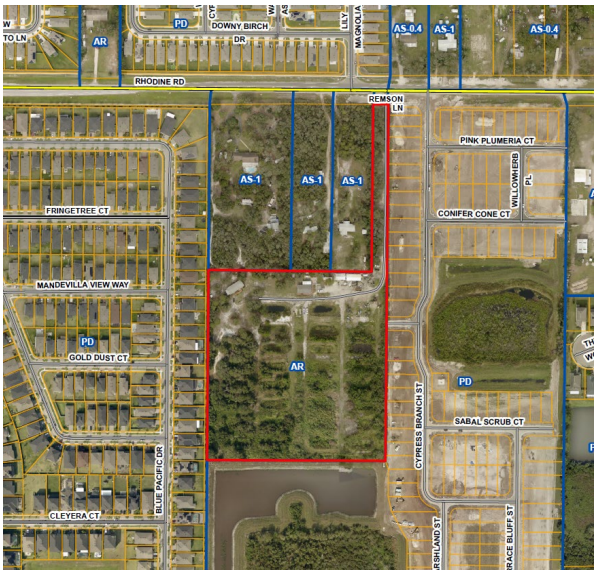
Rezoning Application:	PD 24-0293
Zoning Hearing Master Date:	May 14, 2024
BOCC Land Use Meeting Date:	July 9, 2024

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	William J. Molloy, Molloy & James
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	11.46 AC +/-
Community Plan Area:	Riverview
Overlay:	None
Request:	Rezoning to Planned Development



Request Summary:
The existing zoning is AR (Agricultural Rural) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow 42 single family residential units pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
District(s)	Current AR Zoning	Proposed PD Zoning
Typical General Use(s)	Agricultural, Single Family Residential	Single Family units
Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage
Mathematical Maximums *	2 dwelling units	42 dwelling units
Density / Intensity	0.2 DU/AC	3.97 DU/AC

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:		
	Current AR Zoning	Proposed PD Zoning
Lot Size / Lot Width	5 acres / 150’	5,500 sf / 50’

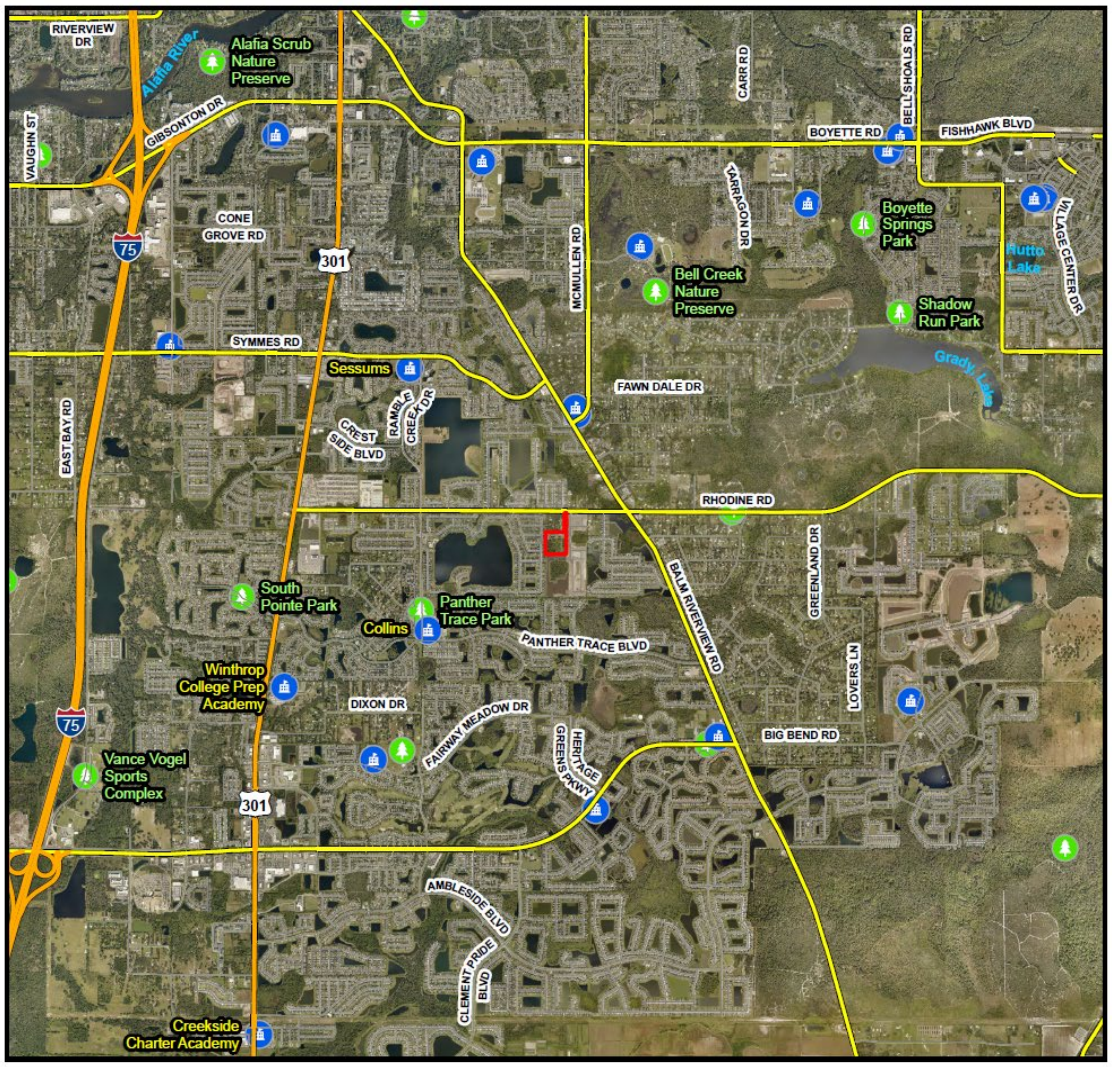
Setbacks/Buffering and Screening	50' Front 25' Side 50' Rear	20' Front 5' Side 15' Rear Corner lots: minimum front yard serving as a side yard shall be 15 feet. Minimum side yard serving as a rear yard shall be15 feet.
Height	50 feet Max.	35 feet, two stories Max.

Additional Information:	
PD Variations	None requested with this application
Waiver(s) to the Land Development Code	None requested with this application

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

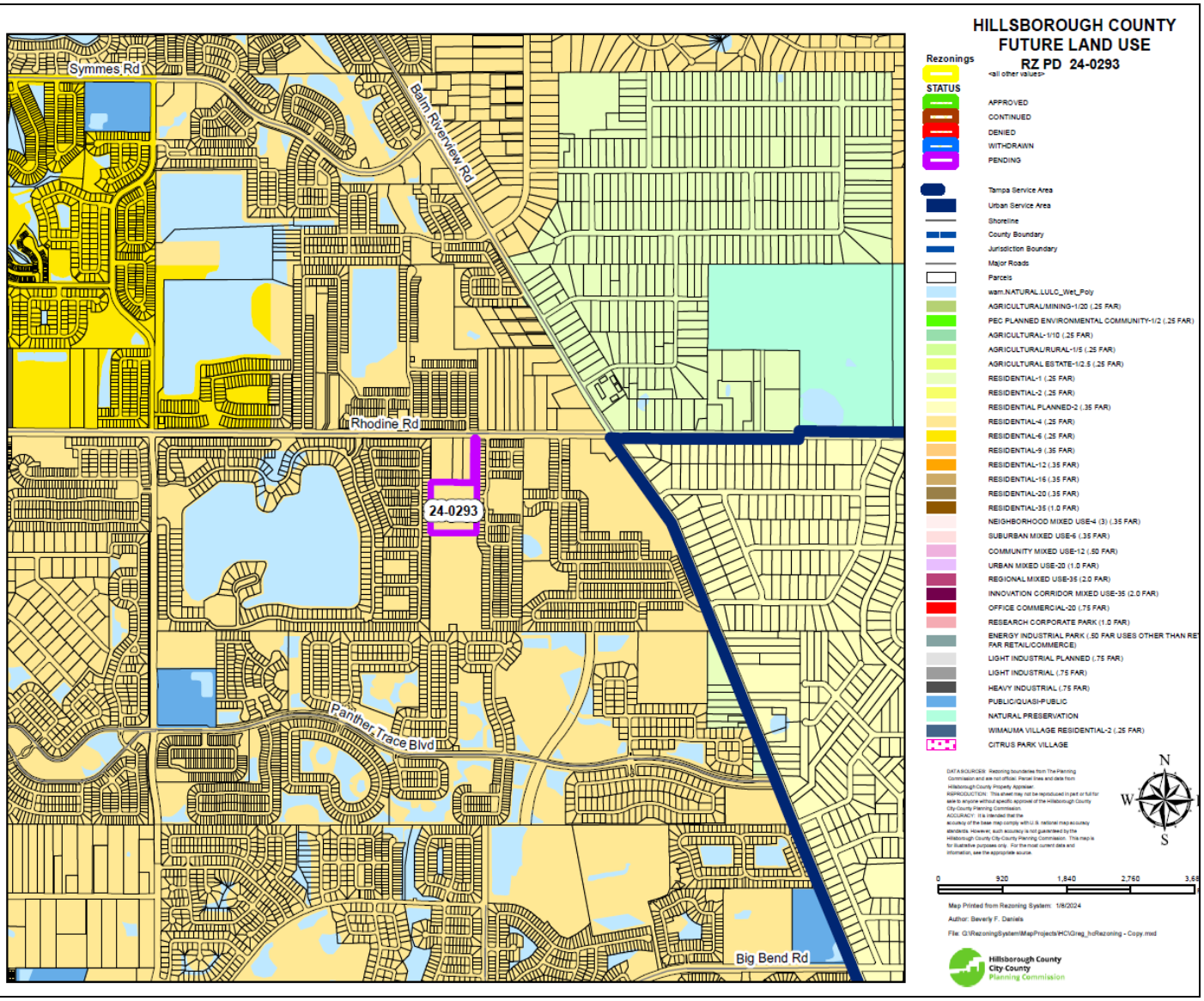


Context of Surrounding Area:

The surrounding area is largely comprised of single-family residential developments and agriculturally zoned property. The properties located north of the subject property are zoned AS-1 and are developed with single family conventional and mobile homes. The properties to the east, west and south are zoned PD 04-1593 and PD 19-1420 and are approved for single family uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

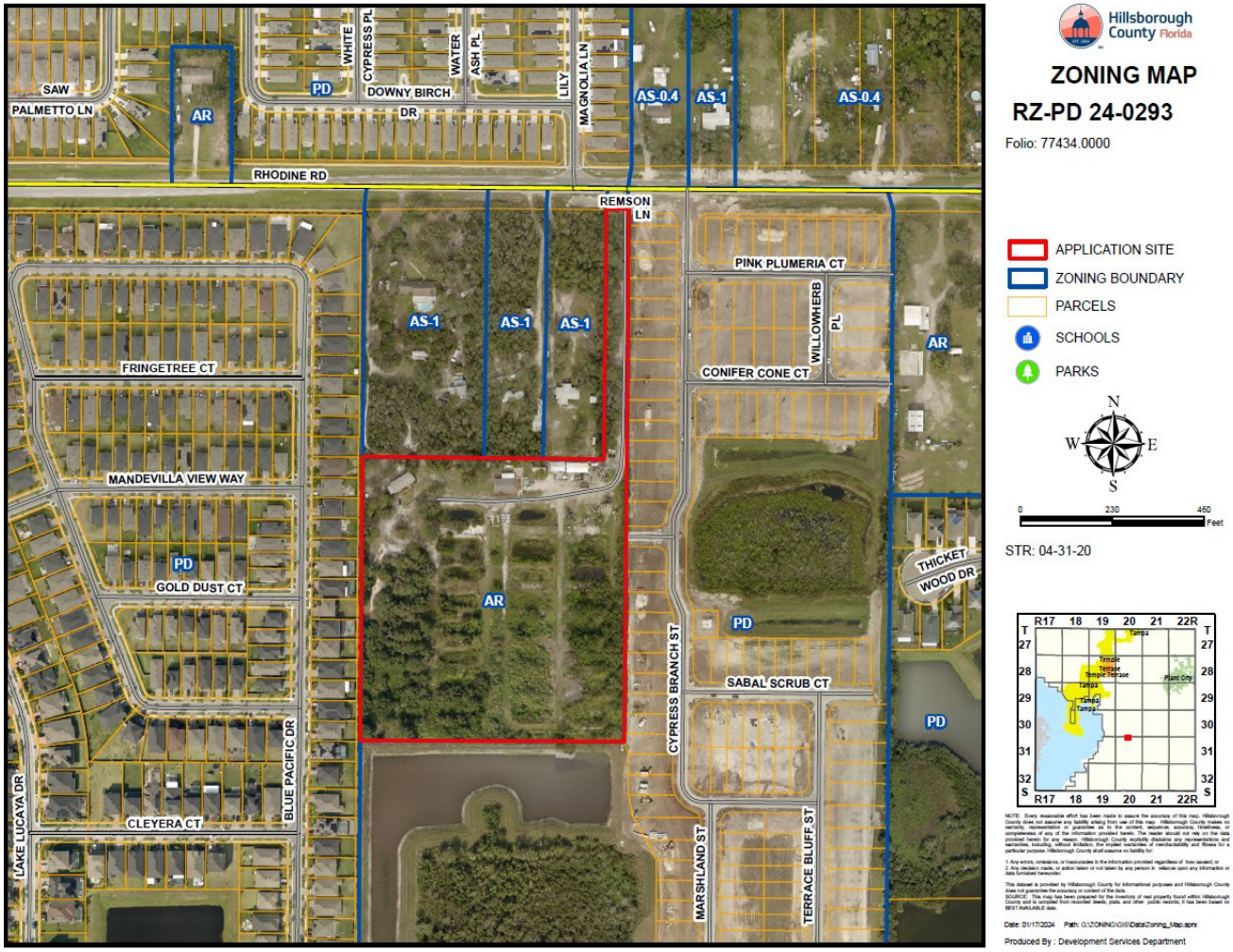
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC 175,000 sq. ft. or .25 FAR, whichever is less intense
Typical Uses:	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

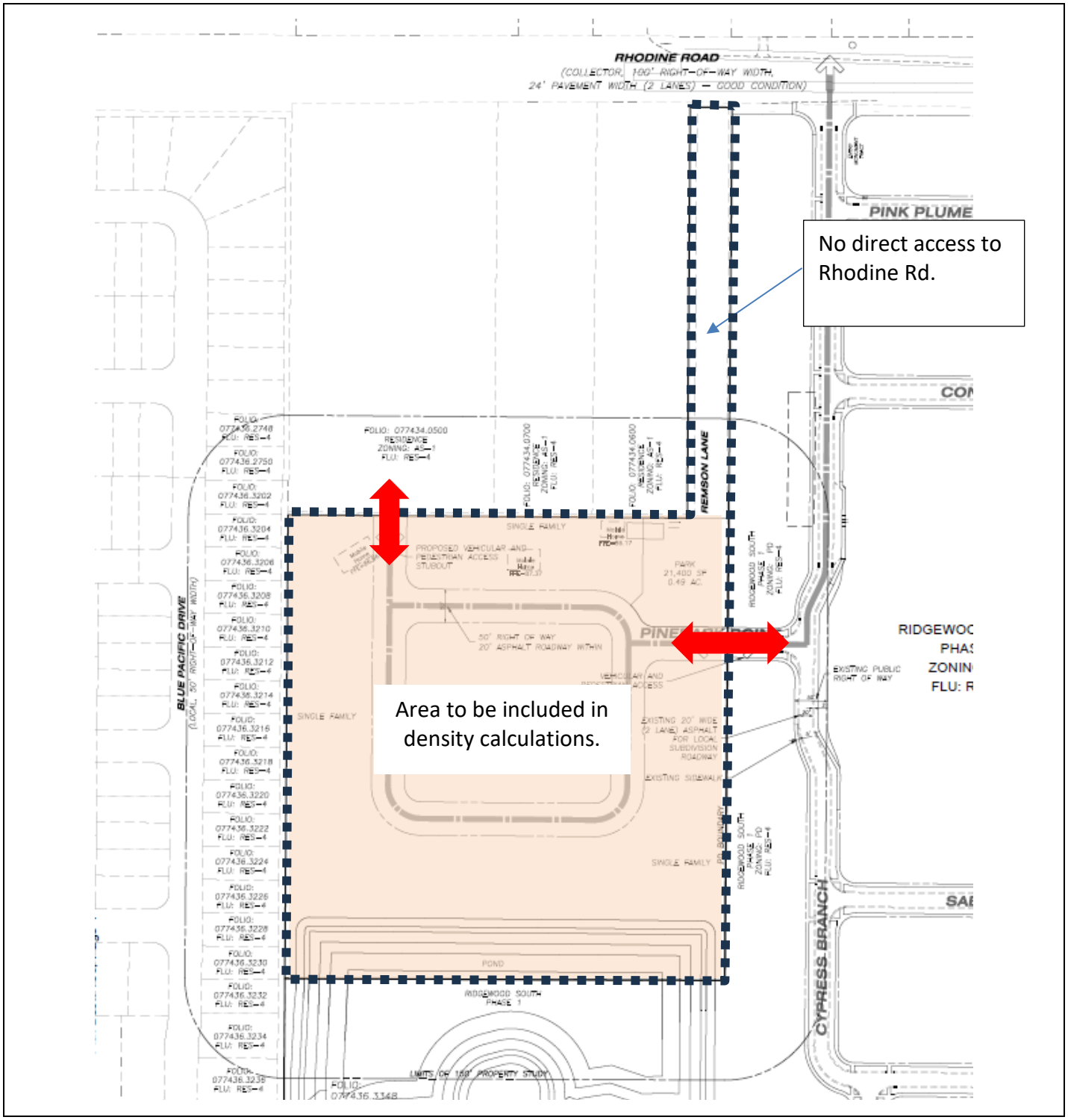
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	PD 19-1420	3.98 DU/AC	Single Family Residential	Retention pond, Wetlands
East	PD 19-1420	3.98 DU/AC	Single Family Residential	Single Family Residential
West	PD 04-1593	3.31 DU/AC	Single Family Residential	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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**
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 Lanes ☐Substandard Road ☒Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	454	34	44
Difference (+/1)	(+) 435	(+) 33	(+) 42

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

Connectivity and Cross Access				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
N/A	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environmental Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____		
Public Facilities:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ☒ No	☒ Yes ☐ No	See report.
Utilities Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☐ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	☐ Yes ☐ No	☐ Yes ☐ No	not available at the time of staff report filing
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $9,183 * 42 = $385,686 Parks: $2,145 * 42 = $ 90,090 School: $8,227 * 42 = $345,534 Fire: $335 * 42 = $ 14,070 Total per House: $19,890 * 42 = $835,380			
Comprehensive Plan:	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The adjacent properties to the south, east and west are zoned PD with single family development. Staff finds the proposed request to be compatible with the approved residential uses across Rhodine Road, to the north. The surrounding subdivision lot sizes are comparable with the proposed project standards. Furthermore, the proposed density is compliant with the RES-4 Comprehensive Plan category.

Given the above, Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted,

May 3, 2024.

Prior to certification, the applicant shall:

- Revise site data table to correct side and rear yards on corner lots to a minimum 15 feet.
- Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as “Vehicular and Pedestrian Access”.
- Delete Site Plan General Notes # 25. All internal roadways to be public.

1. The project shall be permitted a maximum of 42 single-family detached residential dwelling units and developed according to the following development standards:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Front yard setback:	20 feet
Rear yard setback:	15 feet
Side yard setback:	5 feet**
Maximum building height:	35 feet (maximum two stories)
Maximum lot coverage:	60%

Corner lots: minimum front yard serving as a side yard shall be 15 feet.
Corner lots: minimum side yard serving as a rear yard shall be15 feet.

2. At the plat certification time, the 0.89 AC parcel track adjacent to Rhodine Road shall be combined with parcel #77434.0600. Otherwise, it shall be comprised by one of the project subdivision lots.

3. The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.

4. The project shall stubout a roadway connection to folio #77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.

5. Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

6. The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.

7. The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.

8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

10. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

11. The construction and location of any proposed wetland impacts are not approved by correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

12. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

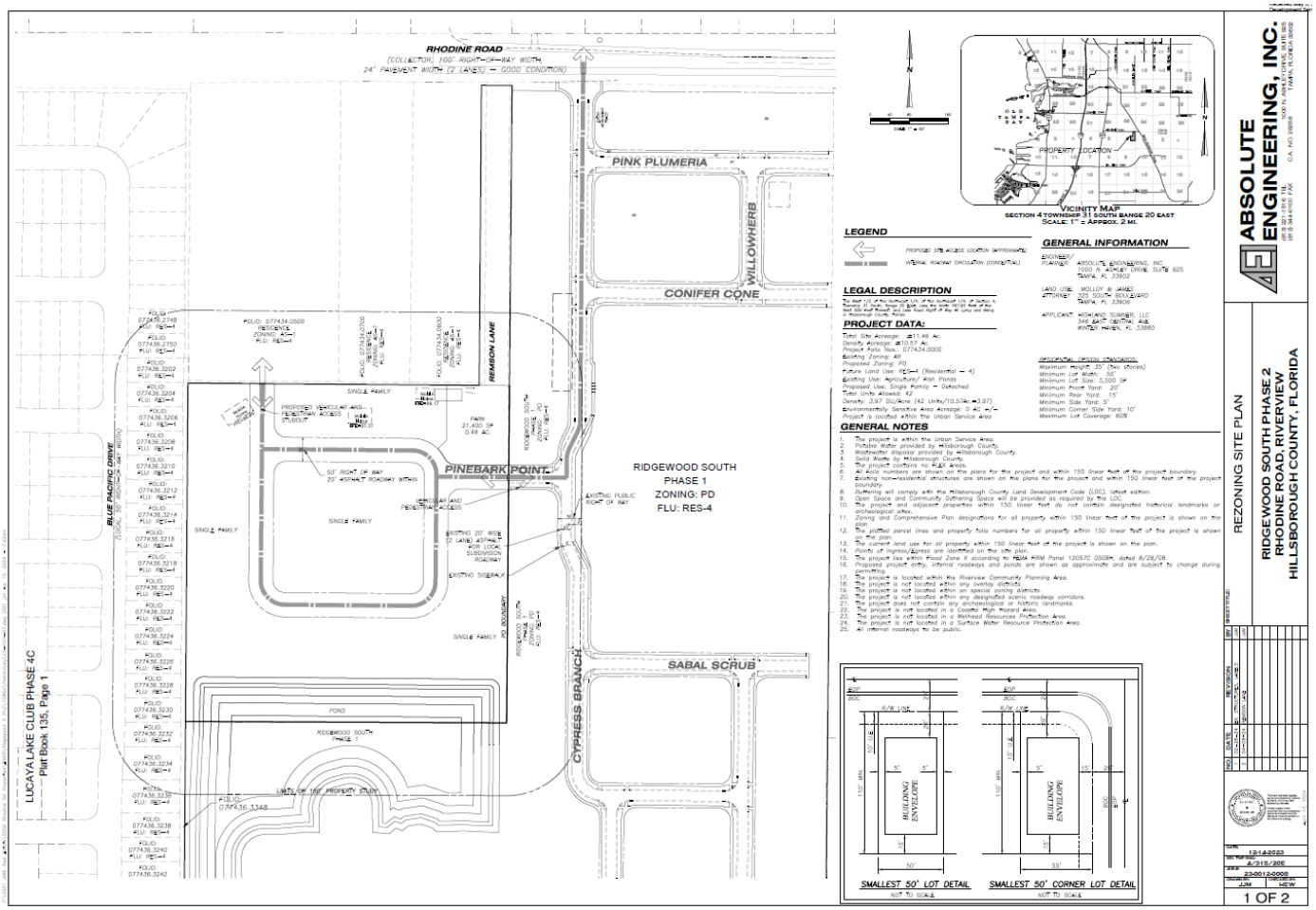
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

The applicant provided a revised plan after the Revised Plan Deadline. The proposed changes do not trigger a continuance to a further hearing date.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

Hillsborough County
City-County
Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 14, 2024 **Report Prepared:** May 2, 2024	**Petition: PD 24-0293** **11211 Remson Lane** *South of Remson Lane, south of Rhodine Road between US Highway 301 and Balm Riverview Road*
Summary Data:	
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	**Residential-4 (4 du/ga; 0.25 FAR)**
Service Area	**Urban**
Community Plan	**Riverview, Southshore Areawide Systems Plan**
Rezoning Request	Agricultural Rural (AR) to Planned Development (PD) to develop 42 single family residential dwellings
Parcel Size	10.57 ± acres
Street Functional Classification	Remson Lane – **Local** Rhodine Road – **County Collector** US Highway 301 – **State Principal Arterial** Balm Riverview Road – **County Collector**
Locational Criteria	N/A
Evacuation Zone	None

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

Context

- The approximately 10.57 ± acre subject site is located south of Remson Lane, south of Rhodine Road between US Highway 301 and Balm Riverview Road.

- The site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.

- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-4 Future Land Use is intended to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects that are serving the area may be permitted. Typical uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses must meet locational criteria for specific land uses.

- Residential-4 (RES-4) surrounds the site on all sides. Further east across Balm Riverview Road is Residential-1 (RES-1) and Residential Planned-2 (RP-2). Further northwest across Rhodine Road is Residential-6 (RES-6) and Heavy Industrial (HI). Further west across US Highway 301 is Suburban Mixed Use-6 (SMU-6) and Residential-9 (RES-9).

- The subject site is currently classified as single family/mobile home by the Hillsborough County Property Appraiser. There are currently mobile homes and fishponds on the site. The subject site is surrounded by single family residential, vacant residential land, and HOA common property.

- The subject property is currently zoned Agricultural Rural (AR). To the north there is Agricultural Single Family-1 (AS-1) zoning. There is Planned Development (PD) zoning further to the north, and to the east, west, and south of the site.

- The applicant requests to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD) to develop 42 single family residential dwellings.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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 1.2**: **Minimum Density** All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.*

***Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

***Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- *a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- *b) limiting commercial development in residential land use categories to neighborhood scale;*
- *c) requiring buffer areas and screening devices between unlike land uses;*

***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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN
5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT

Riverview Community Plan

Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

- *Develop Riverview district-specific design guidelines and standards.*

The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.

Mixed Use-Commercial-Residential

- *Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.*
- *Promote diversity in housing type and style to counter generic subdivision look.*
- *Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.*
- *Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a*

minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.

Staff Analysis of Goals, Objectives, and Policies:

The approximately 10.57 ± acre subject site is located south of Remson Lane, south of Rhodine Road between US Highway 301 and Balm Riverview Road. The site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The subject site is currently classified as single family/mobile home by the Hillsborough County Property Appraiser. Currently there are mobile homes and fishponds on the site. The subject site is surrounded by single family residential, vacant residential land, and HOA common property.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 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 density of 3.97 dwelling units per gross acre is comparable to the average residential developments surrounding the site and is consistent with the expected density in the RES-4 Future Land Use category. Overall, the proposal will implement a single-family development in a complementary manner to the existing residential uses located in this area. Therefore, the proposal meets the intent of Policy 1.4 as well as Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC).

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.7, 16.8 and 16.10. 42 single family detached dwellings are proposed with a minimum lot size of 5,500 square feet square feet (0.13 ± acres) and a maximum building height of two stories. The proposed density and lot sizes are reflective of the surrounding neighborhoods. The proposal includes adequate setbacks and buffers. In addition, there is a pond on the south side of the site that serves as a buffer. There is an open space area proposed for residents located at the northeast portion of the site, also utilizing Remson Lane which is currently a dirt road that will not serve as access for vehicles to the site. The site plan appears to show an efficient system of internal circulation with the main access off Pinebark Point, and a future connection to the vacant parcel to the north. At the time of filing this report, the County's Transportation Review Section did not object, subject to conditions.

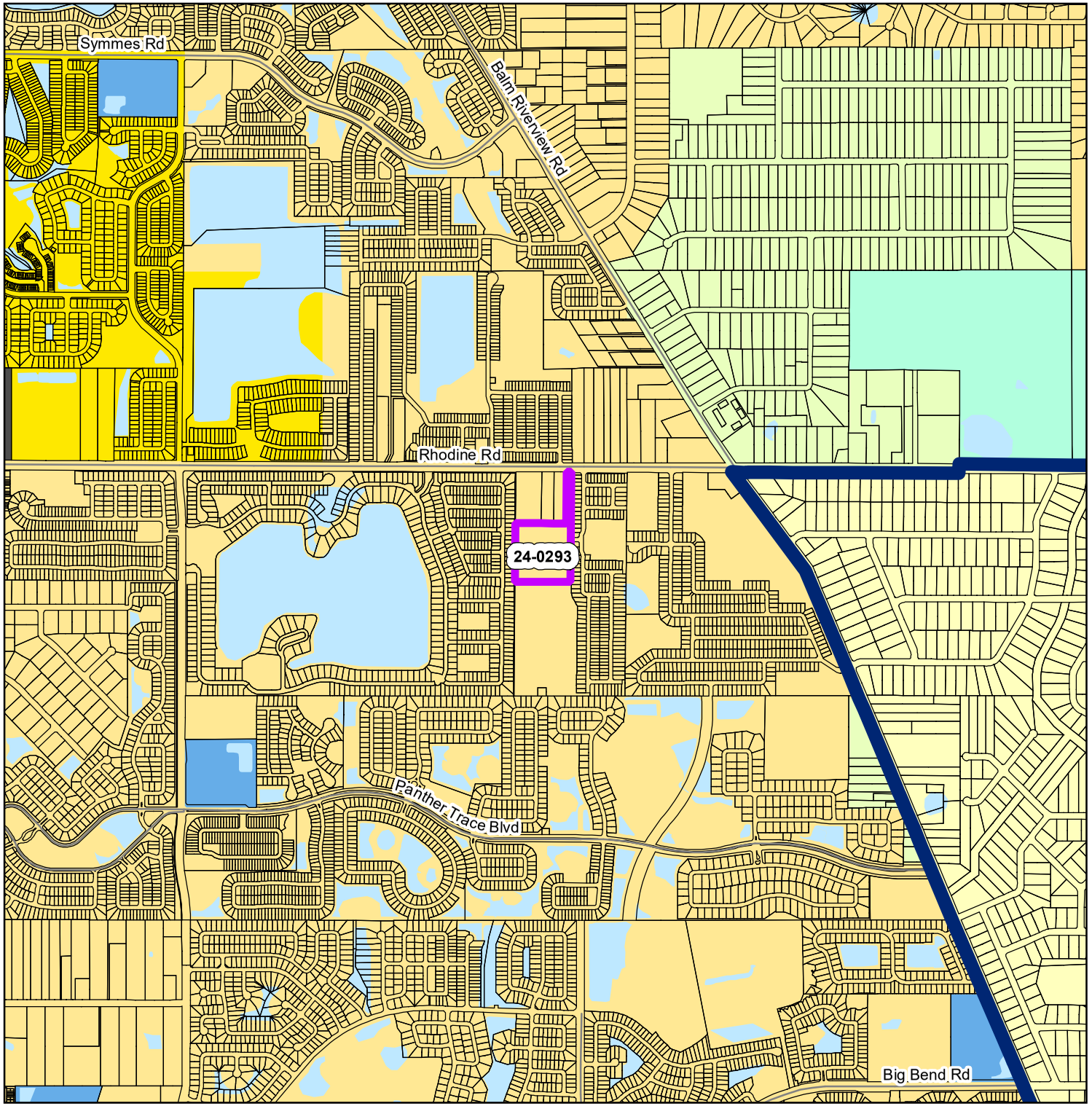
The proposed Planned Development meets the intent of the Riverview Community Plan. The proposal provides diversity in housing types by developing a range in lot sizes and uses, appropriate and compatible buffers and transitions to existing, adjacent land uses. There are no applicable goals, objectives or policies in the SouthShore Areawide Systems Plan that apply to this request.

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

Recommendation

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

subject to the conditions proposed by the Development Services Department of Hillsborough County.



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0293

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 920 1,840 2,760 3,680 Feet

Map Printed from Rezoning System: 1/8/2024

Author: Beverly F. Daniels

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Hillsborough County City-County Planning Commission

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