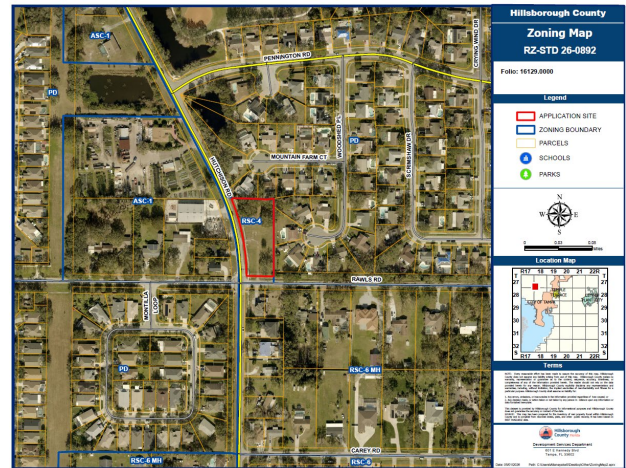




Rezoning Application: 26-0892
Zoning Hearing Master Date: 06-22-2026
BOCC Land Use Meeting Date: 08-11-2026

1.0 APPLICATION SUMMARY

Applicant: Princess G Holdings LLC
FLU Category: R-4
Service Area: Urban
Site Acreage: 0.87 acres
Community Plan Area: Greater Carrollwood/Northdale
Overlay: None
Special District: None
Request: Rezone to BPO



Introduction Summary:

The applicant is requesting to Rezone the subject property from Residential Single-Family Conventional (RSC-4) to Business Professional Office (BPO)

Zoning:	Existing	Proposed
District(s)	RSC-4	BPO
Typical General Use(s)	Single-Family Residential (Conventional Only)	Office
Acreage	0.87	0.87
Density/Intensity	4 units per acre	.20 FAR
Mathematical Maximum*	3 units	7,579 Sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-4	BPO
Lot Size / Lot Width	10,000 sq ft/ 75 ft wide	7,000 sq ft/ 70 ft wide
Setbacks/Buffering and Screening	25 ft Front, 7.5 ft side	30 ft Front, 20 ft Side with type B buffering and screening
Height	35 ft	50 ft Subject to 6.01.01 footnote 8

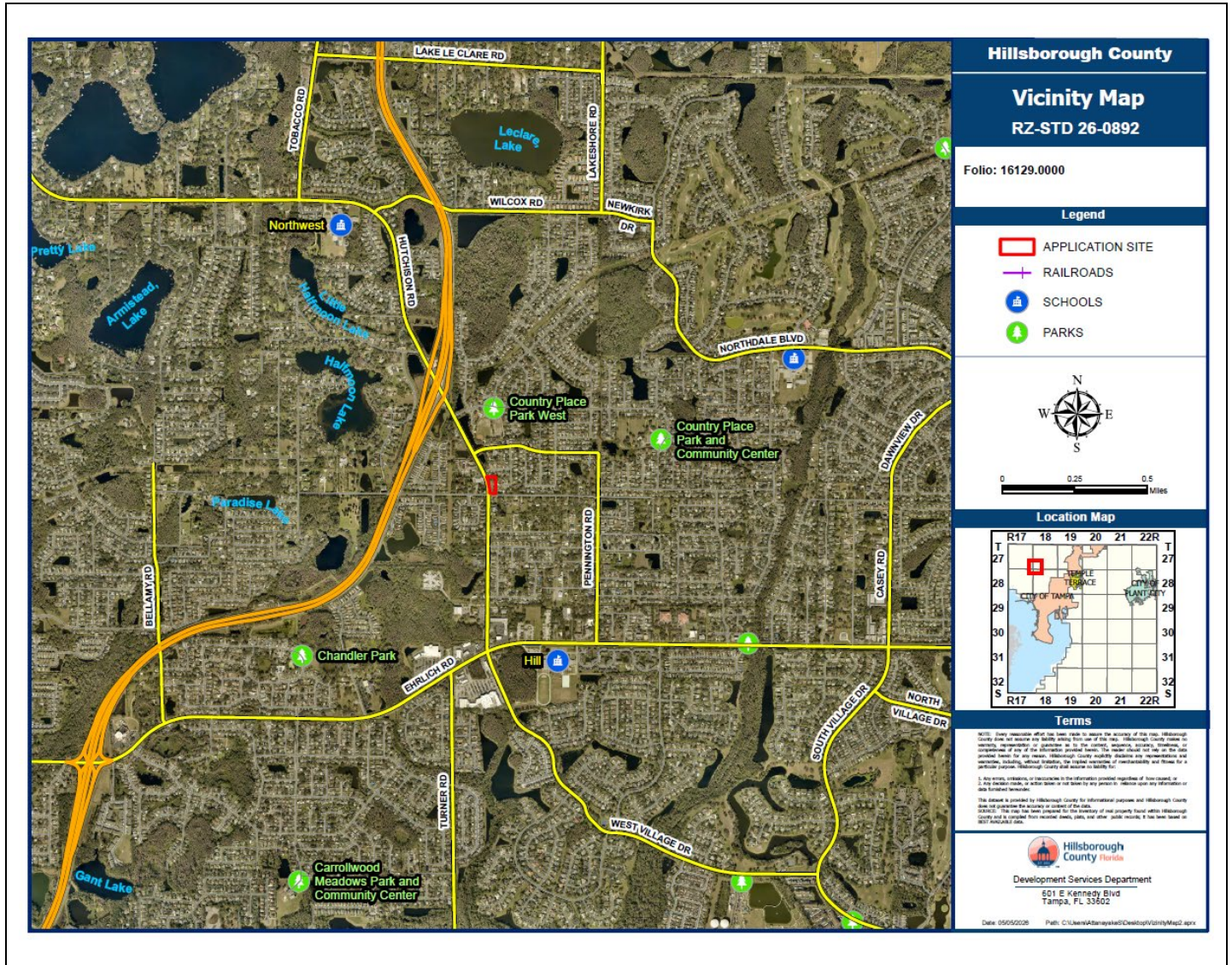
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
----------------------------------------------------------	-----------------------------------------------------------

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

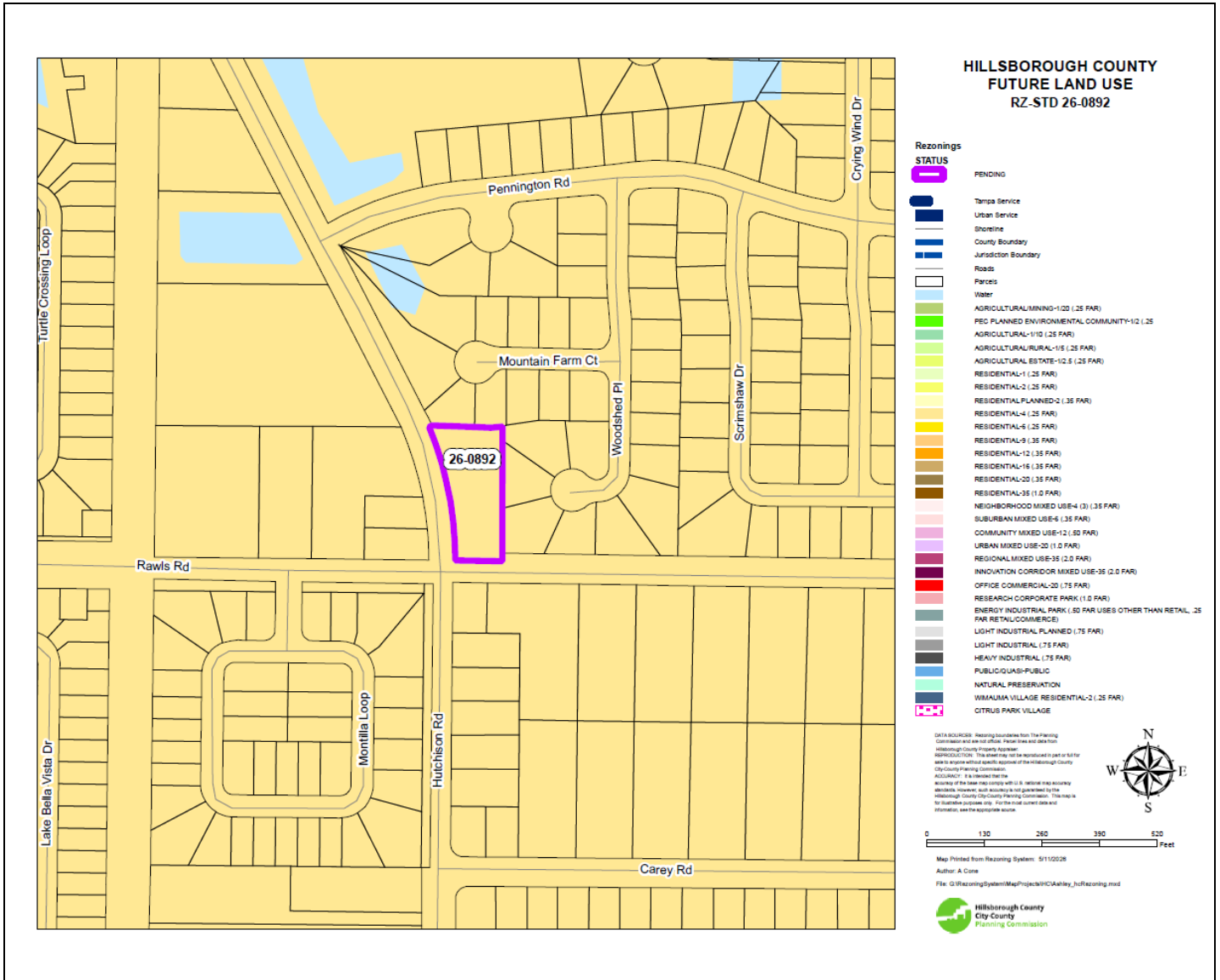


Context of Surrounding Area:

The property exists within the greater Carrollwood Northdale Planning area, approximately half a mile north of Ehrlich Road and .3 miles south of the Veterans' Expressway along Hutchinson Road. The vicinity is primarily comprised of suburban neighborhoods and concentrated commercial activity along the major roadways.

2.0 LAND USE MAP SET AND SUMMARY DATA

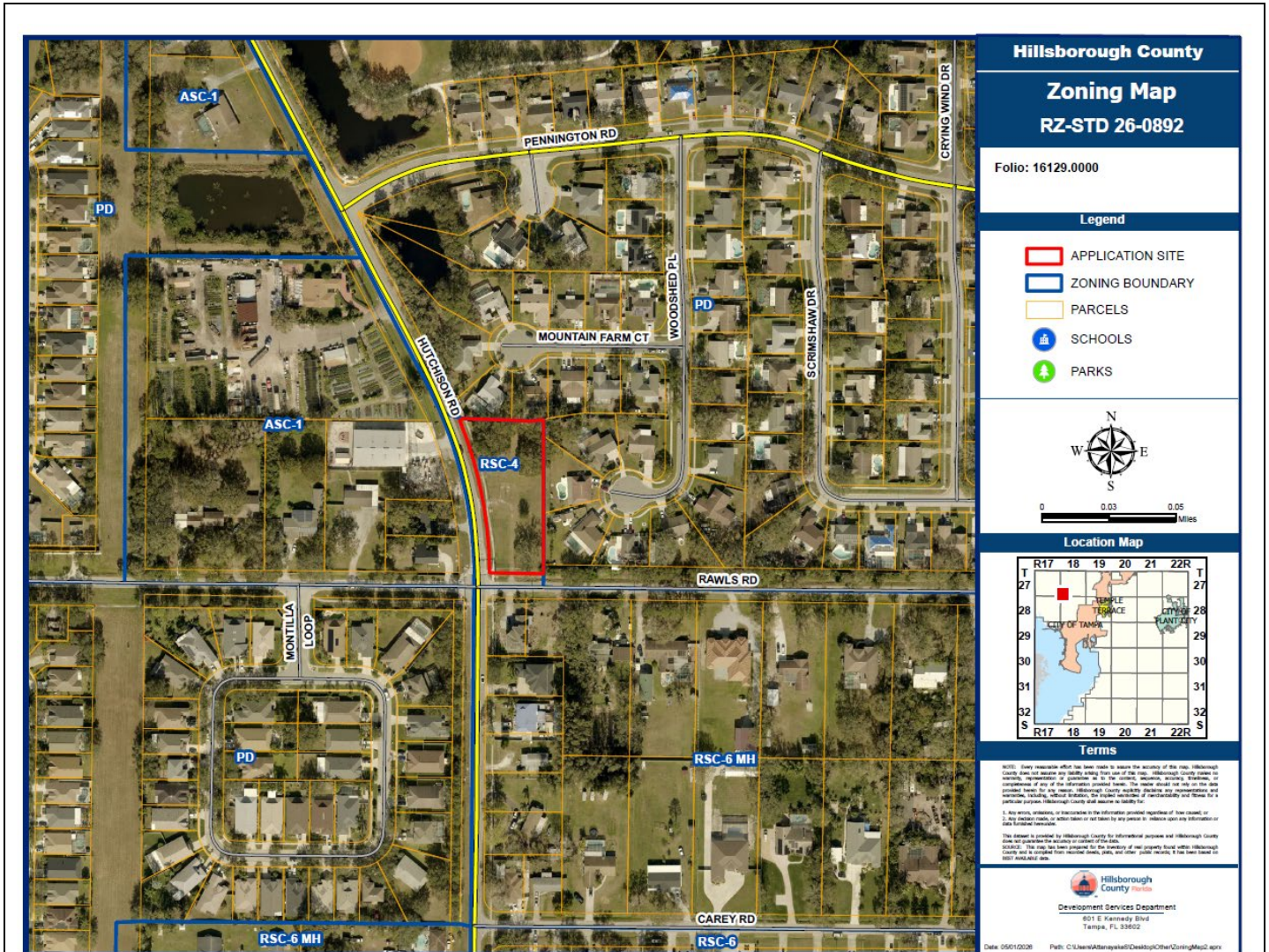
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

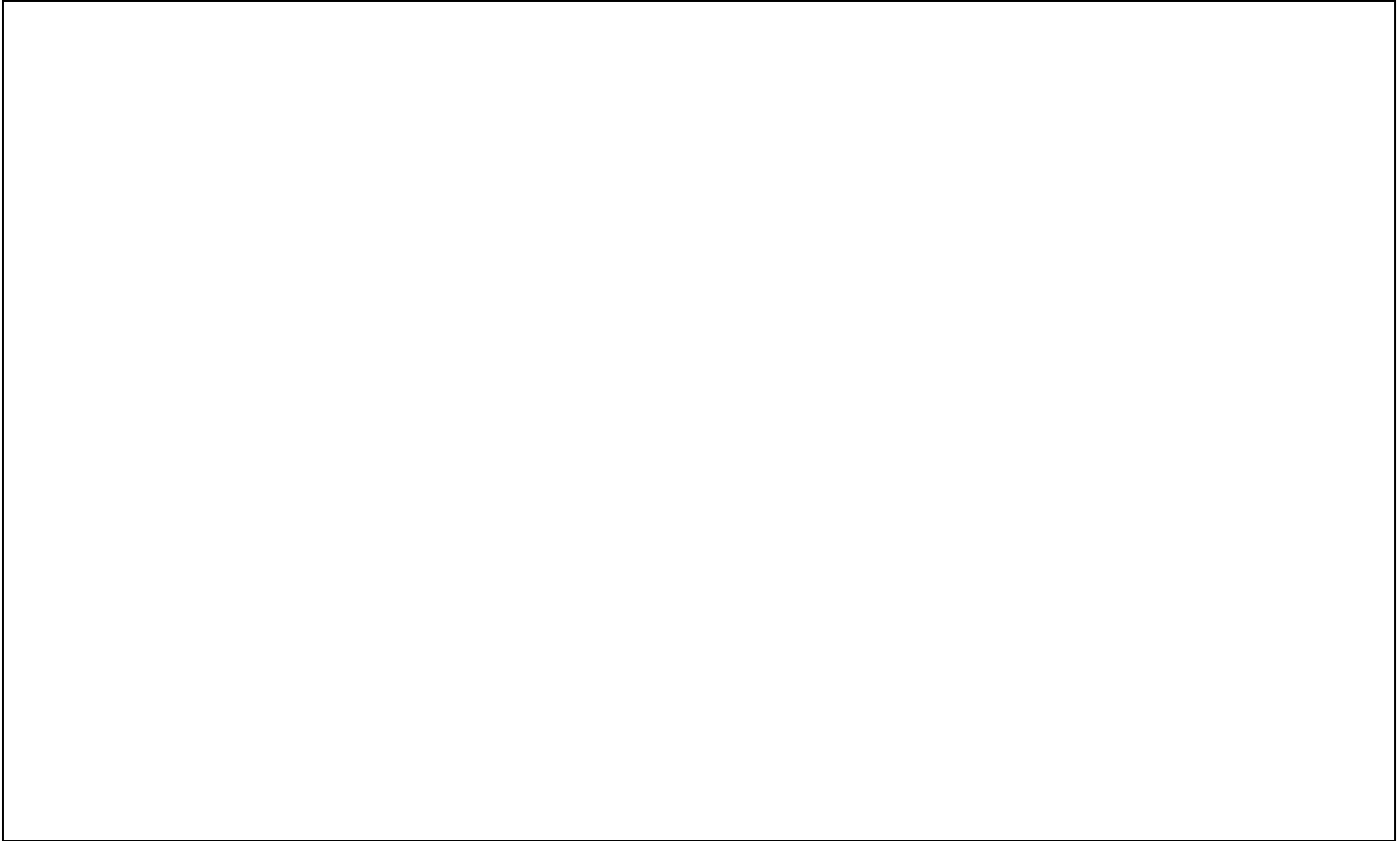


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 90-0190	6 du / ga	Residential single family conventional only	Residential single family conventional
East	PD 90-0190	6 du / ga	Residential single family conventional only	Residential single family conventional
South	RSC-6 MH	6 du / ga	Residential single family conventional and mobile home only	Residential single family conventional
West	ASC-1	1 du / ga	Agricultural, Single family conventional	Single family and Communication Facility Wireless

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
Hutchison Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
Rawls Rd.	County Collector - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	233	23	22
Difference (+/-)	+205	+20	+19

*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

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 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: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility


The subject property is surrounded by residential and agricultural zoning and uses, which can support BPO uses. Additionally, due to the property size, dimensions and location along a major roadway, use of the property as residential is not as viable as office or low intensity commercial uses. The development standards of the BPO zoning district will address compatibility with adjacent residential uses, such as setbacks, building height, and buffering and screening.

5.2 Recommendation

Approval

6.0 PROPOSED CONDITIONS

N/A

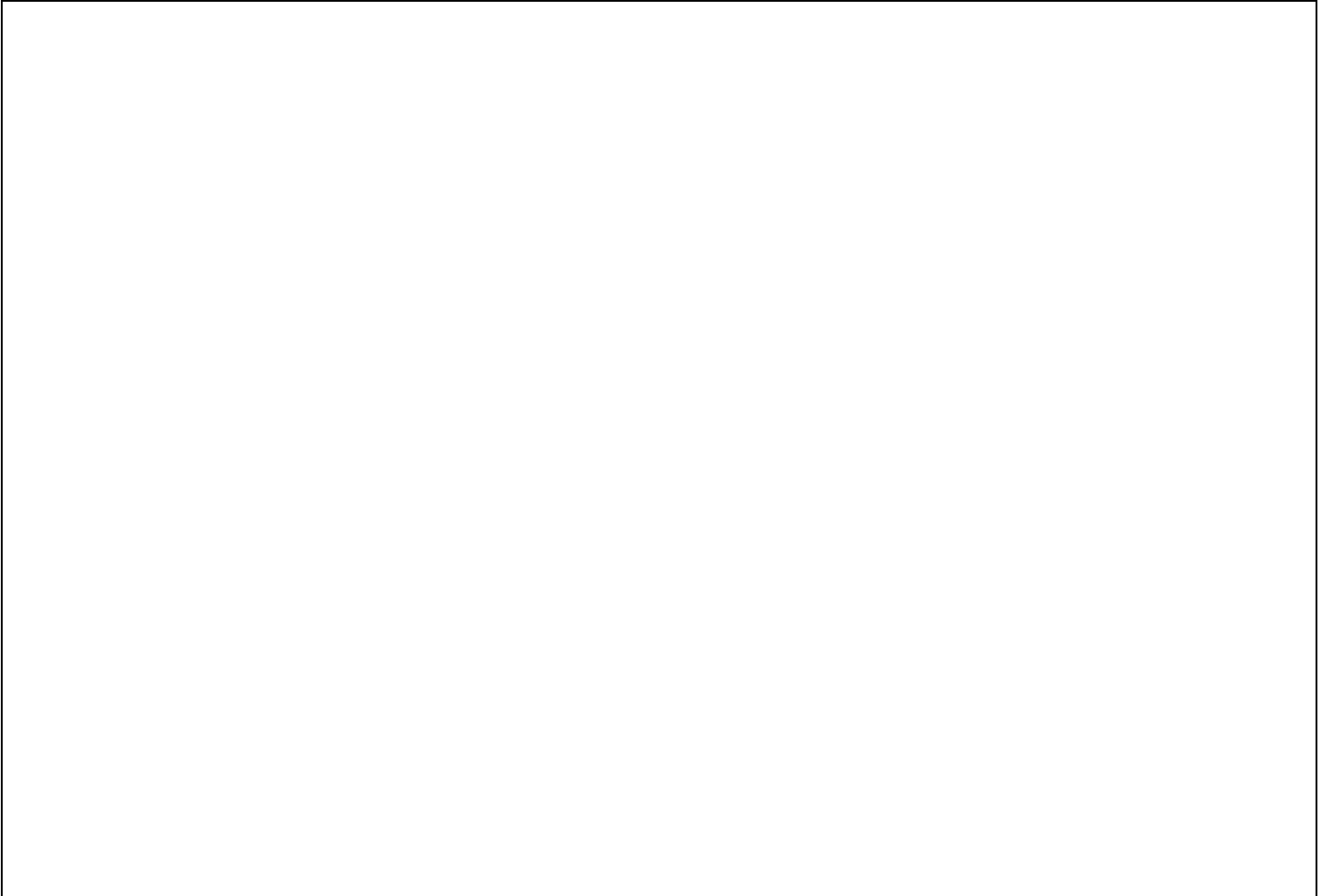
<p>Zoning Administrator Sign Off:</p>	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive 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

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

8.0 PROPOSED SITE PLAN (FULL)

N/A



APPLICATION NUMBER: RZ 26-0892

ZHM HEARING DATE: 06-22-2026

BOCC LUM MEETING DATE: 08-11-2026

Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/11/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0892

- 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 +/- 0.87 acres from Residential Single Family Conventional – 4 (RSC-4) to Business Professional Office (BPO). The site is located on the northeast quadrant of the intersection of Hutchison Rd. and Rawls Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

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
RSC-4, Single Family Detached (ITE 210) 3 Units	28	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO, Medical-Dental Office (ITE 720) 7,579sqft	233	23	22

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+205	+20	+19

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hutchison Rd. and Rawls Rd.

Rawls Rd. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 66ft of right-of-way.

Hutchison Rd. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 4-foot-wide sidewalks along the east side of the roadway, and within a varying right of way width of +/- 60ft to +/- 64ft. Pursuant to the Hillsborough County Corridor Preservation Plan, Hutchison Rd. has been designated for a future 4-lane expansion. In accordance with Typical Section – 6 (TS-6) of the Hillsborough County Transportation Technical Manual, which governs the design requirements for a 4-lane divided county collector roadway, a total right-of-way width of 110ft is required. When considering the existing right-of-way width, between 23ft to 25ft of additional right of way will be required to be preserved along the project’s Hutchison Rd. frontage to accommodate this expansion.

SITE ACCESS

It is anticipated that the site will have access to Hutchison Rd.

Both Rawls Rd. and Hutchison Rd. have been identified as 2-lane, Class 5, county collector roadways with a posted speed of 45MPH. In accordance with the spacing standards outlined in the table provided in Section 06.04.07 of the LDC, both Rawls Rd. and Hutchison Rd. have a minimum spacing requirement of 245ft. Due to the subject site’s limited frontage along Rawls Rd. (+/- 96ft), no access onto Rawls Rd. would be able to meet this minimum spacing requirement. As the project has ample frontage along Hutchison Rd. (+/- 300) onto Hutchison Rd. would be able to meet the minimum spacing requirement.

Staff notes that 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 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.

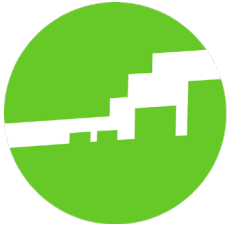
ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Rawls Rd. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Hutchison Rd. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Hutchinson Rd.	Ehrlich Rd.	Wilcox Rd.	D	D

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: RZ 26-0892 Folio(s): 16129.0000 General Location: North of Rawls Road and east of Hutchinson Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Greater Carrollwood-Northdale
Rezoning Request	Residential Single-family Conventional (RSC-4) to Business Professional Office (BPO)
Parcel Size	0.87 ± acres
Street Functional Classification	Rawls Road – County Collector Hutchinson Road – County Collector
Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-4	Vacant
North	Residential-4	PD	Single Family + Public/Quasi-Public/Institutional
South	Residential-4	RSC-6 + PD	Single Family + Vacant Land + Light Commercial
East	Residential-4	ASC-1 + RSC-4 +PD	Single Family
West	Residential-4	ASC-1 + PD	Single Family + Public/Quasi-Public/Institutional

Staff Analysis of Goals, Objectives and Policies:

The 0.87 ± acre subject site is north of Rawls Road and east of Hutchinson Road. The subject site is in the Urban Service Area (USA) and is within the limits of the Greater Carrollwood-Northdale Community Plan. The applicant is requesting a rezoning from Residential Single-family Conventional (RSC-4) to Business Professional Office (BPO).

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that “compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals in preserving the character of existing development.” The subject property is currently vacant and surrounded by single-family residential uses. Surrounding land uses consist primarily of single-family residential development with some public/quasi-public/institutional uses to the north and west and light commercial to the south of the site. Collectively, these existing land use patterns establish a predominantly residential context that supports the proposed development. The proposal is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The Residential-4 (RES-4) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The RES-4 Land Use category allows for a maximum of 4 dwelling units per gross acre (du/ga) and a maximum Floor Area Ratio (FAR) of 0.25. With 0.87 acres, the subject site can be considered for a maximum of 9,474 square feet (0.87 acres x 43,560 square feet/acre = 37,897 square feet x 0.25 FAR = 9,474 square feet). The proposed rezoning is consistent with the uses allowed under the existing Residential-4 Future Land Use category, and the request is therefore consistent with FLUS Goal 2 and Objective 2.1.

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 satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, single-family, two-family and vacant land are prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. Business professional office uses are lower in intensity compared to many commercial uses. Additionally, FLUS Objective 4.7 and Policy 4.7.2 dictates where neighborhoods serving commercial uses should be located based on the plans established Commercial Locational Criteria. The site is located at the intersection of Rawl Road and Hutchinson Road, both of which are classified as County Arterial roadways; therefore, the site is well within the 1,000-foot distance from this intersection and meets the required locational criteria. The proposed rezoning aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1 and meets the locational criteria established in FLUS Objective 4.7 and Policy 4.7.2.

FLUS Objective 3.2 and Policy 3.2.4 require that all adopted community plans within the County be consistent with the Comprehensive Plan. The subject property is located within the boundaries of the Greater Carrollwood-Northdale Community Plan. There are no goals that are applicable to this proposed rezoning request.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

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

Community Planning

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

Relationship to Land Development Regulations

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

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 (see graphic).

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0892

Rezoning STATUS

PENDING



Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25

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)

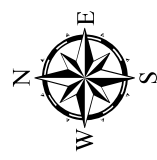
HEAVY INDUSTRIAL (.75 FAR)

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. This map is for informational purposes only and is not intended to be used as a legal document. It is subject to change without notice and is not intended to be used as a legal document. It is subject to change without notice and is not intended to be used as a legal document. It is subject to change without notice and is not intended to be used as a legal document.



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