

Rezoning Application: RZ STD 25-0435**Zoning Hearing Master Date:** 09/15/2025**BOCC Land Use Meeting Date:** 11/12/25**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: Christian E. Guevara
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 1.92 acres +/-
Community Plan Area: Ruskin, South Shore Areawide Systems
Overlay: None
Request: Rezone from ASC-1 to CN-R

**Introduction Summary:**

The applicant is requesting a rezoning from ASC-1 (Agricultural, Single-Family) to CN-R (Commercial, Neighborhood with Restrictions). The applicant has proposed to restrict several of the more intense uses allowed in the CN district: Convenience Stores with or without Gas Pumps, Car Wash Facilities. Motor Vehicle Repair, Free Standing Emergency Rooms, Banquet/Reception Halls and all Drive-Through Uses.

Zoning:	Existing	Proposed
District(s)	ASC-1	CN-R
Typical General Use(s)	Single-Family Residential/Agricultural	Neighborhood Commercial, Office and Personal Services
Acreage	1.92 +/-	1.92 +/-
Density/Intensity	1 dwelling unit per acre	0.20 FAR
Mathematical Maximum*	1 dwelling unit	16,727.1 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	CN-R
Lot Size / Lot Width	1 acre / 150'	7,000 sf / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 15'	Front (East): 30' Side (South): 10' Type A Side (North): None required
Height	50'	35'

Additional Information:

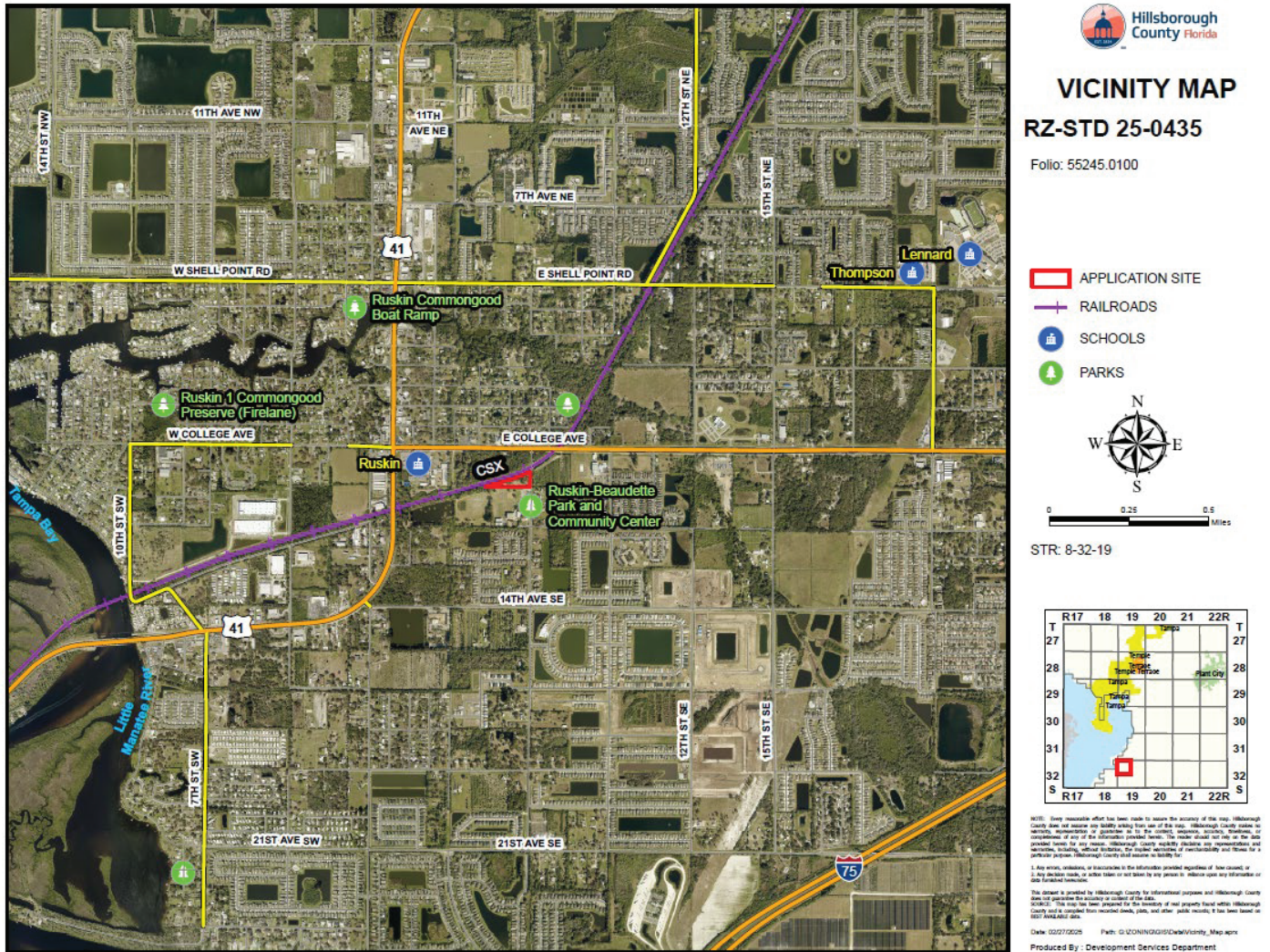
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

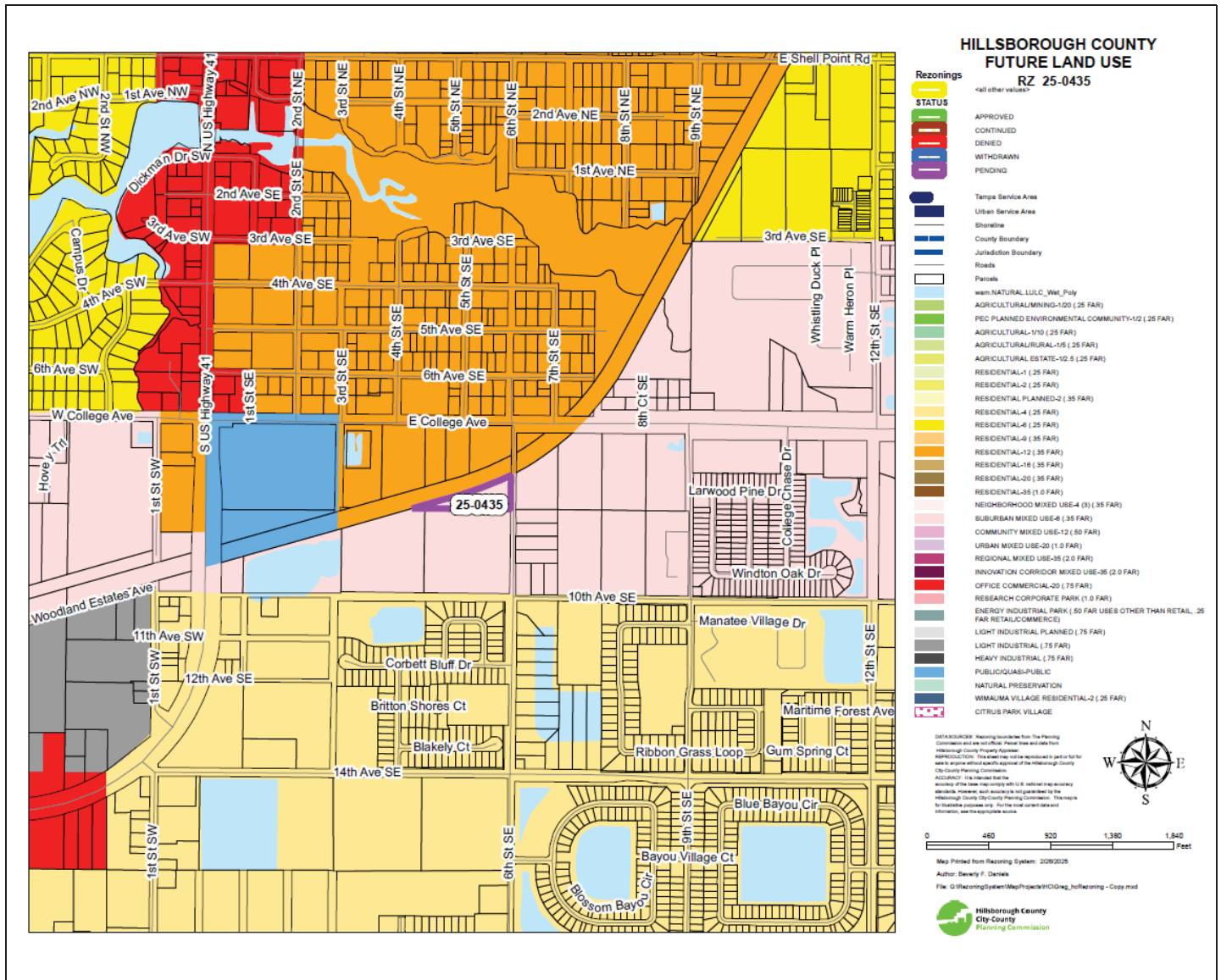


Context of Surrounding Area:

The property is located in the Ruskin area, east US Hwy 41 and just south of State Road 674. The surrounding area is composed of agricultural, residential, and institutional uses. The property neighbors the Ruskin Park and Recreation Center.

2.0 LAND USE MAP SET AND SUMMARY DATA

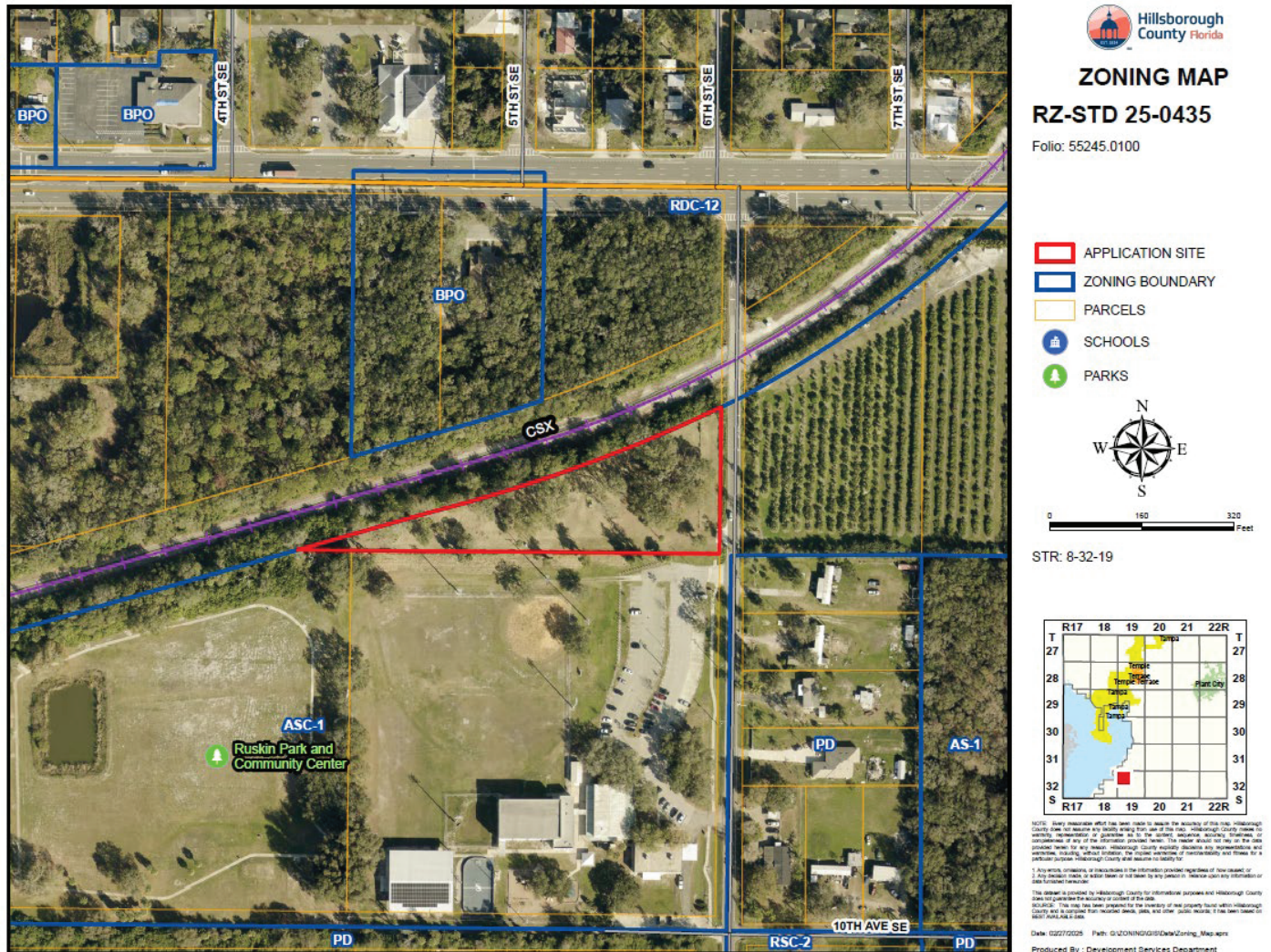
2.2 Future Land Use Map



Future Land Use Category:	SMU-6 (Suburban Mixed-Use – 6)
Maximum Density/F.A.R.:	Density: 6 DU / GA FAR: Neighborhood commercial up to 175,000 sq ft or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, and mixed-use projects up to a 0.35 FAR.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

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	RDC-12	12 DU / GA	Residential, Duplex	CSX Railroad
South	ASC-1	1 DU / GA or 0.25 FAR	Agricultural, Single-Family	Ruskin Park and Community Center
East	ASC-1	1 DU / GA or 0.25 FAR	Agricultural, Single-Family	Orchard/Citrus Agriculture
West	RDC-12	12 DU / GA	Residential, Duplex	CSX Railroad

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 25-0435

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025

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
6 th St SE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10	1	1
Proposed	1,350	122	122
Difference (+/-)	+1,340	+121	+121

*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.
	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	
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	Connection to County water and wastewater required.
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 checked="" 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 subject property fronts along 6th St. SE, a two-lane local roadway. Other than the Ruskin Park and Community Center neighboring to the south, 6th St. SE is occupied by single-family residences or agricultural uses.

There are no properties zoned CN, CG, or within a PD district allowing such commercial uses in the immediate vicinity. The closest commercial uses begin around 1,000 feet to the west along US Hwy 41 and E College Ave. Closer along E College Ave. are single-family and duplex residential properties zoned RDC-12, an office use zoned BPO, and vacant land zoned BPO or RDC-12.

The applicant has agreed to prohibit some of the more intense and high traffic uses permitted in the CN district. Thereby making the permitted uses in the proposed district more consistent with the nearby BPO zoning districts and institutional uses in the vicinity.

Due to the above considerations, staff finds the CN-R district would be compatible with the uses, zoning districts, and development pattern of the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**, subject to the proposed conditions:

1. The following uses shall be prohibited:
 - a. Convenience Stores with or without Gas Pumps
 - b. Car Wash Facilities
 - c. Motor Vehicle Repair
 - d. Free Standing Emergency Rooms
 - e. Banquet/Reception Hall
 - f. All Drive-Through Uses

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: 09/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Ruskin

PETITION NO: RZ 25-0435

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 1.93 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Commercial Neighborhood – Restricted (CN-R). The applicant is proposed a restriction that would prohibit all drive-through uses, banquet and reception hall uses, free standing emergency rooms, motor vehicle repair, car washes, and convenience stores with or without gas stations. The site is located +/- 340ft south of the intersection of E. College Ave and 6th St. SE. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

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. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Dwelling Unit (ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
CN-R, Fast Food without Drive Thru (ITE Code 933) 1,814sqft	810	78	64
CN-R Medical-Dental Office (ITE Code 720) 15,000sqft	540	44	58
Total	1,350	122	122

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,340	+121	+121

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 6th St SE., a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 10ft travel lanes, +/- 5ft sidewalks along the western side of the roadway within the vicinity of the project, no bike lanes on either side of the roadway within the vicinity of the project, and within +/- 40ft of the right of way.

Staff notes that the northernmost property boundary of the subject property is +/- 55ft south of railroad tracks.

SITE ACCESS

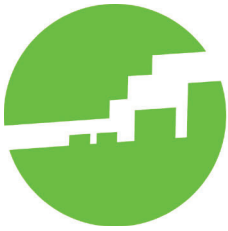
It is anticipated that the site will have access to 6th St SE.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for 6th St SE is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
6 th St SE	21st Ave SE	SR 674	D	C

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: September 15, 2025 Report Prepared: September 4, 2025	Case Number: RZ 25-0435 Folio(s): 55245.0100 General Location: South of East College Avenue and west of 6 th Street Southeast
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)
Service Area	Urban
Community Plan(s)	Ruskin + SouthShore Areawide Systems
Rezoning Request	Agricultural Single Family Conventional (ASC-1) to Commercial Neighborhood (CN)
Parcel Size	1.93 ± acres
Street Functional Classification	East College Avenue – State Arterial 6 th Street Southeast – County Collector
Commercial Locational Criteria	Meets
Evacuation Area	B

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	ASC-1	Vacant Land
North	Residential-12	RDC-12 + BPO	CSX Transportation Right of Way + Vacant Land + Light Commercial
South	Suburban Mixed Use-6 + Residential-4	ASC-1 + PD	Public/Quasi-Public/Institutions + Single Family + HOA Property
East	Suburban Mixed Use-6	ASC-1 + AS-1 + AR	Agriculture + Public/Quasi-Public/Institutions
West	Residential-12 + Public/Quasi-Public	RDC-12	CSX Transportation Right of Way + Vacant Land + Educational

Staff Analysis of Goals, Objectives and Policies:

The 1.93 ± acre subject site is located south of East College Avenue and west of 6th Street Southeast. The subject site is located in the Urban Service Area and is also located within the limits of the Ruskin Community Plan and SouthShore Areawide Systems Plan. The applicant requests to rezone the subject site from Agricultural Single Family Conventional (ASC-1) to Commercial Neighborhood (CN). According to the revised request, which was uploaded into Optix on August 7, 2025, the applicant has proposed to prohibit the following CN zoning district uses: convenience stores with or without gas stations, car washes, motor vehicle repair, free standing emergency room, banquet/reception halls and all drive through uses.

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. 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." Vacant land is currently on the subject site as well as to the north and west across the CSX Transportation Right of Way (ROW). Light commercial uses are also to the north across the ROW. Public/quasi-public/institution are to the south and east of the subject site. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3 based upon the surrounding development pattern.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 designation allows for the consideration of agricultural,

residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use developments. Office uses are not subject to locational criteria in this Plan category. The category allows neighborhood commercial up to 175,000 sq. ft. or 0.25 Floor Area Ratio (FAR), whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multi-purpose and mixed-use projects may achieve up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR. With 1.93 acres, the subject site could be considered for up to 21,017.7 square feet for non-residential uses (1.93 acres x 43,560 square feet x 0.25 FAR).

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Hillsborough County 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.

The proposal meets 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 mixed uses, with vacant land and public/quasi-public/institution uses in the immediate area. 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. According to FLUS Policy 4.7.4, when planning the location of new non-residential developments at intersections meeting locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding character. Beaudette Park is directly south of the property. There are agricultural uses to the east of the subject site which will provide a gradual transition between the different land uses to the proposed CN uses. As noted above, the applicant has proposed to prohibit the following CN zoning district uses: convenience stores with or without gas stations, car washes, motor vehicle repair, free standing emergency room, banquet/reception halls and all drive through uses. The prohibition on the CN uses listed also improves mitigation. Given the surrounding uses and gradual transition between different land uses, the proposed rezoning is consistent with FLUS Objective 4.4, FLUS Policy 4.4.1 and FLUS Policy 4.7.4.

The subject site meets Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The closest qualifying intersection to the subject site is East College Avenue and 6th Street Southeast which are within the 1,000 feet requirement. The proposal meets the intent of FLUS Objective 4.7 and FLUS Policy 4.7.2.

The site is located within the limits of the Ruskin Community Plan and SouthShore Areawide Systems Plan. Goal 2 of the Ruskin Community Plan is dedicated for economic development. It strives to provide opportunities for business growth and jobs in the Ruskin community. Goal 1.a. under the Economic Objective within the SouthShore Areawide Systems Plan is to analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.) As Goal 1.b. is to recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the Land Development Code). i.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity. The proposed rezoning from ASC-1 to CN would bring an economic component to the surrounding area that is consistent with the goals of the Ruskin Community Plan and SouthShore Areawide Systems Plan in the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposed zoning district is compatible with the existing development pattern found within the surrounding area and supports the vision of the Ruskin Community Plan and SouthShore Areawide Systems 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 proposed restrictions.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: 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.

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.

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.*

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 4.7.2: *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant*

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.*

LIVABLE COMMUNITIES ELEMENT: RUSKIN COMMUNITY PLAN

Goal 2: *Economic Development – Provide opportunities for business growth and jobs in the Ruskin community.*

Strategies:

- *Promote commercial development at a scale and design that reflects the character of the community. Ensure that future commercial development avoids “strip” development patterns*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

The SouthShore community encourages activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. *Land Use/Transportation*
 - a. *Analyze, identify and market lands that are available for economic development, including: residential commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
 - b. *Recognize preferred development patterns as described in individual community plans, and implement the communities’ desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-0435

<all other values>

Rezonings

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

warm NATURAL/LULC_Wet_Poly

AGRICULTURAL/MINING-120 (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)

ENERGY INDUSTRIAL PARK (50 FAR)

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. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any legal or financial purposes. The map is for informational purposes only. For the most current data and information, visit the appropriate website.



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