

## BOCC Land Use Meeting Date: 10/07/2025



Development Services Department

Applicant:	Todd Pressman
FLU Category:	OC-20
Service Area:	Urban
Site Acreage:	1.45 acres +/-
Community Plan Area:	Greater Palm River
Overlay:	None
Request:	Rezone from CG to CI-R



The applicant is requesting to rezone the subject property from CG (Commercial General) to CI-R (Commercial Intensive, with Restrictions). The applicant has proposed to restrict several uses permitted in the CI district, including car wash facilities, crematoriums, truck terminal, garbage hauler, recyclable material recovery facilities, and motor vehicle body work/painting. Also, the applicant is proposing to restrict the height of any open storage materials to 9-feet.

Zoning:	Existing	Proposed
District(s)	CG	CI-R
Typical General Use(s)	General Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	1.45 +/-	1.45 +/-
Density/Intensity	0.27 FAR	0.30 FAR
Mathematical Maximum*	17,053.82 sq ft	18,948.69 sq ft

## Development Standards:

Development Standards:	Existing	Proposed
District(s)	CG	CI-R
Lot Size / Lot Width	10,000 sq ft / 75'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	<p>Front: 30'</p> <p>Side (East): 20' Type B Buffer</p> <p>Side (West): None Required</p> <p>Rear (South): None required</p>	<p>Group 5 use:</p> <p>Front: 30'</p> <p>Side (East): 20' Type B Buffer</p> <p>Side (West): None Required</p> <p>Rear (South): None required</p> <p>Group 6 use:</p> <p>Front: 15' Type B Buffer</p> <p>Side (East): 30' Type C Buffer</p> <p>Side (West): 15' Type B Buffer</p> <p>Rear (South): 15' Type B Buffer</p>
Height	50'	50'

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

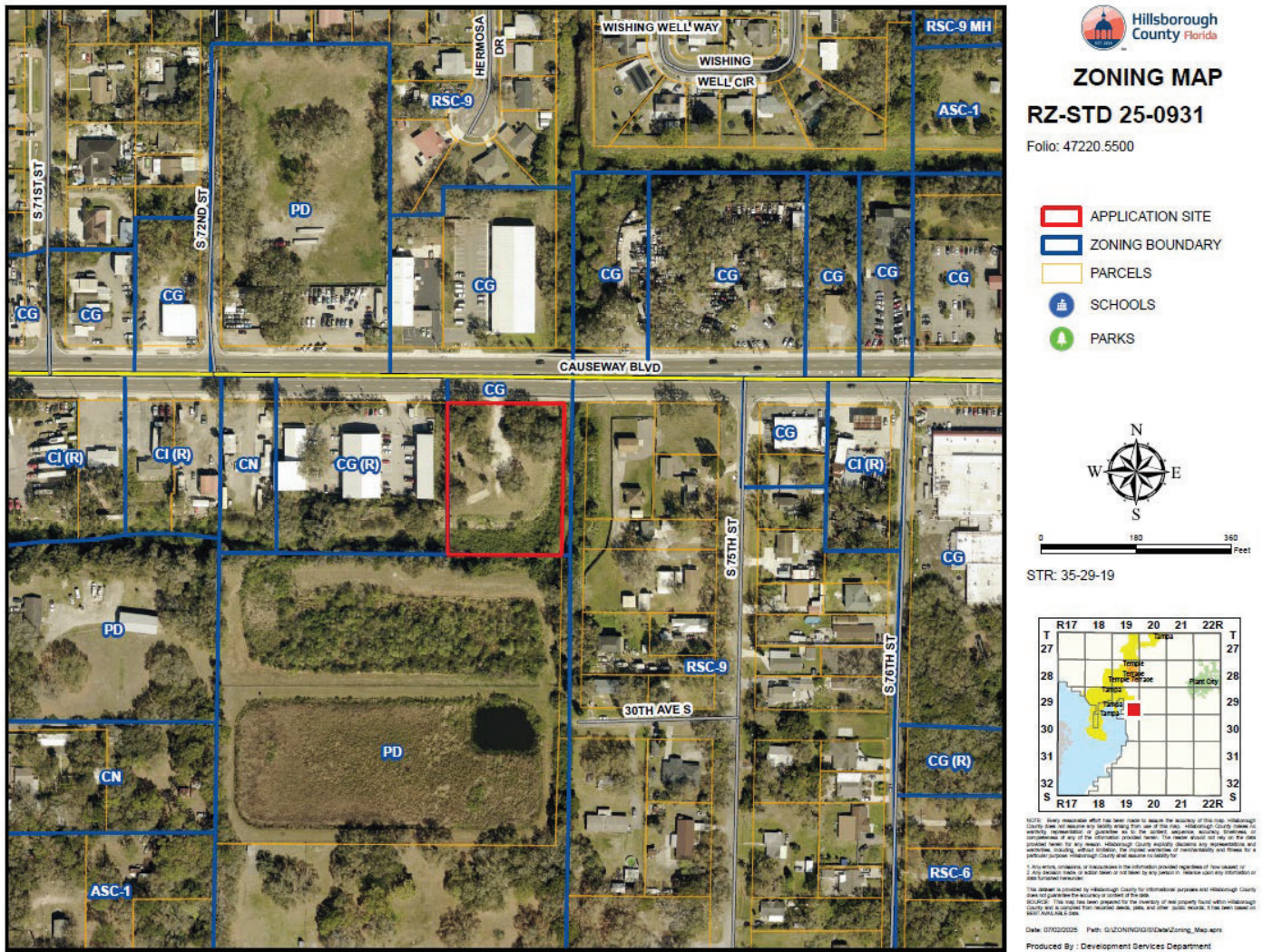






## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 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	CG	0.27 FAR	General Commercial	Contractor's Offices with enclosed storage
South	PD 03-1588 (PRS 10-1033)	3.83 DU / acre	Single-Family Residential, FDOT Pond	FDOT Stormwater
East	RSC-9	9 DU / acre	Single-Family Residential	Delaney Creek, Single-Family Residences
West	CG-R 15-0906	0.27 FAR	Limited General Commercial	Contractor's Offices with enclosed storage

## 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 25-0931

ZHM HEARING DATE: August 18, 2025

BOCC LUM MEETING DATE: October 22, 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
Causeway Blvd	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,322	873	673
Proposed	10,406	879	682
Difference (+/-)	+84	+6	+9

\*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.	None	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 &amp; 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	Delaney Creek located within eastern and southern portions of property.
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 checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" 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
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" 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	
<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<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 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 property is currently classified as vacant by the Property Appraiser's office. Until approximately December 2022 the property was occupied by a legal non-conforming mobile home park use.

Causeway Blvd. is by CG district uses and some CI uses, such as contractor's offices with enclosed storage, medical offices, auto sales, vehicle salvage, and eating establishments. The CI zoning districts along the south side of Causeway Blvd. (beginning approximately 430 feet to the west and 500 feet to the east) have rezoning restrictions prohibiting or limiting open storage, or prohibiting some of the more intense uses permitted in the CI district. With this pattern in mind, the applicant offered to prohibit several of the more intense CI uses to increase compatibility with the existing zoning pattern.

The abutting properties to the east of the rezoning site are occupied by single-family homes. However, these homes are accessed by S 7<sup>th</sup> St. or 30 S Ave. and do not face the rezoning site. Between the rezoning site and the residences is an approximate 42-foot-wide reserved right-of-way area which Delaney Creek currently flows through. This vegetated area acts as a natural buffer between the proposed intensive commercial district and the residential properties. The applicant also offered to limit open storage materials to 9 feet in height, which would reduce the visual blight from open storage materials to the nearby residential properties. Open storage uses would also be subject to the additional buffering and screening requirements in Section 6.06.06.B.C.7 of the Land Development Code.

Due to the above considerations and the proposed restrictions, staff finds the request compatible with the zoning districts, uses, and development pattern in the surrounding area.

### 5.2 Recommendation

Staff finds the request **approvable**, subject to the following restrictions:

1. The following uses shall be prohibited:
  - a. Car Wash Facilities
  - b. Crematoriums
  - c. Garbage Hauler
  - d. Truck Terminal
  - e. Recyclable Material Recovery Facilities
  - f. Motor Vehicle Body Work, Painting
2. Items maintained for open storage shall have a maximum height of 9-feet.

**Zoning Administrator Sign Off:**

*J. Brian Grady*



**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: 08/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/GPR

PETITION NO: RZ 25-0931

- ☐ 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 +/- 1.51 acres from Commercial General (CG) to Commercial Industrial (CI). The site is located +/- 620 west of the intersection of S. 78<sup>th</sup> St and Causeway Blvd. The Future Land Use designation of the site is Office Commercial – 20 (OC-20).

### **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
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store with Gas Station (ITE Code 945) 6,000sqft	7,700	548	474
CG, Coffee Shop with Drive-Through (ITE Code 937) 2,000sqft	1,068	172	78
CG, Medical Dental Office (ITE 720) 6,054sqft	152	19	21
<b>Total</b>	<b>10,322</b>	<b>873</b>	<b>673</b>

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store with Gas Station (ITE Code 945) 6,000sqft	7,700	548	474
CG, Coffee Shop with Drive-Through (ITE Code 937) 2,000sqft	1,068	172	78
CG, Medical Dental Office (ITE 720) 7,949sqft	236	25	30
<b>Total</b>	<b>10,406</b>	<b>879</b>	<b>682</b>

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+84</b>	<b>+6</b>	<b>+9</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Causeway Blvd. Causeway Blvd is a 4-lane, divided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, +/- 4 ft bike lanes on both sides of the roadway, +/- 7 ft multi-use path on both sides of the roadway, and within +/- 70 ft of the right of way.

**SITE ACCESS**

The subject site is currently taking access onto Causeway Blvd. via a single right-in right-out vehicular and pedestrian access connection.

As Causeway Blvd. is an FDOT maintained roadway, staff have notified the applicant that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access onto Causeway Blvd from the subject parcel.

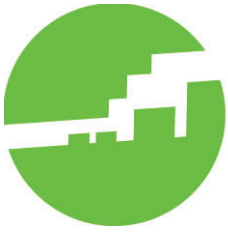
**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service provided for Causeway Blvd is for information purposes only.



Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Causeway Blvd	50 <sup>th</sup> St.	US Hwy 301	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> August 18, 2025 <b>Report Prepared:</b> August 7, 2025	<b>Case Number:</b> RZ 25-0931 <b>Folio(s):</b> 47220.5500 <b>General Location:</b> South of Causeway Boulevard, west of 75 <sup>th</sup> Street South and north of 32 <sup>nd</sup> Avenue South
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Office Commercial-20 (20 du/ga;0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Greater Palm River
<b>Rezoning Request</b>	Rezone from Commercial General (CG) to Commercial Intensive (CI)
<b>Parcel Size</b>	+/- 1.51 acres
<b>Street Functional Classification</b>	Causeway Boulevard – <b>State Principal Arterial</b> 75 <sup>th</sup> Street South – <b>Local</b> 32 <sup>nd</sup> Avenue South – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	Area B

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

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

The 1.51 ± acre subject site is located south of Causeway Boulevard, west of 75<sup>th</sup> Street South and north of 32<sup>nd</sup> Avenue South. The site is in the Urban Service Area (USA), is partially within the Coastal High Hazard Area (CHHA), and is within the limits of the Palm River-Progress Village Community Plan. The subject site has a Future Land Use (FLU) designation of Office Commercial-20 (OC-20), which allows for the consideration of agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. The applicant is requesting to rezone from Commercial General (CG) to Commercial Intensive (CI). The request includes restricted uses including car washes, crematoriums, garbage haulers, truck terminals, and recyclable materials recovery. Additionally, open storage on the site will have a maximum height of 9 feet.

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." The subject site is currently vacant. Directly south of the site consists of a drainage site owned by the Department of Transportation. To the east there is an approximate 42-foot-wide natural buffer that appears to contain drainage that turns into 30<sup>th</sup> Avenue South. This natural vegetation serves as a sufficient natural buffer and transition of use between the proposed Commercial Intensive uses and the adjacent land use. To the west of the site there are light industrial, heavy commercial, and heavy industrial uses. To the north across Causeway Boulevard, there are additional light industrial and heavy



commercial uses. The proposal for a rezoning from CG to CI with restrictions meets the intent of FLUS Objective 1.1 and Policy 3.1.3.

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 site is in the Office Commercial (OC-20) Future Land Use category. This category is intended for existing commercial and office centers and to provide for future development opportunities. In the OC-20 Future Land Use category, the maximum square feet that may be considered for this site would be 49,331 square feet (1.51 ac x 43,560 square feet = 65,775 square feet x 0.75 FAR = 49,331 square feet). The proposal for CI uses meets Objective 2.2 and the associated policies. The subject site is partially in the Coastal High Hazard Area. Per Policy 4.3.6, development proposals within the Coastal High Hazard Area (CHHA) shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

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

The proposal 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 mostly of light Industrial, heavy commercial, public/quasi-public, and single-family residential uses. Some of the businesses nearby include a window contractor, a Servpro Facility, a contractor's office and a warehouse. To the east of the site, single-family residences are buffered by approximately 42 feet of existing vegetation and a drainage area, providing a natural separation from the proposed development. The proposed change to CI would align with the existing industrial and commercial uses already present within the area. Additionally, the preserved natural buffer helps mitigate potential impacts on adjacent residential properties. Therefore, the request supports the intent of a balanced land use pattern and is consistent with the policies focused on compatibility with the surrounding neighborhood.

The subject site is within the limits of the Palm River-Progress Village Community Plan. The plan's vision emphasizes the importance of fostering an economically diverse community while welcoming new residential, commercial, and industrial development that respects and complements the exiting community identity. Specifically, Goal 2, strategy 12 of the plan encourages and supports new and infill development and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place. Goal 2, strategy 15 encourages development along Causeway Boulevard that avoids strip commercial patterns, which is where the site is located along. The proposed request aligns with these goals in the Palm River-Progress Village Community Plan.

Overall, staff finds that the proposed use is allowable in the OC-20 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Palm River-Progress Village Community Plan. The proposed Standard Rezoning, with restrictions, would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Standard Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

---

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

#### **FUTURE LAND USE SECTION**

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

***Objective 1.1:*** Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

##### ***Relationship to the Future Land Use Map***

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

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

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

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

***Objective 2.2:*** The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

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

##### ***Compatibility***

***Objective 3.1:*** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

**Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** 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.

## **Development**

**Objective 4.1:** Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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

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

**Policy 4.1.6:** Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

## **Land Use Suitability**

**Policy 4.3.6:** Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

**Policy 4.3.7:** Within the Coastal High Hazard Area (CHHA), new development and substantial expansions



of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- Commercial or industrial development on more than five acres of land; or
- Residential subdivisions exceeding ten lots

### **Neighborhood/Community Development**

**Objective 4.4:** *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

**Policy 4.4.1:** *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

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

### **LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE**

**Vision:** *We support an economically diverse community, embracing new residential, commercial, and industrial opportunities while respecting our existing identity*

**Goal 2:** *Balancing the Growth of the Built Environment*

- *The community seeks a well-connected and efficiently built environment where land use, mobility, utility networks, and infrastructure are coordinate to accommodate current and future needs.*

**Strategy 12:** *The Community encourages and supports new and infill development, and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.*

**Strategy 15:** *Encourage development along US Highway 41/50th Street, Causeway Boulevard, and 78th Street under the existing Office Commercial-20 and Suburban Mixed Use-6 plan categories that avoid strip commercial patterns.*

- *Mixed use development can be encouraged through Planned Development zoning.*
- *New development within the Coastal High Hazard Area (CHHA) will be subject to the policies and limitations outlined in the Built Environment Section of the Comprehensive Plan.*

STATUS

WATER NATURAL LULU_C_Water_Poly	
REC PLANNED ENVIRONMENTAL COMMUNITY-12 (25 FAR)	
AGRICULTURAL-170 (25 FAR)	
AGRICULTURAL-RURAL-15 (25 FAR)	
AGRICULTURAL ESTATE-12.5 (25 FAR)	
RESIDENTIAL-1 (25 FAR)	
RESIDENTIAL-2 (25 FAR)	
RESIDENTIAL PLANNED-2 (35 FAR)	
RESIDENTIAL-4 (25 FAR)	
RESIDENTIAL-6 (25 FAR)	
RESIDENTIAL-8 (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)	
JOBS 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 RESEARCH AND RETAIL COMMERCE)	
LIGHT INDUSTRIAL PLANNED (75 FAR)	
LIGHT INDUSTRIAL (75 FAR)	
HEAVY INDUSTRIAL (75 FAR)	
PUBLIC/QUASI-PUBLIC	
NATURAL PRESERVATION	
MINAMIYA VILLAGE RESIDENTIAL-2 (25 FAR)	
CENTURY PARK VILLAGE	



Map Printed from Rezoning System: 7/18/2025  
 Author: J. Krzyzanowski  
 File: G:\RezoningSystem\MapProjects\HC\Jason\_hcRezoning.mxd

