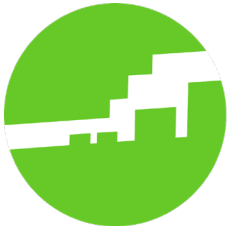
The site has frontage on Timberwood Drive and Willowdale Road. Timberwood Drive is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Timberwood Drive lies within +/- 50 feet of Right of Way in the vicinity of the project. Timberwood does not have sidewalks or bicycle facilities on either side of the roadway within the vicinity of the project. Willowdale Road is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Willowdale Road lies within +/- 50 feet of Right of Way in the vicinity of the project. Willowdale Road does not have sidewalks or bicycle facilities on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Timberwood Drive and/or Willowdale Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Timberwood Drive and Willowdale Road are not Hillsborough County Regulated Roadways and as such are not included in the Level of Service (LOS) Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 20, 2023 Report Prepared: June 8, 2023	Petition: RZ 23-0442 15802 Willowdale Road <i>Directly west of Willowdale Road and east of Timberwood Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	Greater Carrollwood Northdale
Request	Rezoning from Agricultural, Single Family Conventional-1 (ASC-1) to Residential, Single Family Conventional-2 (RSC-2) to create two lots of a minimum of half an acre each.
Parcel Size	1.16 ± acres
Street Functional Classification	Willowdale Road - Local Timberwood Drive- Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 1.16 ± acre subject site is located directly east of Timberwood Drive and west of Willowdale Road.
- The site is located within the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject property is located within the Residential-2 (RES-2) Future Land Use category, which can be considered for a maximum density of 2 dwelling units per acre and a maximum intensity of 0.25 FAR. The RES-2 Future Land Use category is intended to designate areas that are suitable for non-urban density residential development requiring limited level of urban services. Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-2 surrounds the subject site directly to the north, south, and west. Directly to the east is Residential-4 (RES-4) Future Land Use Category.
- The subject site has an existing land-use of single family residential. Single family residential uses surround the subject site on all sides. . The area is residential in character with vacant and public institutional uses interspersed throughout.
- The subject site is currently zoned as Agricultural, Single-Family Conventional-1 (ASC-1). ASC-1 surrounds the immediate area to the north, west and south. Residential Single-Family Conventional-4 (RSC-4) uses are located directly east. There are Residential Single-Family Conventional-2 (RSC-2) and Residential Single-Family Conventional-3 (RSC-3) uses further north, northeast, southeast, southwest, and northwest. As well as Agricultural Single Family-1 (AS-1) uses further to the south and southwest.
- The applicant is requesting to rezone the subject site from Agricultural Single-Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: *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.*

Relationship To Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *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.

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

GOAL 8: *Preserve existing suburban uses as viable residential alternatives to urban and rural areas.*

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT- Greater Carrollwood Northdale Community Plan

2. Community Design/Culture

Maintain and enhance community pride by promoting the areas’ history, culture and volunteerism while preserving each community’s value and unique character. As the area redevelops it is important that the existing residential neighborhoods remain suburban in nature.

New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).

Goal 2: *Reinforce community identity through maintenance and enhancement of the community’s unique characteristics, assets and physical appearance.*

Strategies:

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*
- *Preserve the character and integrity of existing neighborhoods through increased code enforcement.*

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.16+/- acre subject site is located west of Willowdale Road and east of Timberwood Drive. The subject site is in the Urban Service Area. It is within the limits of the Greater Carrollwood-Northdale Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-2 (RES-2). The applicant

is requesting to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2).

The subject site sits within the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is therefore consistent with this policy direction.

FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently zoned for ASC-1. The applicant is proposing to rezone the subject site to RSC-2 to allow for the creation of two lots with a minimum lot size of a half-acre each. The proposed change is compatible with the existing character development of the area. There are currently several parcels north and southwest of the subject site that have RSC-2 zoning and are similar in character to the proposed use.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, and 16.10. The development pattern of the surrounding area shows is mostly single-family residential uses. A rezoning to RSC-2 would reflect a development pattern that is consistent with this policy direction.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to RSC-2 would be consistent with this policy direction.

The subject site meets the intent of the Community Design/Culture component of the Greater Carrollwood Northdale Community Plan. The Plan seeks to maintain and enhance the development of existing residential neighborhoods that remain suburban in nature. While also, using techniques to ensure compatibility with the existing nature of each neighborhood.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 23-0442

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

WATER NATURAL LULC_Wet_Poly

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

WILLOW VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/9/2023

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProjects\Hillsborough\Hillsborough - Copy.mxd

