



1.0 APPLICATION SUMMARY

Applicant: Jacob T. Cremer – Barbas Cremer, PLLC
FLU Category: OC-20
Service Area: Urban
Site Acreage: 8.66 AC
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

PD 19-1421 was approved for up to 217,000 square feet of Professional Office uses, including an accessory parking building. The existing approval prohibits Medical Office uses. Lot 1 is currently developed and is not proposed to change under this Major Modification.

The proposed modification proposes two development options. Option A would retain the existing structures and site layout. Option B would allow redevelopment. In both options, the site is delineated into four lots with the area of modification limited to Lots 2, 3 and 4. Lot 1 remains unchanged under both options.

Existing Approval(s):	Proposed Modification(s):
Approved for a maximum of 217,000 square feet of Professional Office uses, including an accessory parking building. Medical Offices are not permitted.	Option A: Utilize existing buildings and site layout for Lots 2 and 4, remove site layout for Lot 3, and modify entitelements for Lots 2, 3, and 4 for commercial and uses – see below. Decrease maximum square footage to 216,977 sf Option B: Allow for redevelopment of Lots 2, 3 and 4 and modify entitlements for Lots 2, 3, and 4 – see below. Decrease maximum square footage to 216,977 sf Lot 2: bank/credit union, ATM, vocational and business schools, contractor's office without open storage, office equipment sales, radio and TV sales, travel agencies, business services, diagnostic center/medical screening and testing, employment services, temporary labor pool, family support services, government office, personal services, professional services, colleges/universities, and trade schools. Lot 3: Sales, Rental and Service of new or used domestic vehicles, farm and garden equipment. Lot 4: Sales, Rental and Service of new or used domestic vehicles, farm and garden equipment.

APPLICATION NUMBER: MM 26-0556

ZHM HEARING DATE: JULY 20, 2026

BOCC LUM MEETING DATE: September 22, 2026

Case Reviewer: Tania C. Chapela

20-foot buffer with Type B screening along the southern boundary adjacent to residentially zoned property.

For Option A, Lots 2, 3, and 4: Reduce buffer width to 5 feet with Type A screening. Southernmost 20 feet permitted for manmade ponds, utilities, parking and existing structures.

For Option B, Lots 2, 3, and 4: Reduce buffer width to 5 feet with fencing and tree plantings. Southernmost 20 feet permitted for manmade ponds, utilities and parking.

Additional Information:

PD Variation(s):

LDC Part 6.06.00 (Landscaping/Buffering) and LDC Part 6.07.00 (Fences and Walls)

Waiver(s) to the Land Development Code:

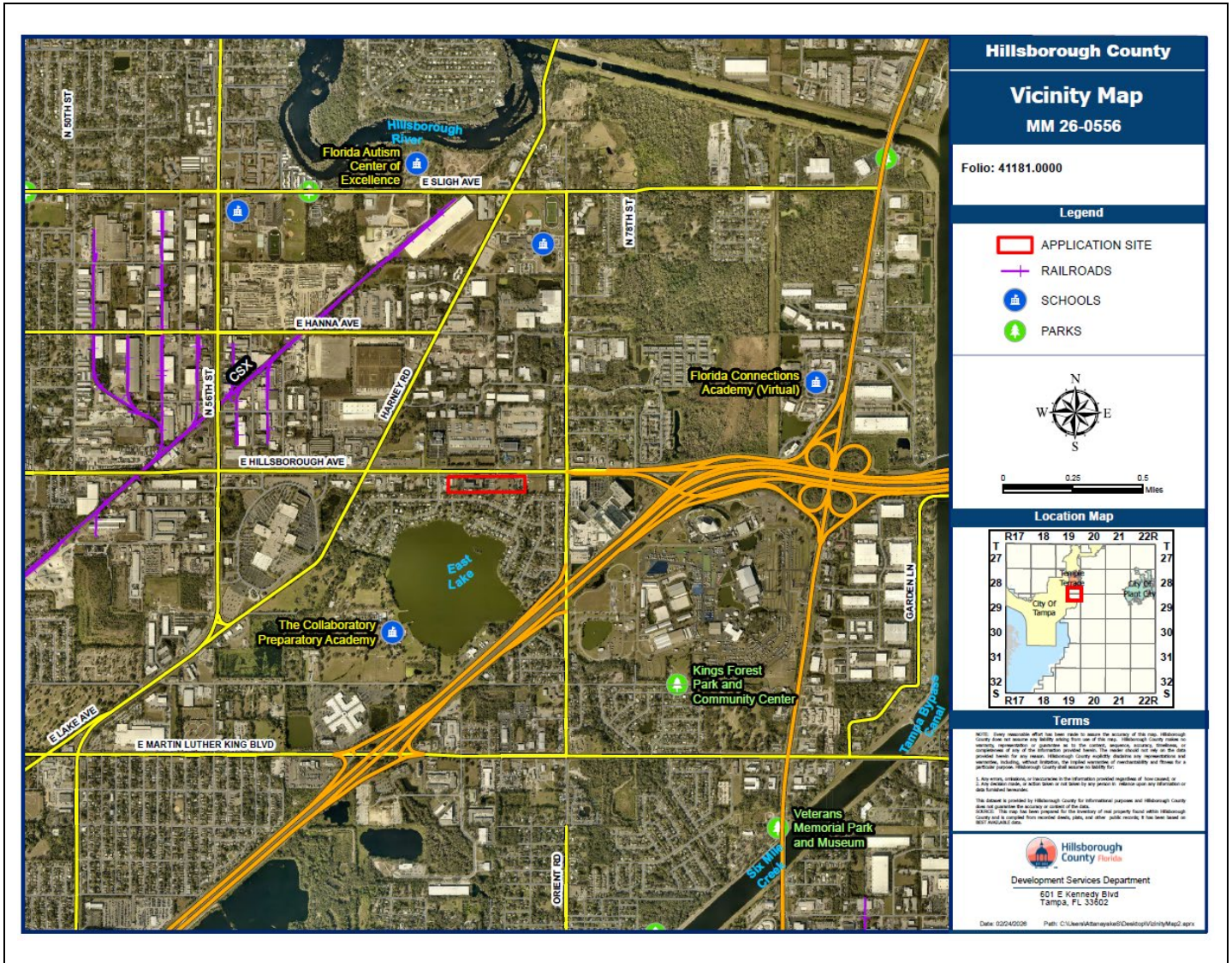
None Requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

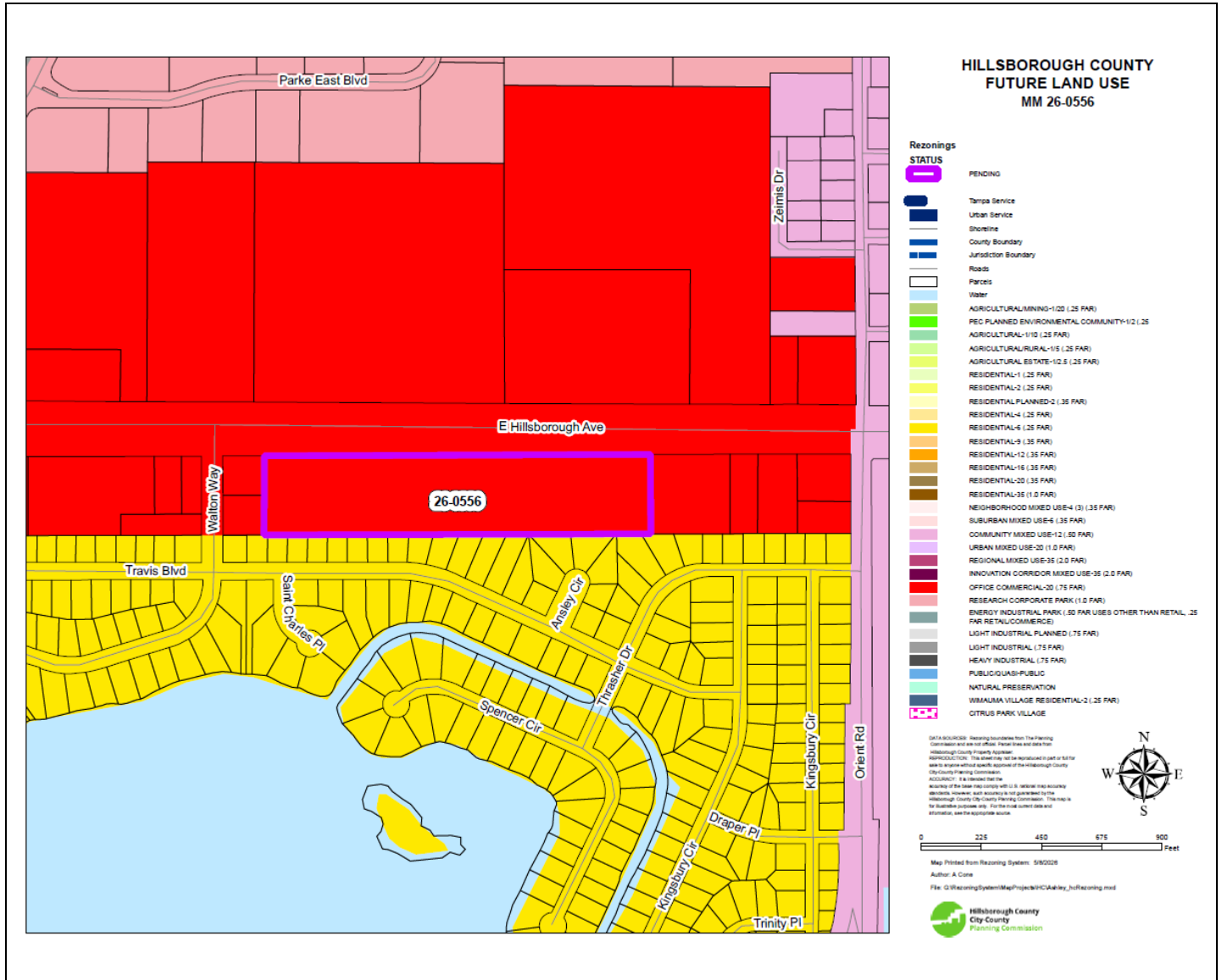


Context of Surrounding Area:

The parcel is situated along E Hillsborough Avenue, a Major roadway. The surrounding development pattern is mixed in character, with commercial and light industrial uses located to the north, east, and west of the site, and residential single-family development located to the south. Properties to the north are zoned CI and are developed with light industrial uses. Properties to the south are zoned RSC-6 and are developed with residential single-family uses. The property to the east is zoned PD 18-0404 and is developed with commercial uses. Properties to the west are zoned CI and CG and are developed with commercial and light industrial uses. Overall, the immediate surrounding area includes a transition between more intensive commercial/light industrial development and residential single-family development.

2.0 LAND USE MAP SET AND SUMMARY DATA

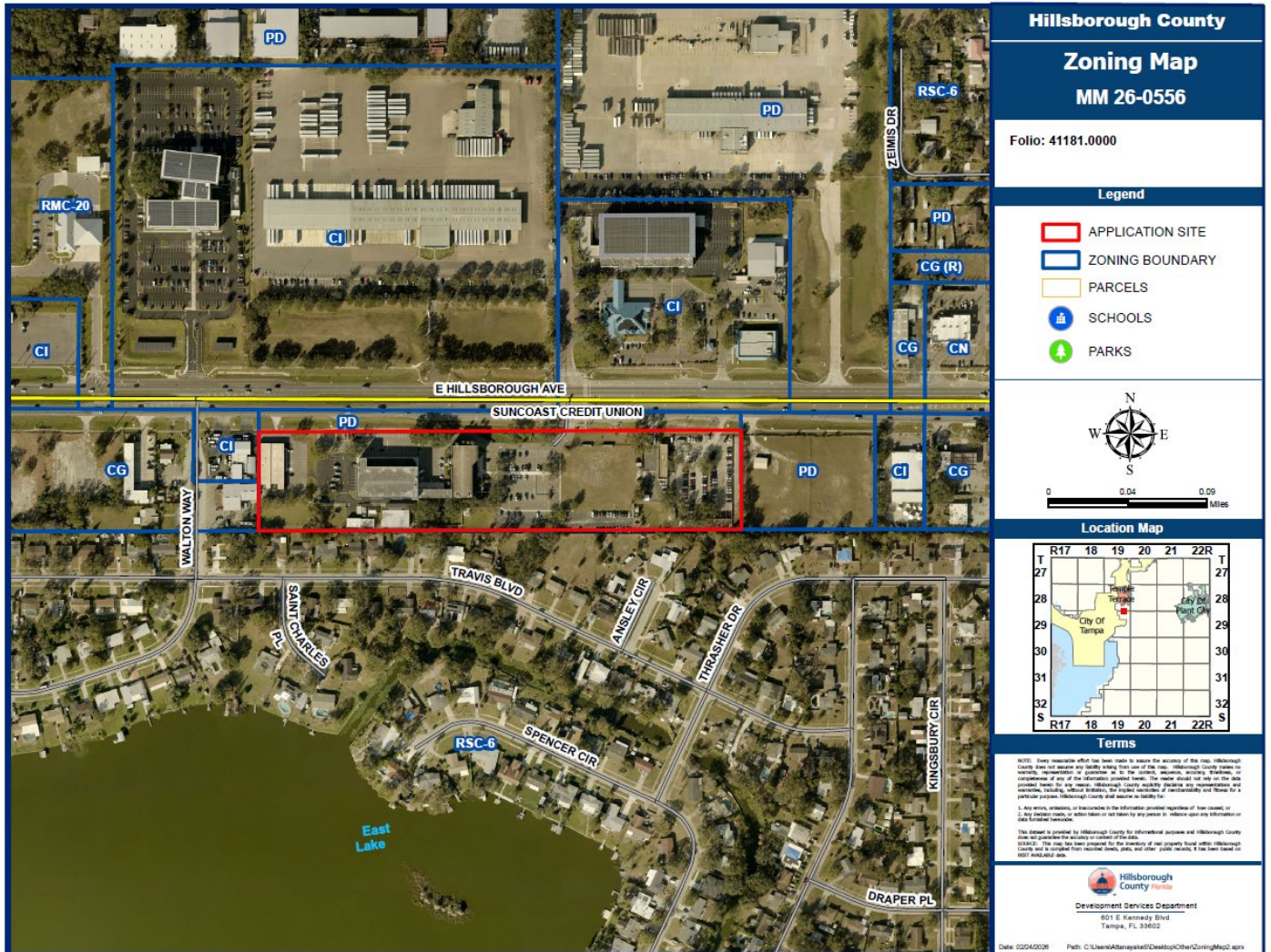
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial – 20 OC-20
Maximum Density/F.A.R.:	0.75 FAR up to a maximum of 600,000 sf, commercial cannot exceed 350,000 sf.
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

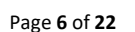
2.3 Immediate Area Map



Adjacent Zonings and Uses

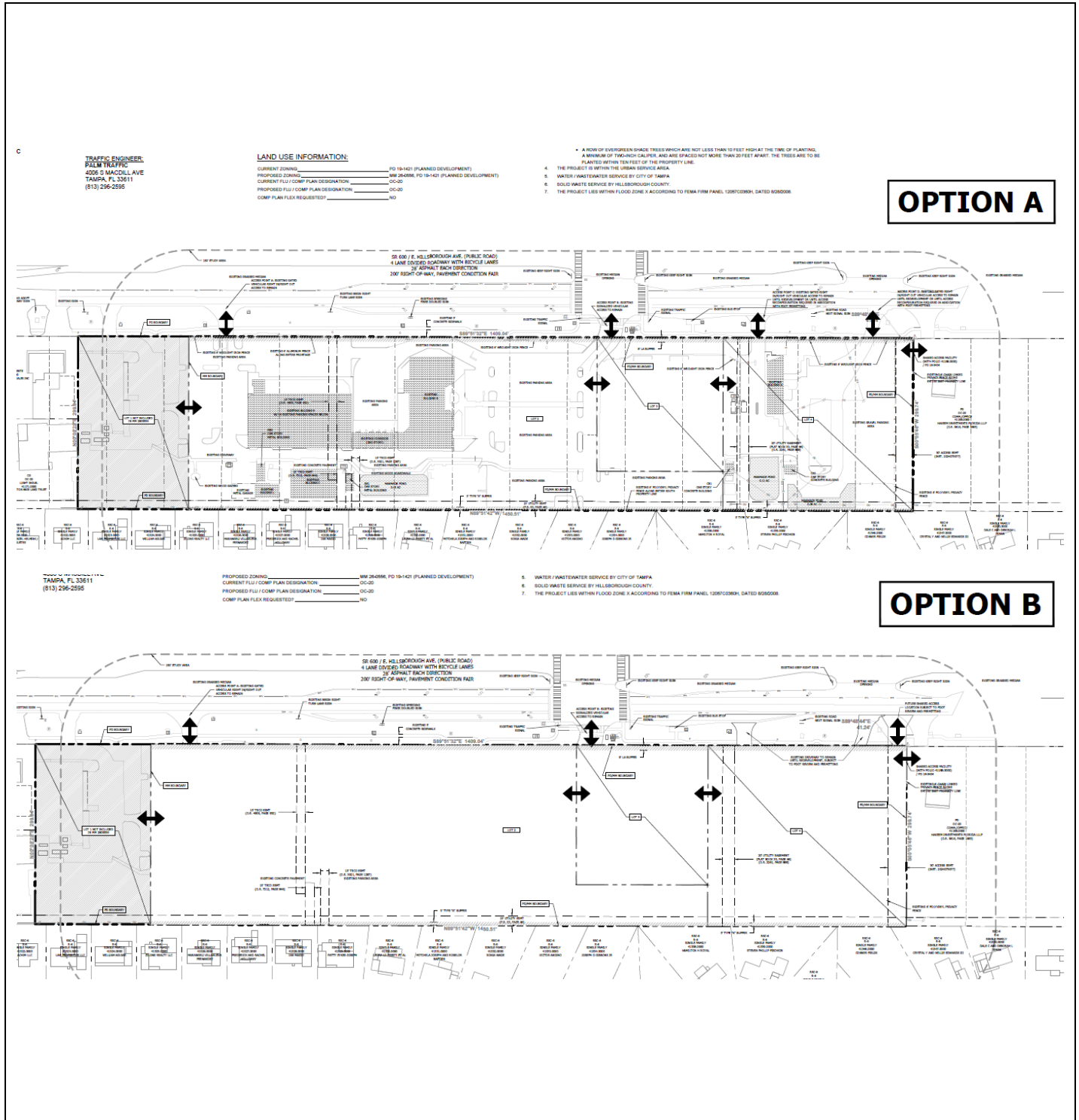
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CI	0.30 FAR	Commercial Intensive Uses	Light Industrial
South	RSC-6	6 DU/AC	Residential, Single Family	Residential, Single Family
East	PD 18-0404	0.75 FAR	Limited Commercial Intensive Uses / CRH	Commercial
West	CI, CG	0.30 FAR, 0.27 FAR	Commercial Intensive and General Uses	Commercial, Light Industrial

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 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
E Hillsborough Avenue	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other

Project Trip Generation ☒ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,549	263	246
Proposed	1,549	263	246
Difference (+/-1)	No Change	No Change	No Change

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ 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 _Airport Height Restriction 90' AMSL, 110' AMSL_				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ 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	☐ Yes ☒ No	
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Industrial (Per 1,000 s.f.) Mobility: \$4,230.00 Fire: \$57.00	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562.00 Fire: \$313.00	Warehouse (Per 1,000 s.f.) Mobility: \$1,377.00 Fire: \$34.00		

Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313.00	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494.00 Fire: \$313.00	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725.00 Fire: \$32.00		
Medical Office (10,000 s.f. or less) (Per 1,000 s.f.)	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.)			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed Major Modification is within the OC-20 Comprehensive Plan category, which allows a maximum intensity of 0.75 FAR. The proposed modification is generally compatible with the existing zoning and development pattern of the surrounding area, which includes commercial and light industrial uses to the north, east, and west, and single-family residential development to the south.

Staff finds the requested fencing and buffering/screening variations supportable. The decorative metal fencing is associated with the proposed commercial development and is not anticipated to create compatibility impacts. Staff also finds the buffering and screening variation supportable due to the applicant proposing to limit improvements within the southern 15 feet and existing conditions – see Section 7

The surrounding area has a mixed development pattern. Properties to the north are zoned CI, with a maximum intensity of 0.30 FAR, and are developed with light industrial uses. Properties to the south are zoned RSC-6, with a maximum density of 6 DU/AC, and are developed with residential single-family uses. The property to the east is zoned PD 18-0404, with a maximum intensity of 0.75 FAR, and is developed with commercial uses. Properties to the west are zoned CI and CG, with maximum intensities of 0.30 FAR and 0.27 FAR, respectively, and are developed with commercial and light industrial uses. The proposed modification is comparable with the commercial and light industrial development pattern to the north, east, and west.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the PD Site Plan shall be revised as follows:

1. On both sheets labeled 'Option A' and 'Option B', add the westernmost existing/PD approved access arrow from 'Lot 1' to E Hillsborough Ave; and,
2. On both sheets labeled 'Option A' and 'Option B', add the existing/approved access/cross-access/shared access facility (with folio 041171.0000) arrow and applicable labels from 'Lot 1' to the west of the PD.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2026.

1. The Planned Development permits two development options.
 - 1.1 Option A: Development of the project shall be limited to ~~217,000~~ 216,977 square feet (inclusive of Lots 1, 2, 3 and 4). For Lots 1, 2, 3 and 4 buildings, parking areas and internal circulation shall be located where generally depicted on the site plan.
 - 1.2 Option B: Development of the project shall be limited to 216,977 square feet (inclusive of Lots 1, 2, 3 and 4). For Lot 1, buildings, parking areas and internal circulation shall be located where generally depicted on the site plan.
 - 1.3 Under both options, the following shall apply:
 - 1.3.1 Lot 1 shall permit 9,980 square feet of Professional Office uses, ~~including an accessory parking building~~. Medical Offices shall not be permitted. The building area shall be located where generally depicted on the site development plan.
 - 1.3.2 Lots 2, 3, and 4 shall permit a maximim of 206,997 sf.

Lot 2 shall permit the following uses: bank/credit union, ATM, vocational and business schools, contractor's office without open storage, office equipment sales, radio and TV sales, travel agencies, business services, diagnostic center/medical screening and testing, employment services, temporary labor pool, family support services, government office, personal services, professional services, colleges and universities and trade schools.

Lot 3 shall permit the following uses: Sales, Rental and Service of new or used domestic vehicles, farm and garden equipment.

Lot 4 shall permit the following uses: Sales, Rental and Service of new or used domestic vehicles, farm and garden equipment.
2. Options A and B shall comply with the following, unless otherwise noted:

Front yard setback (Hillsborough Avenue.): 30 feet
Maximum building height: 45 feet
Maximum impervious surface: 60%

2.1 Under Option A, Building B shall be permit a front yard setback of 22 feet for the second floor and 44 feet for the third floor (VAR 93-0013)

2.2 Under Option B, an additional setback of 2 feet for every 1 foot over 20 feet in height shall be applicable for Lots 2, 3, and 4.

3. Options A and B shall provide the following buffering and screening:

Lot 1:

- a. There shall be a 20-foot buffer Type B screening along the south boundary, to residentially zoned property.
- b. A landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the Hillsborough Avenue right-of-way.

Option A: Lots 2, 3 and 4:

- a. There shall be a 5-foot wide buffer with Type A screening along the south boundary, to residentially zoned property.

Option B: Lots 2, 3, and 4:

- a. There shall be a 5-foot widt buffer with Type A screening (to contain a 6-foot high solid fence) and ornamental tree plantings on 20 foot centers.

4. Option A (Lots 2, 3 and 4) shall restrict the use of area along the southern 20 feet bondary for parking, man-made ponds, utilities or existing structures.

5. Option B (Lots 2, 3 and 4) shall restrict the use of area along the southern 20 feet bondary for parking, man-made ponds, or utilities.

6. Within Lots 2, 3 and 4, a decorative metal fence, not to exceed 6 feet in height, may be permitted along the Hillsborough Avenue frontage. Fence opacity limited to 30% or less.

2. Development shall be in accordance with the following:

Maximum F.A.R.: 0.50
Maximum Building Area 216,977 square feet
Minimum lot size: 7,000 square feet
Minimum lot width: 70 feet
Front yard setback (Hillsborough Avenue.): 30 feet
Maximum building height: 45 feet
Maximum impervious surface: 60%

3. Buffering and screening shall be provided as follows:

- a. There shall be a 20 foot buffer Type B screening along the south boundary, to residentially zoned property.

~~b. A landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the Hillsborough Avenue right-of-way.~~

- ~~4.6~~ The site is permitted to retain its five (5) existing access connections to Hillsborough Ave until access reconfiguration is required by FDOT. The project shall be served by (4) access connections to Hillsborough Ave, subject to review and approval by FDOT. The developer shall close the two (2) easternmost existing connections to Hillsborough Ave. and construct one new access connection as shown on the General Site Plan.
- ~~5.7~~ The developer shall construct the following site access improvements: a. Close the existing median opening serving the easternmost driveway (this median opening will be converted to a directional median opening by others in the future); and, b. Lengthen the existing westbound to southbound left turn lanes to the maximum extent possible (without interfering with the future directional median opening described above).
- ~~6.8~~ The developer shall construct an access/ cross-access stubout to its western property boundary as shown on the General Site Plan. This access, together with the westernmost access driveway and intervening drive aisle, shall be considered a Shared Access Facility (with folio 004172.0000).
- ~~7.9~~ The developer shall construct a drive aisle along its eastern property boundary, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. The easternmost proposed project access together with this driveway (and other portions of the property so designated) shall be considered a Shared Access Facility (with folio 041188.0000/ PD 18-0404). ~~Within 90 days of Board of County Commissioner approval for 19-1421, t~~ The developer shall record in the Official Records of Hillsborough County a construction easement and any other easements necessary that permits the developer of the adjacent property to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent property. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- ~~8.10~~ Notwithstanding anything on the PD site plan or herein these conditions to the contrary, reconfiguration of existing parking areas between the two (2) westernmost existing buildings shall be permitted if desired by the developer or otherwise necessary to provide for pedestrian and vehicular connectivity between the structures/parking areas.
- ~~9.11~~ Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
12. No development shall be permitted that causes cumulative development to exceed 1,549 gross average daily trips, 263 gross a.m. peak hour trips, or 246 gross p.m. peak hour trips. Additionally:
- Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

13. Notwithstanding the above, the addition/removal/relocation/reconfiguration of access to E Hillsborough Ave shall be subject to FDOT review and approval by FDOT. The developer shall construct all off-site improvements necessary to serve the development, as required by FDOT.
14. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal
- ~~10.15~~ 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.
- ~~11. Within ninety days of approval of RZ-PD 19-1421 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~
16. 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

PD Variation 1 (Option A, Lots 2, 3, and 4): Increase the permitted fence height in the front yard from 4 feet to 6 feet. Proposed fence will be a decorative metal fence (30% opacity or less). It should be noted that the Land Development Code allows a 6-foot high chain link fence (30% opacity or less) in the front yard when done for security purposes. Staff does not object to the height increase given that it will not be a solid fence.

PD Variation 2 (Options A and B, Lots 2, 3 and 4): Reduce the required buffer width from 20 feet to 5 feet and the screening from Type B to Type A. For both options, to mitigate any impacts, the applicant has offered to restrict the uses within the southernmost 20 feet of Lots 2 through 4. This restriction limits the types of activities that may occur adjacent to the residentially zoned properties to the south. Under Option A, Type A screening will be required. This option will utilize existing structures, which are already in place. Under Option B, Type A screening will include fencing and ornamental tree planting. It should be noted that a 15-foot wide utility easement is located along the southern boundary and ornamental trees are expected to be less impactful should the easement need to be accessed. Under Option B, buildings will comply with the 2:1 setback for buildings over 20 feet in height.

The applicant has provided historical documentation for VAR 93-0013, which related to the existing Building B along the Hillsborough Avenue frontage. The documentation is included in this section for reference. Staff notes that the current request is a Planned Development Major Modification with proposed development standards and conditions; therefore, the applicability of the prior variance to the existing Building B is addressed through the proposed PD conditions.

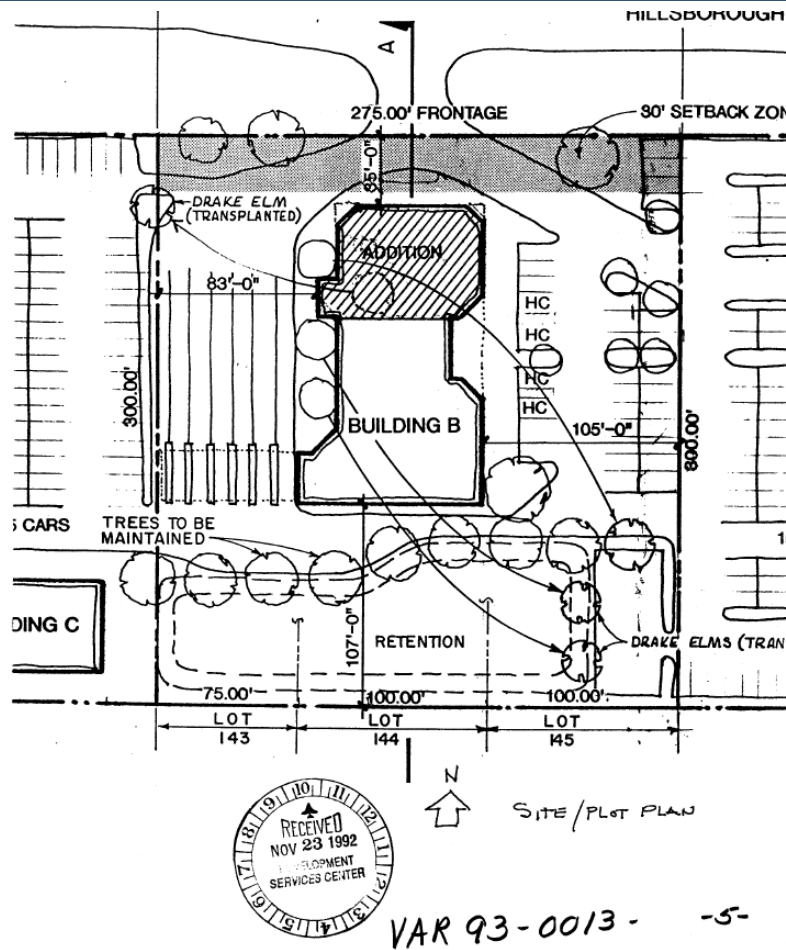


Figure 1: Variance 93-0013 Site Plan

APPLICATION NUMBER: MM 26-0556

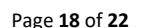
ZHM HEARING DATE: JULY 20, 2026

BOCC LUM MEETING DATE: September 22, 2026

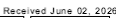
Case Reviewer: Tania C. Chapela

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



8.2 Proposed Site Plan (Full)



8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: MM 26-0556

ZHM HEARING DATE: JULY 20, 2026

BOCC LUM MEETING DATE: September 22, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/16/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: MM 26-0556

- ☐ 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.

CONDITIONS OF APPROVAL

Conditions to Remain (with Revisions):

4. The site is permitted to retain its five (5) existing access connections to Hillsborough Ave until access reconfiguration is required by FDOT. The project shall be served by (4) access connections to Hillsborough Ave, subject to review and approval by FDOT. The developer shall close the two (2) easternmost existing connections to Hillsborough Ave. and construct one new access connection as shown on the General Site Plan.
5. The developer shall construct the following site access improvements:
 - a. Close the existing median opening serving the easternmost driveway (this median opening will be converted to a directional median opening by others in the future); and,
 - b. Lengthen the existing westbound to southbound left turn lanes to the maximum extent possible (without interfering with the future directional median opening described above).
6. The developer shall construct an access/cross-access stubout to its western property boundary as shown on the General Site Plan. This access, together with the westernmost access driveway and intervening drive aisle, shall be considered a Shared Access Facility (with folio 0041172.0000).
7. The developer shall construct a drive aisle along its eastern property boundary, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. The easternmost proposed project access together with this driveway (and other portions of the property so designated) shall be considered a Shared Access Facility (with folio 041188.0000/PD 18-0404). ~~Within 90 days of Board of County Commissioner approval for 19-1421, t~~ The developer shall record in the Official Records of Hillsborough County a construction easement and any other easements necessary that permits the developer of the adjacent property to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent property. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, reconfiguration of existing parking areas between the two (2) westernmost existing buildings shall be permitted if desired by the developer or otherwise necessary to provide for pedestrian and vehicular connectivity between the structures/parking areas.

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

New Conditions:

- No development shall be permitted that causes cumulative development to exceed 1,549 gross average daily trips, 263 gross a.m. peak hour trips, or 246 gross p.m. peak hour trips. Additionally:
 - Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- Notwithstanding the above, the addition/removal/relocation/reconfiguration of access to E Hillsborough Ave shall be subject to FDOT review and approval by FDOT. The developer shall construct all off-site improvements necessary to serve the development, as required by FDOT.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

Other Conditions:

- Prior to PD Site Plan Certification, the PD Site Plan shall be revised as follows:
 - On both sheets labeled 'Option A' and 'Option B', add the westernmost existing/PD approved access arrow from 'Lot 1' to E Hillsborough Ave; and,
 - On both sheets labeled 'Option A' and 'Option B', add the existing/approved access/cross-access/shared access facility (with folio 041171.0000) arrow and applicable labels from 'Lot 1' to the west of the PD.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification to a portion of existing Planned Development (PD) 19-1421 which is approved for 217,000 square feet of professional office and an accessory parking building. The PD site plan submitted with the subject PD major modification identifies four (4) lots and requests two development options for 'Lots 2-4.' No changes to 'Lot 1' are proposed with this major modification request.

If the requested PD modification is approved, 'Lot 2' would permit the following uses: Automated Teller; Bank/Credit Union; Commercial, Vocational, and Business Schools; Contractor's Office without open storage; Office Equipment Sales; Radio and TV Sales; Travel Agencies; Business Services; Medical Offices, Diagnostic Centers, which provide Radiology, Medical Screening, and Testing Services; Employment Services; Temporary Labor Pool; Family Support Services; Government Office; Personal Services; Professional Office; Professional Services; Colleges and Universities; and Trade Schools. If approved, Lot 3' and 'Lot 4' would permit the Sale, Rental, and Service of New or Used Commercial Vehicles and Trucks. The site's Future Land Use (FLU) is Residential-20 (RES-20).

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project; however, the analysis does not represent a worst-case scenario which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the applicant's statement that the proposed development would not exceed the trip generation of

217,000 s.f. of Professional Office uses, a condition has been included restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 109,000 s.f. of professional office uses and 108,000 s.f. of new/used commercial vehicle rental/sale uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's trip generation. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine if generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given the site has access to an FDOT owned and maintained roadway, the developer will be required to obtain permit approval from FDOT for any changes to existing access connections (modification, relocation, removal, or addition) as required by FDOT. Additionally, the developer will be required to construct any and all site access improvements required by FDOT.

Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the applicant's submitted trip generation and the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Size/Land Use (217,000 SF Professional Office Uses)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 217,000 SF General Office Building (ITE LUC 710)	1,549	263	246

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Development Pursuant to Trip Cap: 217,000 SF General Office Building (ITE LUC 710)	1,549	263	246

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E Hillsborough Ave, a 4-lane, divided, principal arterial rural roadway, which is owned, maintained, and under permitting jurisdiction of FDOT. The roadway is characterized by +/- 12-foot-wide travel lanes in fair condition, +/- 5-foot-wide paved shoulders/bike lanes, and +/- 5-foot-wide sidewalks on both sides of the road within the vicinity of the project. The roadway lies within a +/- 200-foot-wide right of way.

Along the project's frontage, E Hillsborough Ave is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Although there is no typical section for 6-lane roadway, the minimum right of way necessary is calculated by taking the typical section for a 4-lane divided, urban collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 110 feet of right of way, and adding an additional 22 feet of right of way for the additional two travel lanes for a total of 132 feet of required right of way.

Additionally, the approved PD&E (Work Program Item Segment Number 430054 1) identifies a total of 200 feet of right of way needed for this segment of E Hillsborough Ave (from 50th St to west of Interstate 4) to accommodate the future 6-lane configuration.

Given there is sufficient right of way along the project's frontage to accommodate future improvements, therefore, no additional right of way preservation is required.

SITE ACCESS AND CONNECTIVITY

The PD is currently approved for four (4) access connections to E Hillsborough Ave, which is maintained and under the permitting authority of the Florida Department of Transportation (FDOT). The existing site is served by five (5) access connections to E Hillsborough Ave. Under Option A, the applicant is proposing to maintain the existing five (5) access connections to E Hillsborough Ave, and under Option B, the applicant is proposing the currently approved PD access connections.

As E Hillsborough Ave is an FDOT roadway, the presence, location, and design of any existing and/or proposed connection will be subject to review and approval by FDOT. Any off-site improvements to E Hillsborough Ave as required by FDOT, shall be provided by the developer.

The current PD conditions require the site to provide access/cross-access to properties east and west of the PD. The access/cross-access to the west is designated as a Shared Access Facility with the parcel on the southeast corner of the intersection of Walton Way and E Hillsborough Ave (folio 41172.0000), and the access/cross-access to the east is designated as a Shared Access Facility with the abutting parcel to the east of the PD (folio 41188.0000). The major modification is not proposing changes to these connections and facilities.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service information for E Hillsborough Ave is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS

E Hillsborough Ave	Harney Rd	US Highway 301	D	F
-----------------------	-----------	----------------	---	---

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

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**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: July 20, 2026 Report Prepared: July 9, 2026	Case Number: MM 26-0556 Folio(s): 41181.0000 General Location: South of East Hillsborough Avenue, west of Orient Road, and east of Harney Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Major Modification (MM) to Planned Development (PD 19-1421) to have the option to maintain the existing buildings on the property and change the list of potential tenants or to redevelop the property
Parcel Size	+/- 8.66 acres
Street Functional Classification	East Hillsborough Avenue – State Principal Arterial Orient Road – County Collector Harney Road – County Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Office Commercial-20	PD (19-1421)	Light Commercial
North	Office Commercial-20 + Research Corporate Park	CI + PD	Light Commercial + Light Industrial + Agricultural
South	Residential-6	RSC-6	Single-Family Residential + Public/Quasi-Public
East	Office Commercial-20 + Community Mixed-Use-12	PD + CI + CG + CN	Heavy Commercial + Light Commercial + Public/Quasi-Public
West	Office Commercial-20 + Light Industrial + Urban Mixed-Use-20	CI + CG + RMC-20 + PD	Light Commercial + Light Industrial + Educational

Staff Analysis of Goals, Objectives and Policies:

The ±8.66-acre subject site is generally located south of East Hillsborough Avenue, west of Orient Road, and east of Harney Road. The site is located within the Urban Service Area (USA) and is within the limits of the East Lake-Orient Park Community Plan. The Future Land Use category of the site is Office Commercial-20 (OC-20), which is intended for existing commercial and office centers and to provide for future development opportunities. In this category, new commercial development should be part of a mixed-use development or be clustered at the intersections of major roadways and commercial uses should be discouraged outside of these nodes. The applicant is requesting a Major Modification (MM) to Planned Development (PD) 19-1421 to have the option to maintain the existing buildings on the property and change the list of potential tenants or to redevelop the property. The first option (Option A) would maintain the existing structures on the property but would allow for internal remodeling and tenant changes within the existing building without triggering site improvements. Lot 2 would permit one or a mixture of the following uses; automated teller (ATM), bank/credit union, commercial, vocational/business schools, contractor's office with and without open storage, office equipment sales, radio and tv sales, travel agencies, business services, diagnostic centers with radiology, medical screening and testing services, employment services, temporary labor pool, family support services, government office, personal services, professional office, professional services, colleges and universities, and trade

schools. Lots 3 and 4 would permit the sale, rental, and service of new or used domestic vehicles, farms and garden equipment, private pleasure crafts, and hobby vehicles. The second proposed option for the site (Option B) would provide for a full redevelopment of all structures on lots 2-4 and would include the uses mentioned for Option A. Specifically, Option B would allow for lot 2 to be developed with a range of commercial uses and lots 3-4 would continue to operate as an auto sales and repair business. As part of this application, the auto sales and repair business would expand into lot 3 but is currently only developed on lot 4. Additionally, under both options, the applicant is requesting to remove the condition prohibiting medical offices on the property.

The auto and sales repair shop on lot 4 was an existing use prior to the adoption of the most current Planned Development (PD 19-1421). When the property was rezoned to PD 19-1421, the applicant intended to develop all four lots with business professional office uses related to its existing Suncoast Credit Union operation. However, after the COVID-19 pandemic and the change in work structure, the proposed building was eliminated due to many employees working from home. This request will allow for lot 2 to be used for a range of uses, as listed previously, provided that the proposed uses will not exceed the trips associated with PD 19-1421.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. Specifically, Policy 3.1.2 states that gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques, and control of specific land uses. Additionally, Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” According to the Hillsborough County Property Appraiser, the site is currently a light commercial use. East Hillsborough Avenue is located directly to the north of the site, with light commercial and light industrial uses on the other side. Heavy commercial exists to the east of the site, with light commercial beyond that. To the west there is light commercial, light industrial, and an educational use that operates as the Echo Learning Center. To the south are single-family residential uses that are within the Residential-6 (RES-6) Future Land Use category and are zoned Residential Single Family Conventional (RSC-6). Given the site’s location along a major commercial thoroughfare, Hillsborough Avenue, the proposal for limited commercial uses on lot 2 would maintain the current existing character of the area’s development pattern. FLUS Policy 3.1.2 requires gradual transitions of intensity and density between different land uses to be provided for as new development and redevelopment is proposed and approved through the use of professional site planning, buffering and screening techniques, and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. The applicant is requesting two new variations for both options proposed. The first variation is requesting to allow the existing decorative metal fencing (6-feet) in the front yard in lieu of the 6-foot chain link fencing allowed in Commercial General (CG) and Commercial Intensive (CI) districts. The fence is currently constructed along the entirety of the northern property line, which is located along Hillsborough Avenue. Due to the heavy traffic along Hillsborough Avenue, the unique nature of the existing uses, and that no additional buffering and screening are required on that boundary, Planning Commission staff do not have concerns with this requested variation. The second variation being requested is to allow the existing 5-foot Type A buffer along the southern property boundary to remain in lieu of the 20-foot Type B buffer otherwise required. The proposed uses for Lot 2 are no more intense

than those previously approved under PD 19-1421 and will be limited to the uses identified in the approved PD Conditions of Approval. A 6-foot PVC fence is currently located along the southern property line, providing screening and separation from the adjacent homes, as well as a 15-foot utility easement along the entirety of the southern boundary of the site. Furthermore, Lot 3 does not directly abut any single-family residential property lines, and Lot 4 contains multiple man-made ponds along its southern boundary that serve as an additional buffer between the development and the residential neighborhood. The applicant has also committed to a Condition of Approval that under Option A, the developer will restrict the use of the area along the south boundary to parking, manmade ponds, or the existing structures. No other uses are permitted within this area. For Option B, the condition states that the development must restrict the use of the southern 20-foot boundary to parking or man-made ponds. This condition is crucial to staff's finding of consistency with the Comprehensive Plan. With the proposed mitigation measures and Conditions of Approval in place, the request is consistent with FLUS Objective 3.1 and its policies relating to compatibility.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Office Commercial-20 (OC-20) Future Land Use category, allowing for the consideration of agricultural, community commercial type uses, office uses, mixed-use developments, and compatible residential uses. With the site being 8.66 acres and being in the OC-20 category, the site may be considered for up to 282,922 sq ft ($8.66 \text{ ac} \times 43,560 = 377,229 \text{ sq ft} \times 0.75 \text{ FAR} = 282,922 \text{ sq ft}$). As only 216,977 total square feet are being proposed, the request is consistent with the intensity permitted for this site. Surrounding the site to the west, north, and east is also the OC-20 Future Land Use category. To the south, there is the Residential-6 (RES-6) category.

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). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. Specifically, any density or intensity increases shall be compatible with existing, proposed, or planned surrounding development. Development and redevelopment must be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. In this case, the surrounding land use pattern consists primarily of commercial and industrial uses to the west, north, and east, with single-family uses located to the south. The proposed use will maintain the established commercial character of the site and surrounding corridor while remaining consistent with previously approved uses on the property. In addition, the proposed mitigation measures and Conditions of Approval help ensure compatibility with the residential properties to the south and minimize potential impacts on adjacent homes.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the East Lake-Orient Park Community Plan and, therefore, must be evaluated for consistency with the vision and recommendations established by this community. The Economic Development Goal within the plan seeks to provide opportunities for business growth and jobs in the community. This goal also states to create a commercial redevelopment area along Hillsborough Avenue from 56th Street to Orient Road, which the site is within the boundaries of. The proposed use for

this site supports the plan's vision by facilitating reinvestment along the corridor, expanding opportunities for economic development, and reinforcing the area's established commercial character. Accordingly, the request is consistent with the East Lake-Orient Park Community Plan and its goal for economic development.

Overall, staff finds that the proposed use is an allowable use in the Office Commercial-20 (OC-20) Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the East Lake-Orient Park Community Plan. The proposed Major Modification 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

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

Compatibility

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

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

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.

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.

Development

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

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

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

Neighborhood/Community Development

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

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

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park Community.

- Create a commercial redevelopment area along 56th Street from the Temple Terrace boundary to Harney Road and along Hillsborough Avenue from 56th Street to Orient Road.

HILLSBOROUGH COUNTY
FUTURE LAND USE
MM 26-0556

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 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. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the rezoning boundaries be used in conjunction with the official zoning map. The rezoning boundaries are subject to change without notice. The rezoning boundaries are 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: 5/6/2026
Author: A. Cone
File: G:\Rezoning\System\MapProject\HCU\HCU_16Rezoning.mxd

