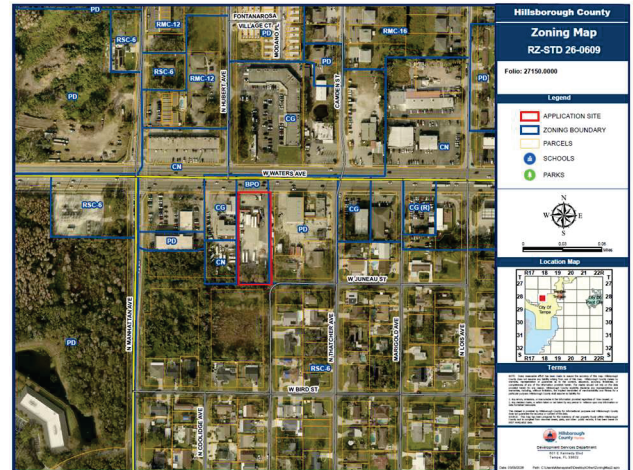


**Rezoning Application:** 26-0609  
**Zoning Hearing Master Date:** 04-27-2026  
**BOCC Land Use Meeting Date:** 06-09-2026

**1.0 APPLICATION SUMMARY**

**Applicant:** El Rancho Food Truck, LLC  
**FLU Category:** R-9 & R-12  
**Service Area:** Urban  
**Site Acreage:** 1.058 Acres  
**Community Plan Area:** None  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone to CG



**Introduction Summary:**

The Applicant is requesting to rezone the property from Business Professional Office (BPO) to Commercial General (CG).

Zoning:	Existing	Proposed
District(s)	BPO	CG
Typical General Use(s)	Office	General Commercial, Office and Personal Services
Acreage	1.058	1.058
Density/Intensity	0.20 FAR	0.25 FAR
Mathematical Maximum *	9,217.296 Sq Ft	11,521.62 Sq Ft

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	BPO	CG
Lot Size / Lot Width	7,000 sq ft/ 70 ft wide	10,000 sq ft/ 75 ft wide
Setbacks/Buffering and Screening	30 ft Front, 0 ft side *additional 2 ft for every 1 ft over 20 ft.	30 ft Front, 0 ft side *additional 2 ft for every 1 ft over 20 ft.
Height	50 ft*	50 ft*

**Additional Information:**

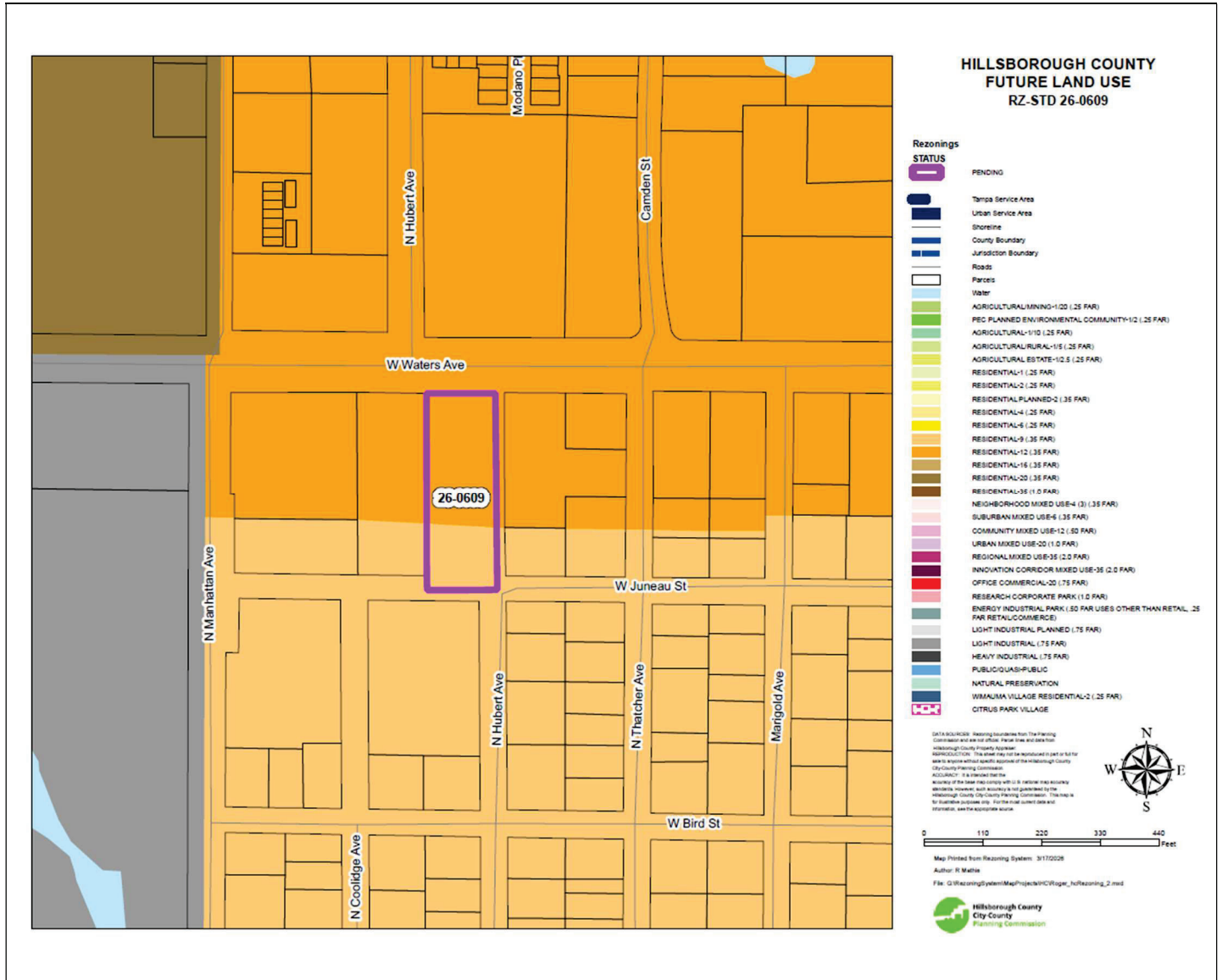
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

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



2.0 LAND USE MAP SET AND SUMMARY DATA

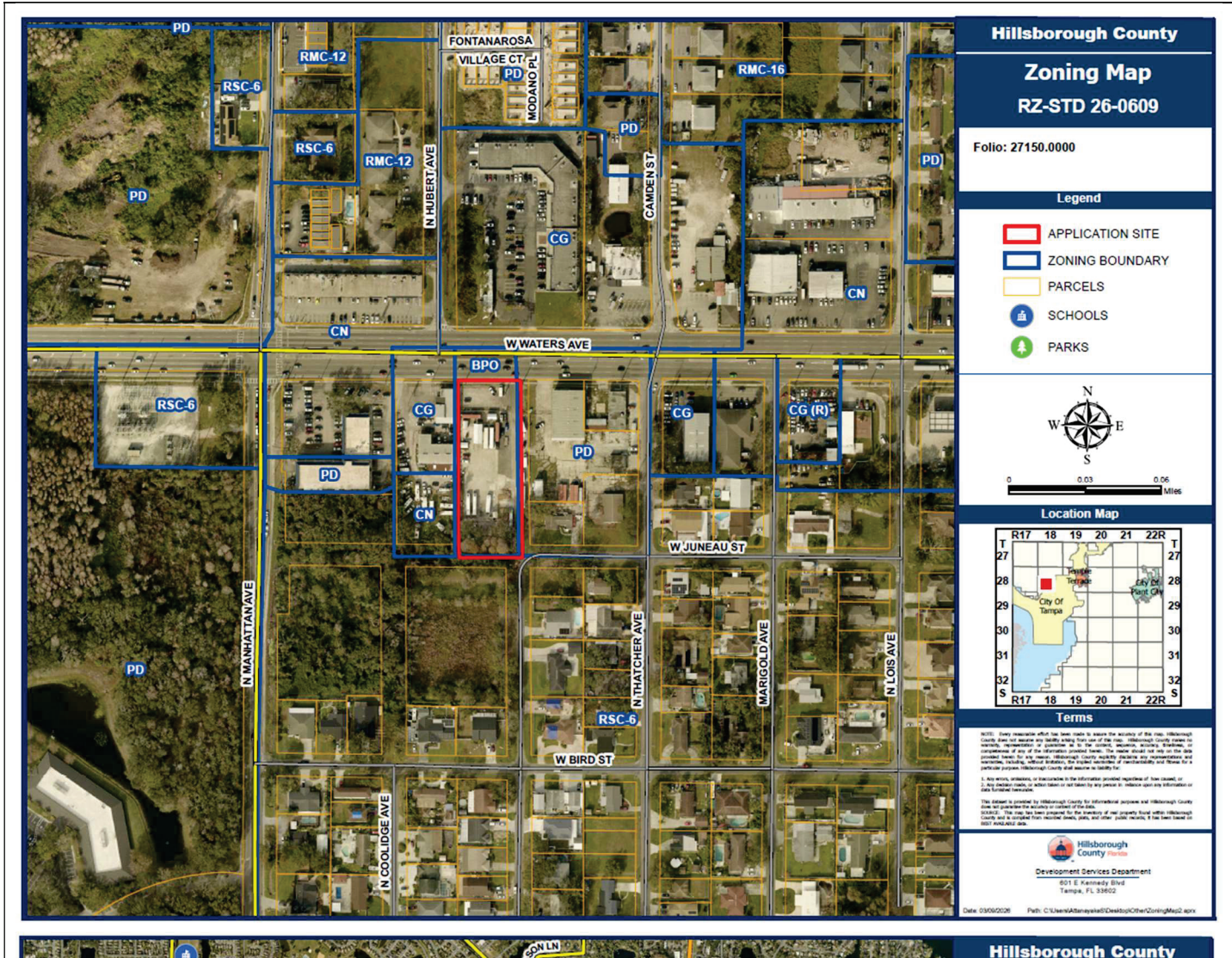
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 9 and Residential –12
Maximum Density/F.A.R.:	9 du/ga and 12 du/ga  Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Nonresidential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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	0.25 FAR	Retail, services, & office uses	Retail and services
East	PD 98-0404	0.35 FAR	Contractors' office with open storage	Contractors' office with open storage
South	RSC-6	6 du / ga	Residential uses	Residential
West	CG and CN	0.25 FAR - CG 0.20 FAR - CN	Retail, services, & office uses	Auto Repair

**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)**

Transportation Comment Sheet

**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
W. Waters Ave.	County Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	298	28	28
Proposed	6,313	462	539
Difference (+/-)	+6,015	+434	+511

\*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	Meets LDC
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.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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 type="checkbox"/> No	n/a
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 type="checkbox"/> No	n/a
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 type="checkbox"/> No	n/a
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<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 type="checkbox"/> No	n/a
<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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

### 5.1 Compatibility

The property in question exists along West Waters Avenue, surrounded to the east and west with other commercial uses in varying intensity. As such staff finds the protentional uses that can be exercised under the requested Commercial General zoning district does not deviate from the existing charter of the immediate area.

The site will be developed in accordance with the Hillsborough County Land Development Code, addressing any potential conflict with surrounding residential properties or wetlands.

### 5.2 Recommendation

Staff finds the proposed rezoning approvable.

6.0 PROPOSED CONDITIONS

N/A

<b>Zoning Administrator Sign Off:</b>	<i>J. Brian Grady</i>
<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

Property Violation History

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date

**8.0 PROPOSED SITE PLAN (FULL)**

**N/A**



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 26-0609

- 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 +/- 1.06 acres from Business Professional Office (BPO) to Commercial General (CG). The site is located +/- 375ft east of the intersection of N. Manhattan Ave. and W. Waters Ave. The Future Land Use designations of the site are Residential – 9 (R-9) and Residential – 12 (R-12).

### **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. Data presented below is based on the *Institute of Transportation Engineer's Trip Generation Manual, 12th Edition*.

#### Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO, Medical-Dental Office (ITE 720) 9,2317qft	298	28	28

#### Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Convenience Store with Gas Station (ITE 945) 12,443sqft	6,313	462	539

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+6,015</b>	<b>+434</b>	<b>+511</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on W. Waters Ave., a 6-lane, divided, substandard, urban county-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 4-foot-wide bike lanes on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 132ft of right of way.

**SITE ACCESS**

It is anticipated that the site will have access onto W. Waters Ave.

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).

Staff notes that the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

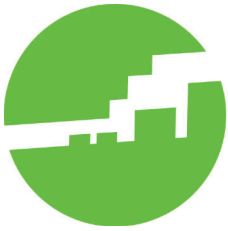
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for W. Waters Ave. is for information purposes only.

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Waters Ave.	N Manhattan Ave.	Dale Mabry Hwy	D	C
N Manhattan Ave.	Henry Ave	Humphrey Ave	D	D

Source: [2024 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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> April 27, 2026 <b>Report Prepared:</b> April 16, 2026	<b>Case Number:</b> RZ 26-0609 <b>Folio(s):</b> 27150.0000 <b>General Location:</b> South of West Waters Avenue, east of North Manhattan Avenue and north of West Bird Street
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-9 (9 du/ga; 0.35, 0.50 FAR) + Residential-12 (12 du/ga; 0.35, 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	N/A
<b>Rezoning Request</b>	Business Professional Office (BPO) to Commercial General (CG)
<b>Parcel Size</b>	1.11 ± acres
<b>Street Functional Classification</b>	West Waters Avenue– <b>County Arterial</b> North Manhattan Avenue – <b>County Collector</b> West Bird Street – <b>Local</b>
<b>Commercial Locational Criteria</b>	Meets
<b>Evacuation Area</b>	Zone E

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9 + Residential-12	BPO	Vacant Land
North	Residential-12	CG	Light Commercial
South	Residential-9	RSC-6	Public Quasi-Public
East	Residential-9 + Residential-12	PD	Light Commercial + Single-Family
West	Residential-9 + Residential-12 + Residential-20 + Light Industrial	CG + CN	Heavy Commercial

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

The subject site comprises approximately 1.11 ± acres and is located along the south side of West Waters Avenue, east of North Manhattan Avenue and north of West Bird Street. The property is currently zoned Business Professional Office (BPO). The applicant is requesting a rezoning of the property to Commercial General (CG). According to application materials uploaded into Optix on March 3, 2026, the applicant seeks to reclassify the subject property in order to allow a wider range of commercial uses consistent with the CG zoning district. These uses include retail, service, and general commercial activities that serve both the surrounding community and the broader area.

The subject property is located within the Urban Service Area (USA), where Objective 1.1 of the Future Land Use Section (FLUS) directs that the majority of the County’s future growth should occur. The proposed rezoning supports this objective by encouraging development within an existing urbanized area that is already served by infrastructure, thereby promoting efficient land use patterns. FLUS Policy 3.1.3 requires that new development be compatible with surrounding land uses. The surrounding development pattern reflects a mix of commercial uses of varying intensity. To the north there are light commercial uses, while to the west there are heavier commercial activities, including an automotive repair shop. To the east there are light commercial uses, including a heating and cooling business (Hill Masters). Given this context, the subject site is situated within an established commercial corridor characterized by a range of intensities. Although the CG zoning district permits a broader and potentially more intensive range of uses than the existing BPO district, the proposed rezoning is consistent with the surrounding development

pattern. The presence of heavy commercial uses to the west establishes a precedent for more intensive commercial activity in the immediate area, while adjacent light commercial uses demonstrate that a range of intensities can coexist along the corridor. The proposed CG zoning therefore represents a logical extension of the existing commercial pattern and is compatible with the character of the area. Furthermore, the proposal aligns with FLUS Objective 4.4 and Policy 4.4.1, which require that development provide appropriate transitions and maintain compatibility with surrounding uses. Given that the surrounding properties are already developed with commercial uses of varying intensity, the introduction of CG zoning will not create an incompatible land use pattern. Instead, it reinforces the existing commercial corridor and supports cohesive development along West Waters Avenue.

Pursuant to FLUS Objective 2.2, Future Land Use categories establish the maximum allowable density and intensity of development. The subject property is designated Residential-12 (RES-12) and Residential-9 (RES-9) on the Future Land Use Map. While these categories are primarily residential, the FLU categories also allow for the consideration for neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The site is divided between two Future Land Use (FLU) categories, both of which limit non-residential uses (excluding office and residential support uses) to a maximum Floor Area Ratio (FAR) of 0.35. Based on a total site area of 1.11 acres, the site can accommodate up to approximately 16,922 square feet of non-residential development ( $1.11 \times 43,560 = 48,351$  square feet;  $48,351 \times 0.35 \text{ FAR} = 16,922$  square feet). The subject site's location along a major arterial roadway while meeting commercial locational criteria due to the subject site fronting West Waters Avenue, a road with the context classification of Suburban Town, the location of the site supports the consideration of commercial uses. The proposed CG zoning is consistent with the intent of FLUS Objective 2.2 and its associated policies.

The subject site satisfies the Commercial Locational Criteria (CLC) set forth in FLUS Objective 4.7. FLUS Policy 4.7.2 permits neighborhood-serving commercial uses, including office uses, up to the maximum FAR allowed within the applicable Future Land Use category, provided that specific locational standards are met. Under these standards, at least 50% of a site must front a roadway classified as Suburban Commercial, Suburban Town, or Urban General on either the Hillsborough County or Florida Department of Transportation Context Classification Maps, or alternatively, the site must be located within 1,000 feet of an intersection where both roadways are classified as collectors or arterials on the Hillsborough County Functional Classification Map. Additionally, a minimum of 75% of the property must fall within the 1,000-foot radius of the qualifying intersection, measured from the edge of the roadway right-of-way along both roadways to establish the applicable quadrant. The subject site fronts West Waters Avenue, which is classified as a County Arterial and designated as Suburban Town on the Context Classification Map. More than 50% of the site's frontage lies along this roadway. The closest qualifying intersections are West Waters Avenue and North Manhattan Avenue, a County Collector roadway, which is about 500 feet from the subject site. Accordingly, the subject property complies with the Commercial Locational Criteria and is eligible for consideration of neighborhood-serving commercial uses consistent with FLUS Objective 4.7 and Policy 4.7.2.

Overall, staff finds that the proposed rezoning to Commercial General (CG) is compatible with the existing development pattern. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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## **FUTURE LAND USE SECTION**

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

**Objective 1.1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

### ***Compatibility***

**Policy 3.1.3:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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

**Objective 2.2:** The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

### ***Relationship to Land Development Regulations***

**Objective 4.1:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

### ***Neighborhood/Community Development***

**Objective 4.4: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 4.4.1:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

#### **Commercial-Locational Criteria**

**Objective 4.7:** *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

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

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0609

Rezoning  
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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/QUASIPUBLIC



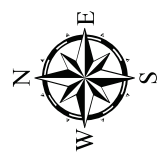
NATURAL PRESERVATION



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. The information on this map is for informational purposes only. It is intended for use as a reference only and does not constitute an offer or any other specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/17/2026  
 Author: R. Mathie  
 File: C:\Rezoning\System\MapProjects\HC\Regre\_jhc\Rezoin1\_2.mxd

