

**Rezoning Application: 24-1060**  
**Zoning Hearing Master Date:** December 16, 2024  
**BOCC Land Use Meeting Date:** February 11, 2025

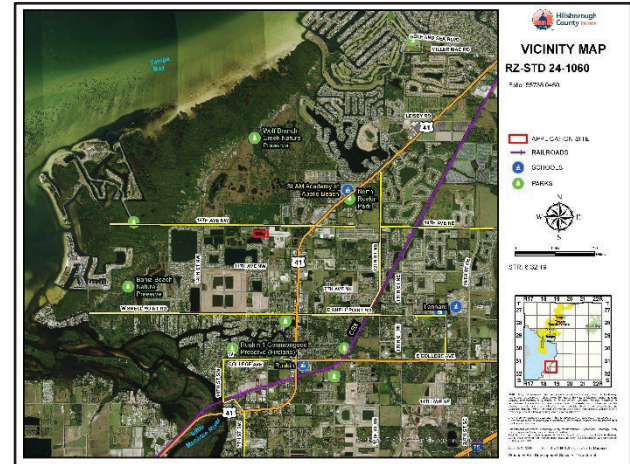


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Wendy Duong  
**FLU Category:** Residential -4 (Res-4)  
**Service Area:** Urban  
**Site Acreage:** 6.45 +/-  
**Community Plan Area:** Ruskin  
**Overlay:** Ruskin  
**Request:** Rezone from **Residential Single-Family Residential-2 Mobile Home Overlay (RSC-2 MH)** to **Agricultural Single-Family Residential -1 (AS-1)**.



### Request Summary:

The request is to rezone from the existing **Residential Single-Family Residential -2 with a Mobile Home Overlay (RSC-2 MH)** to **Agricultural Single-Family Residential-1 (AS-1)** zoning district. The proposed zoning for AS-1 permits agricultural and related uses and single-family development on lots containing a minimum of one (1) acre (ac) (43,560 square feet (sf)). *The site contains a borrow pit approved in 1985.* The applicant seeks to use the site for residential and agricultural purposes (existing plant farm).

### Zoning:

Uses	Current RSC-2 MH Zoning	Proposed AS-1 Zoning
	Single Family Residential Conventional (with the additional use of manufactured homes.)	Agricultural & Agricultural Single Family Residential
Acreage	6.45+/- ac	6.45+/- ac
Density / Intensity	1 du/0.5 acre (21,780 sf)	1 du/1 acre (43,560 sf)
Mathematical Maximum*	12 dwelling unit	6 dwelling unit
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.		

### Development Standards:

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

### Additional Information:

PD Variations	N/A
Waiver(s) to the Land Development Code	None

### Additional Information:

Planning Commission Recommendation	Consistent
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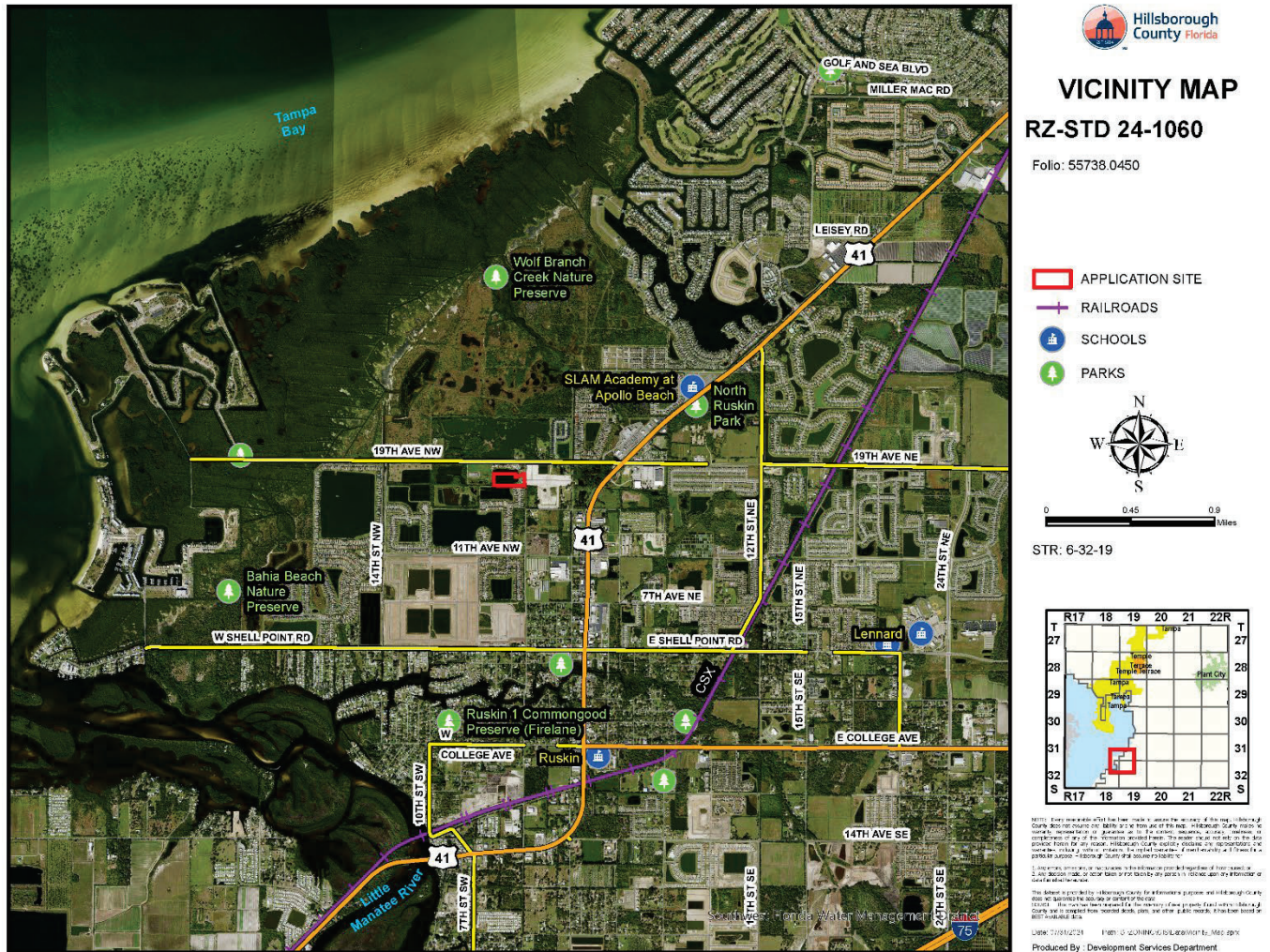
## Additional Information:

Development Services Department

Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



## Context of Surrounding Area:

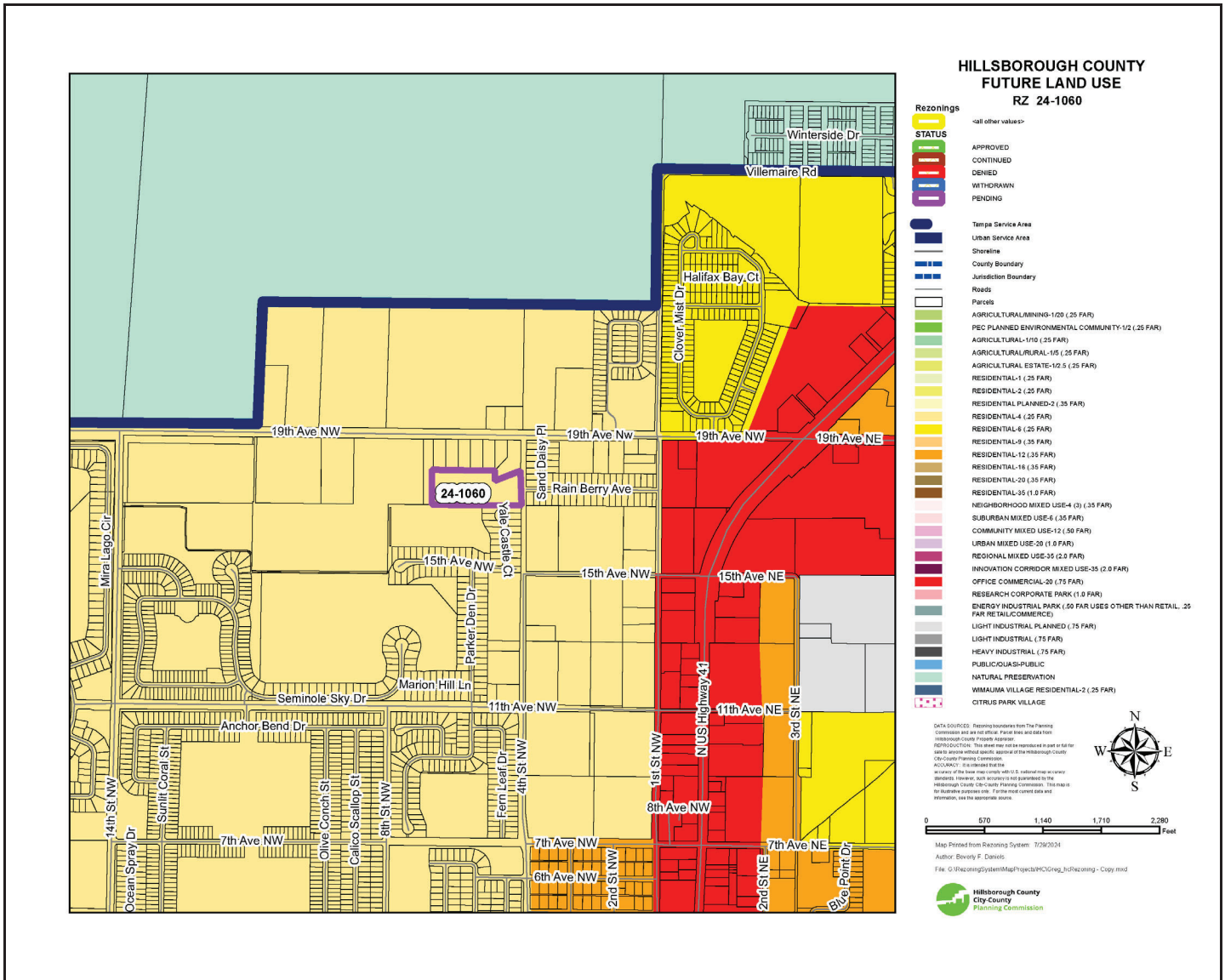
The site is located in an area comprised of agricultural and single-family residential uses. The subject site is surrounded and within the Res-4 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. The immediate adjacent properties are zoned: RSC-2 to the north, Planned Development (PD 03-1332 - residential subdivision) to the south, Planned Development (PD 18-0795 - residential subdivision) to the east, and RSC-2 and Agricultural Rural (AR) to the west.





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per 5 Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet 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

### 2.4 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 24-1060

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025

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
19 <sup>th</sup> Avenue NW	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 checked="" type="checkbox"/> 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	144	11	14
Proposed	2,328	139	299
Difference (+/-)	+2,184	+128	+285

\*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			
<b>Environmental:</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>This agency provided no comments.</b>
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <div style="display: flex; justify-content: space-between;"> <div> <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             </div> <div> <input type="checkbox"/> Significant Wildlife Habitat  <input checked="" 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>			
<b>Public Facilities:</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <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	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> 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	No Comment
<b>Impact/Mobility Fees</b> N/A			
<b>Comprehensive Plan:</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <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 checked="" 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 subject site is surrounded and within the Res-4 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects.

The immediate adjacent properties are zoned: RSC-2 to the north, Planned Development (PD 03-1332 - residential subdivision) to the south, Planned Development (PD 18-0795 - residential subdivision) to the east, and RSC-2 and Agricultural Rural (AR) to the west.

The site is located within the Hillsborough County Urban Service Area; therefore, will be serviced by County's potable water and by the South County Wastewater Treatment Plant

The site exceeds the minimum lot size for Area 1 within the Ruskin Community Character Guidelines.


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

5.2 Recommendation

Based on the above considerations, staff finds the proposed AS-1 zoning district is compatible with the existing zoning districts and development pattern in the area and the request approvable.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>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.</p>	



## 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

DATE: 12/04/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 24-1060

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

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 6.46 acres from Residential Single Family Conventional (RSC-2) with a Mobile Home Overlay (MH) to Agricultural Single Family (AS-1). The site is located +/- 210 feet west of the corner of Sand Daisy Place and 19<sup>th</sup> Ave NW. The Future Land Use designation of the site is Residential 4 (R-4).

The site currently has an open violation with Code Enforcement for a variety of issues, including improper zoning district. Staff notes that once the applicant has obtained the proper zoning designation, they will be required to come through the site/construction review process, during which they will be required to comply with sidewalk, substandard road and any other applicable requirements. The applicant is currently operating a wholesale plant nursery alongside her single-family home on the subject property.

**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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 12 Units	144	11	14

## Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Wholesale Plant Nursery (ITE Code 818) 59,460sqft	2,318	138	298
AS-1, Single Family Detached Housing (ITE Code 210) 1 Units	10	1	1
<b>Total</b>	2,328	139	299

## Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	+2,184	+128	+285

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 19<sup>th</sup> Ave NW. 19<sup>th</sup> Ave NW is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11 ft wide travel lanes, +/- 5 ft wide bike lanes on both sides of the roadway, +/- 5 ft wide sidewalks on the north side of the roadway, within +/- 80 ft of the right of way.

SITE ACCESS

The subject parcel is currently taking access to 19<sup>th</sup> Ave NW via a shared easement and is anticipated to continue to have access to 19<sup>th</sup> Ave NW via this shared easement.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of



plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

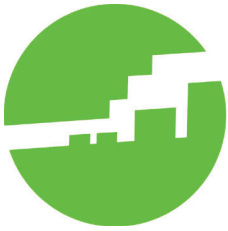
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

#### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for 19th Ave NW is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
19 <sup>th</sup> Ave NW	EG Symmons Park	US Hwy 41	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> December 16, 2024  <b>Report Prepared:</b> December 5, 2024	<b>Case Number:</b> RZ 24-1060  <b>Folio(s):</b> 55738.0450  <b>General Location:</b> South of 19 <sup>th</sup> Avenue Northwest, east of 14 <sup>th</sup> Street Northwest, west of North US Highway 41 and north of 11 <sup>th</sup> Avenue Northwest
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga;0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Ruskin + SouthShore Areawide Systems
<b>Rezoning Request</b>	Rezoning to Agricultural Single Family-1 (AS-1) to allow for the use of planting and selling potted trees and fruit while utilizing the property as a primary residence
<b>Parcel Size</b>	+/- 6.45 acres
<b>Street Functional Classification</b>	19 <sup>th</sup> Avenue Northwest - <b>County Collector</b> 14 <sup>th</sup> Street Northwest - <b>County Collector</b> North US Highway 41 - <b>State Principal Arterial</b> 11 <sup>th</sup> Avenue Northwest - <b>County Collector</b>

<b>Commercial Locational Criteria</b>	Does not meet. CLC for Agriculture uses not applicable.
<b>Evacuation Area</b>	Zone A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
<b>Subject Property</b>	Residential-4	RSC-2	Single-Family Residential
<b>North</b>	Residential-4	RSC-2	Single-Family Residential
<b>South</b>	Residential-4	PD	Public/Quasi/Public + Single-Family Residential
<b>East</b>	Residential-4	AS-1 + PD	Single- Family Residential
<b>West</b>	Residential-4	AR + PD	Public/Quasi/Public + Single-Family Residential

**Staff Analysis of Goals, Objectives and Policies:**

The subject site is located south of 19<sup>th</sup> Avenue Northwest, east of 14<sup>th</sup> Street Northwest, west of North US Highway 41 and north of 11<sup>th</sup> Avenue Northwest. The subject site is in the Urban Service Area and is located within the limits of the Ruskin and SouthShore Areawide Systems Community Plans.

The applicant is requesting a rezoning to Agricultural Single Family-1 (AS-1) to allow for the use of planting and selling potted trees and fruit while utilizing the property as a primary residence. The subject site is located within the Residential-4 (RES-4) Future Land Use Category (FLU) which allows for the consideration for residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses must meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the objective agricultural areas of the Future Land Use Element.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The

character of each land use category and its potential uses must be evaluated for compliance with the FLUE, per Policies 8.1 and 8.2. The subject site is located within the RES-4 Future Land Use category and therefore allows for the consideration of up to 25 dwelling units per acre on the approximately 6.45-acre subject site. The maximum allowable intensity on the subject site is 70,240 square feet of buildable area (FAR).

Typically, a rezoning request must meet the minimum density criteria outlined in the Comprehensive Plan. Such requests focus on increasing buildable intensity or the number of residential units, with the aim of enhancing the zoning district's density. However, in this case, the request involves passive agricultural use, which is why it receives staff support despite the reduction in density per FLUE Policy 1.3 where within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted if the rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

Under the RES-4 category, non-residential uses must adhere to specific locational criteria. Agricultural uses, however, may be permitted based on the policies set forth in the agricultural objective areas of the Future Land Use Element. Policy 30.5 permits agricultural-related commercial uses that are more intensive or substantial than those serving neighborhood needs, provided they comply with the Comprehensive Plan's policies. Such uses are exempt from the locational criteria typically applied to neighborhood-serving commercial uses.

The subject site is in 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. 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 proposed rezoning to grow and sell potted trees and fruit are supported by Objective 30 where it is recognized that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.

The Comprehensive Plan acknowledges agriculture as both a crucial industry and a valuable economic asset. Policy 29.1 supports the establishment and upkeep of agricultural market centers to bolster the agricultural economy, promoting agricultural activities within and around these centers. Additionally, Policy 29.6 permits agricultural and related uses even in non-rural land use categories. Rezoning to AS-1 and the proposed passive agricultural activities would align well with the residential development pattern of the area and adhere to Objective 29, along with Policies 29.3 and 29.6.

Policy 30.2 in the Future Land Use Element permits the continuation, on-site intensification, and changing of commodities for agricultural uses in non-rural land use categories even as non-agricultural development is introduced around it, provided that the agricultural uses, or zoning for agricultural uses existed at the time of the adoption of the Plan. Additionally, it permits the establishment of new agricultural uses in non-rural categories, in a manner conforming with development regulations.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). 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 meets the intent of the Ruskin Community Plan. Goal 4 of the plan seeks to promote developments that recognize the historic character of the Ruskin community by supporting continued agricultural activities while promoting a small-town character. The proposal also meets the intent of the Southshore Areawide Systems Plan that promotes sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The plan supports the development of unique agricultural and archaeological resources of SouthShore. The plan also supports aquaculture and agri-business services and facilities, such as equipment sales and services, research, facilities, nurseries and greenhouses, packinghouses and fertilizer services. The plan also recognizes the State of Florida's "Right to Farm Act" limiting the circumstances under which agricultural operations may be deemed a nuisance when new development is proposed adjacent to or near active agricultural operations.

Overall, staff find that the proposed use is an allowable use in the RES-4 and is compatible with the existing development pattern found within the surrounding area. The proposal also supports the vision of the Ruskin Community Plan and the Southshore Areawide Systems Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element 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 conditions set by the Development Services Department.

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

#### **FUTURE LAND USE ELEMENT**

##### ***Urban Service Area***

***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.

##### ***Land Use Categories***

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *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 those potential uses are routinely acceptable anywhere within that land use category.*

### **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 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 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 16.5:** *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

**Policy 17.7:** *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

## **Community Design Component (CDC)**

### **4.3 COMMERCIAL CHARACTER**

**GOAL 9:** *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

**Policy 9-1.2:** *Avoid “strip development patterns for commercial uses.*

## **5.0 NEIGHBORHOOD LEVEL DESIGN**

### **5.1 COMPATIBILITY**

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

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

**GOAL 17:** *Develop commercial areas in a manner which enhances the County’s character and ambiance.*

**OBJECTIVE 17-1:** *Facilitate patterns of site development that appear purposeful and organized.*

**Policy 17-1.4:** *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

## **AGRICULTURE-GENERAL CONSIDERATIONS**

**Objective 29:** *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.*

**Policy 29.1:** *Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.*

**Policy 29.3:** *Land development regulations shall provide for a shortened, simpler review process for the division or development of land for bona fide agricultural purposes.*

**Policy 29.6:** *Agricultural and agricultural related uses shall be permitted in non-rural land use categories.*

#### **AGRICULTURE - RETENTION**

**Objective 30:** *Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.*

**Policy 30.2:** *Permit the continuation, on-site intensification, and changing of commodities for agricultural uses in non-rural land use categories even as non-agricultural development is introduced around it, provided that the agricultural uses, or zoning for agricultural uses existed at the time of the adoption of the Plan. Additionally, permit the establishment of new agricultural uses in non-rural categories, in a manner conforming with development regulations.*

**Policy 30.4:** *Introduction of intense agricultural uses adjacent to non-agricultural use in non-rural areas shall meet applicable land development codes.*

**Policy 30.5:** *Agriculture related commercial uses more intensive or heavy than neighborhood serving commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.*

#### **LIVABLE COMMUNITIES ELEMENT: RUSKIN COMMUNITY PLAN**

**Goal 4:** *Culture and History – Promote development that recognizes the historic character of the Ruskin community and enhances the quality of life.*

##### *Strategies:*

- *Promote the history and culture of Ruskin.*
- *Support development of a community center.*
- *Recognize the agrarian and commercial fishing past of the Ruskin*
- *Support continued agricultural and aquacultural activities.*
- *Promote a small-town character.*
- *Support the Ruskin Tomato, and Seafood festivals, building on their themes for community identification.*

#### **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN**

##### ***Economic Development Objective***

##### ***Cultural/Historic Objective***



*The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.*

***The community desires to:***

*1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*

*A. Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.*

*i. Support and assist the Southern Hillsborough County Historic Connections project facilitated by Hillsborough Community College*

*B. Encourage and support the preservation of areas of archaeological, cultural and/or historical significance as shown on the SouthShore Historical Resources Inventory map.*

*C. Encourage and support the identification and preservation of significant older structures such as houses, outbuildings, bridges, and fences to retain a sense of identity, visual beauty, and history.*

*D. Support communities and neighborhoods in preserving and revitalizing downtown centers using economic development and historic resource incentives whenever possible.*

*E. Assist the Historic Resources Review Board, Southern Hillsborough County Historic Connections, historical societies, museums, and other preservation organizations in SouthShore in their public education and preservation efforts.*

*F. Continue to support and preserve agricultural activities that have historically been an important part of SouthShore heritage and maintain agriculture as an integral part of the SouthShore economy, landscape, and natural resource base.*

*G. Support aquaculture and agri-businesses services and facilities, such as equipment sales and service, research, facilities, nurseries and greenhouses, packinghouses, and fertilizer services.*

*H. Recognize that the State of Florida has adopted the "Florida Right to Farm Act" (F.S. 823.14) limiting the circumstances under which agricultural operations may be deemed a nuisance when new development is proposed adjacent to or near active agricultural operations.*

**HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ 24-1060**

RZ 24-1060

&lt;all other values&gt;

Rezonings  
STATUS

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING

Tampa Service Area  
Urban Service Area  
Shoreline  
County Boundary  
Jurisdiction Boundary

## Parcels

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

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

AGRICULTURAL - 1/10 ( 25 FAR)

AGRICULTURAL/BIOL -1/5 (25)

AGRICULTURAL ESTATE 4125 / 25 FAR)

AGRICULTURAL ESIAE-1/2.5 (.23 FAR)  
PRESIDENTIAL 4 (OF 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-13/ 50 EA

COMMUNITY MIXED USE-12 (.50 F)

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 USE  
EAP RETAIL / COMMERCE)

PAR RE (AID/COMMERCE)  
LIGHT INDUSTRIAL PLANNED / 75 FADY

LIGHT INDUSTRIAL PLANNED

LIGHT INDUSTRIAL (.75 FAR)

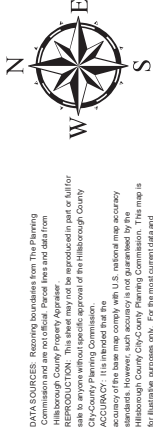
HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 7/29/2024

Author: Beverly F. Daniels

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