

**Rezoning Application: RZ STD 26-0124****Zoning Hearing Master Date:** 12/15/2025**BOCC Land Use Meeting Date:** 02/10/2026**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Tampa Electric Company**FLU Category:** AM-1/20**Service Area:** Rural**Site Acreage:** 1,620 acres +/-**Community Plan Area:** None**Overlay:** None**Request:** Rezone from PD to AM**Introduction Summary:**

The applicant is requesting to rezone three parcel folios (93112.0000, 93105.0000, and 93128.0000) from PD 82-0223 (as most recently modified by PRS 23-0043) to the AM zoning district (Agricultural, Mining). The application is associated with PRS 26-0299 which is to remove the subject acreage from PD 82-0223. PD 82-0223 is approved for mining activities south of Old Hopewell Road, and residential, commercial and agricultural uses north of Old Hopewell Road. The area proposed for removal is within the area approved for mining activities.

<b>Zoning:</b>	<b>Existing</b>	<b>Proposed</b>
District(s)	PD 82-0223 (PRS 23-0043)	AM
Typical General Use(s)	Phosphate Mining Activity	Agriculture, Mining
Acreage	1,620 acres +/-	1,620 acres +/-
Density/Intensity	NA	1 dwelling unit per 20 acres
Mathematical Maximum*	NA	81 units

\*number represents a pre-development approximation

<b>Development Standards:</b>	<b>Existing</b>	<b>Proposed</b>
District(s)	PD 82-0223 (PRS 23-0043)	AM
Lot Size / Lot Width	NA	20 acres / 150'
Setbacks/Buffering and Screening	As required by Hillsborough County Phosphate Mining Ordinance, 90-4	Front: 50' Side: 25' Rear: 50'
Height	NA	50'

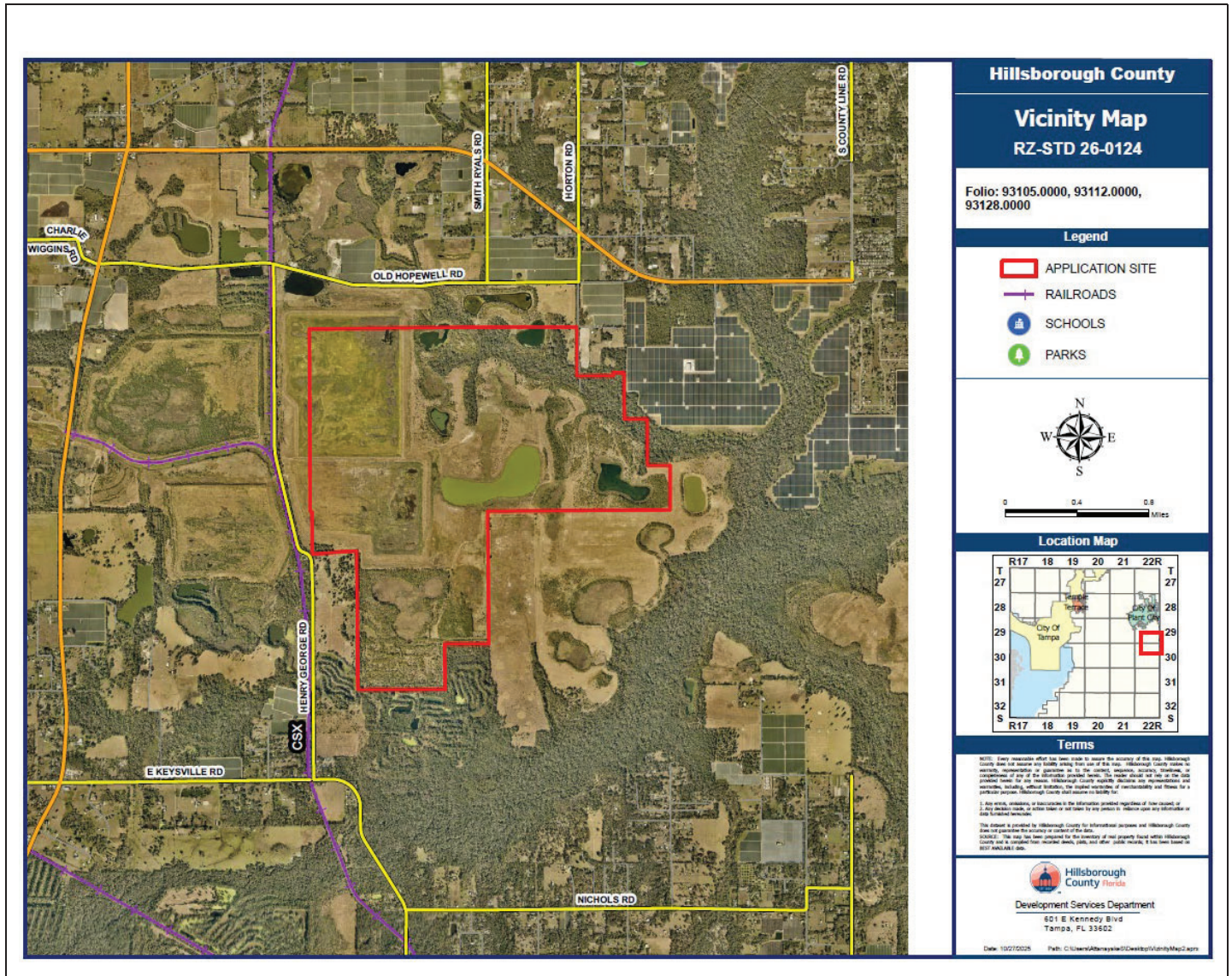
**Additional Information:**

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

**Planning Commission Recommendation:**  
Consistent**Development Services Recommendation:**  
Supportable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

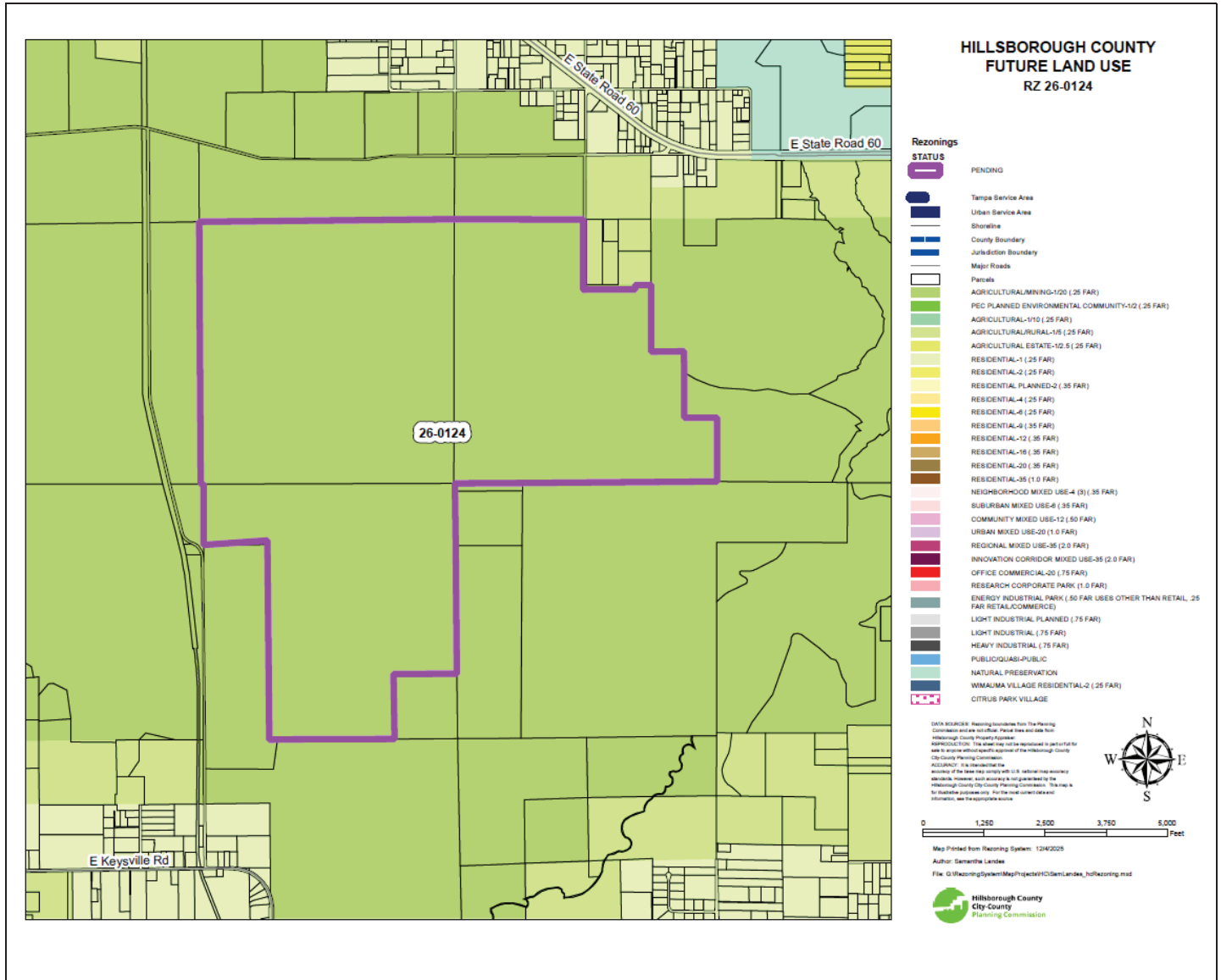


### Context of Surrounding Area:

The rezoning site is around a mile west of the Polk County line. The surrounding area is occupied by agricultural uses, single-family residences, or vacant land and zoned AR, AM, AS-1, or within PD 82-0223. PD 82-0223 currently occupies 4,083 acres, permitting phosphate mining, residential development, and commercial general uses.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

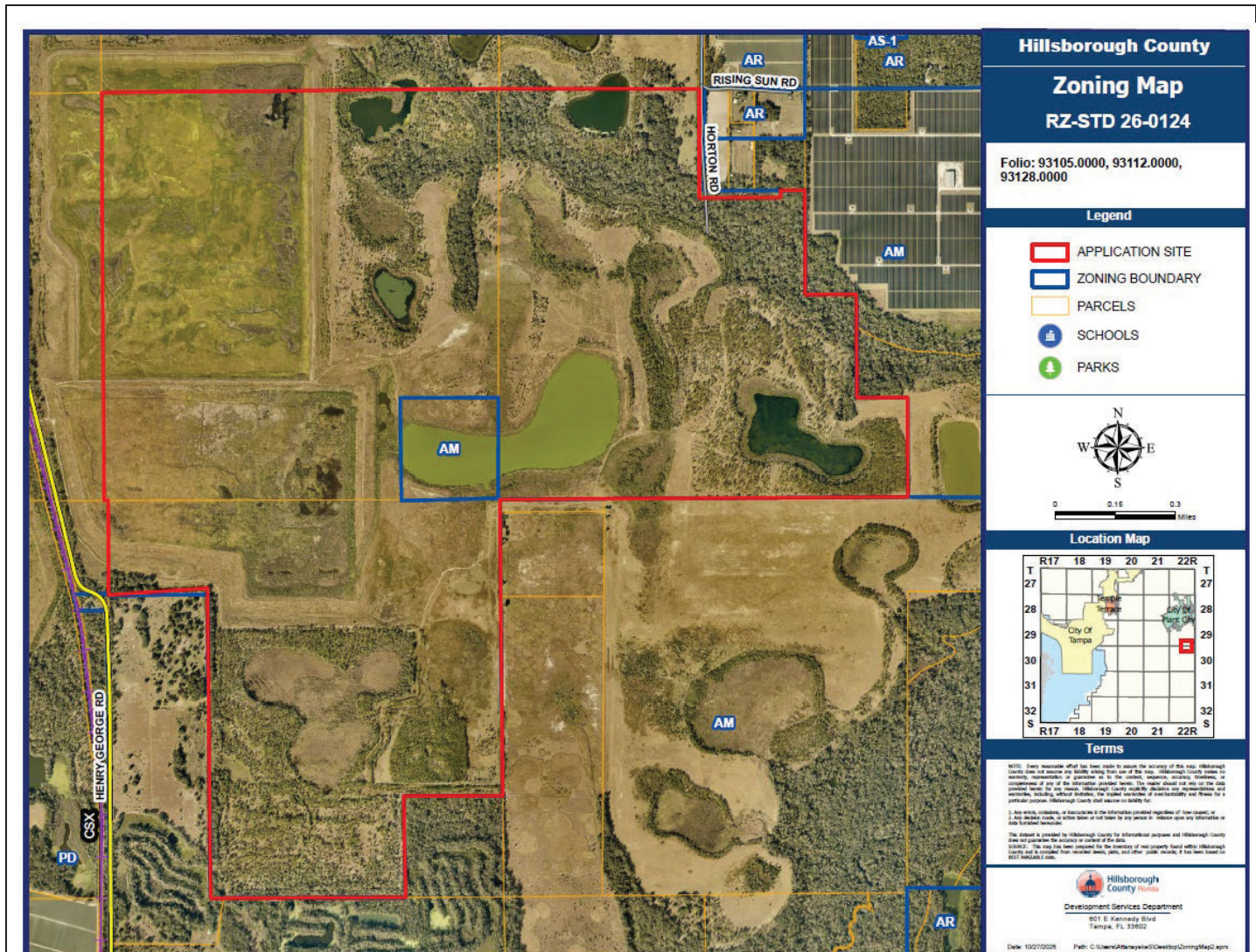


Future Land Use Category:	AM-1/20 (Agricultural/Mining – 1/20)
Maximum Density/F.A.R.:	1 DU / 20 GA; Up to 40,000 sq. ft. or 0.25 FAR, whichever is less intense
Typical Uses:	Mining and agricultural activities, farms, ranches, feed lots, residential, neighborhood commercial, offices and industrial uses related to agricultural 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	PD 82-0223 (PRS 23-0043)	NA	Mining	Pasture
South	AM	1 DU / 20 acres	Agriculture, Mining	County Owned
East	AR	1 DU / 5 acres	Agricultural	Crops
	AM	1 DU / 20 acres	Agriculture, Mining	County Owned Preservation, Crops, Single-Family
West	PD 82-0223 (PRS 23-0043)	NA	Mining	Vacant
	AM	1 DU / 20 acres	Agriculture, Mining	County Owned

## **2.0 LAND USE MAP SET AND SUMMARY DATA**

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

N/A

APPLICATION NUMBER: RZ-STD 26-0124

ZHM HEARING DATE: December 15, 2025

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Michelle Montalbano

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Horton Rd	County Collector - Rural	2 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 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	0	0	0
Proposed	919	60	79
Difference (+/-)	+919	+60	+79

\*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.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adjacent to Alafia North Prong Preserve (LDC Sec. 4.01.11)
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The applicant is requesting to rezone approximately 1,061 acres of property out of PD 83-0223 to the standard AM zoning district. The rezoning site was part of a larger mining facility known as Hopewell Mine, permitted through PD 82-0223, which ceased mining operations in 2011. Rezoning to AM will permit further uses, such as agricultural uses, residential uses, or solar energy production facilities. The rezoning site is surrounded by parcels zoned AR, AM, or within the same PD district 83-0223. An approximate 40-acre portion of parcel folio 93105.0000 is currently zoned AM. Due to these considerations, staff finds the AM zoning district compatible with the existing uses, development pattern, and zoning districts in the area.

### 5.2 Recommendation

Staff finds the rezoning request **supportable**.

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.



## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

Not applicable.

## **8.0 PROPOSED SITE PLAN (FULL)**

Not applicable.

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

## **AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 12/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural

PETITION NO: RZ 26-0124

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This agency has no comments.

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This agency has no objection.

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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 3 parcels totaling +/- 1,620 acres from Planned Development (PD) 82-0223 to Agricultural Mining (AM). The modification area within the existing PD is approved for phosphate mining. A companion modification application (RZ 25-0299 PRS) for the existing PD has been filed. The applicant's stated intent for the proposed development is a solar farm.

The site is located +/- 1,300ft south of the intersection of Old Hopewell Rd and Horton Rd. The Future Land Use designation of the site is Agricultural Mining – 1/20 (A/M-1/20) and Agricultural Mining – 1/10 (AM-1/10).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. As the modification area of the existing PD is approved exclusively for phosphate mining under a mining permit that expired in 2012 and to staff's knowledge there has not been any mining activity on the subject site since the expiration of this permit, staff have determined that under the existing zoning the subject site does not generate any trips.

Staff notes that the proposed standard zoning district primarily supports the use of agricultural mining. However, as this use requires the approval of additional permits, the highest and most intense use permitted under the proposed standard zoning district that does not require

additional permitting has been selected for the trip generation analysis studying the proposed uses for the subject site.

Staff have prepared a comparison of the trips potentially generated under the 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
PD, Phosphate Mining	0	0	0

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AM, Single Family Detached (ITE Code 210) 81 Units	919	60	79

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	+919	+60	+79

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Horton Rd, a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by between 18ft and 16ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 66-ft right-of-way.

## **SITE ACCESS**

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

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

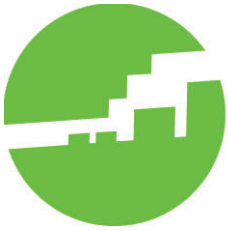
County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section 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 roadway onto which the tract of the existing PD that the subject site falls within currently has sole permitted access does not fully extend to the modification area in a way that meets current county standards. In order for access to be granted from the subject site onto Horton Rd., there would be a requirement for the roadway to be extended to the subject site in a way that meets current county standards.

Lastly, 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 and 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. As such, staff have no objection to this request.

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

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





**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
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Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> December 15, 2025 <b>Report Prepared:</b> December 4, 2025	<b>Case Number:</b> RZ 26-0124 <b>Folio(s):</b> 93112.0000, 93105.0000, 93128.0000 <b>General Location:</b> East of Henry George Road and south of Old Hopewell Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Agricultural Mining-1/20 (1du/20ga;0.25 FAR)
<b>Service Area</b>	Rural
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Rezoning from Planned Development (PD) 82-0223 to Agricultural Mining (AM)
<b>Parcel Size</b>	+/- 1,620.20 acres
<b>Street Functional Classification</b>	Old Hopewell Road – <b>County Collector</b> Horton Road – <b>County Collector</b> Henry George Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
<b>Subject Property</b>	Agricultural Mining-1/20	PD + AM	Vacant and Agricultural
<b>North</b>	Agricultural Mining-1/20 + Residential-1	PD + AM +AR +AS-1	Agricultural + Mobile Home Park + Vacant + Single-Family
<b>South</b>	Agricultural Mining-1/20 + Residential-1 + Agricultural Rural-1/5	AM + AR + ASC-1 + AS-1	Public/Quasi-Public + Agricultural + Light Commercial
<b>East</b>	Agricultural Mining-1/20 + Agricultural Rural-1/5	AM + AR	Agricultural + Public Communications + Mining
<b>West</b>	Agricultural Mining-1/20 + Agricultural Rural-1/5	PD + AM +AR	Vacant + Agricultural + Mining + Public/Quasi-Public

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

The ±1,620.20-acre subject site is generally located east of Henry George Road and south of Old Hopewell Road. The site is in the Rural Area and is not within the limits of a Community Plan. The applicant is requesting to rezone from the site's existing Planned Development (PD) 82-0223 to the Agricultural Mining (AM) zoning district. There is already a small portion of the site zoned AM and will therefore remain as such with this request.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses, and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category of the site is Agricultural Mining-1/20 (AM-1/20), which is a rural land use category and is intended for long term agricultural character, agricultural and mining productivity, or other rural uses. Group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations if there is no subdivision of land. The site is also surrounded on all sides by the Agricultural Mining-1/20 (AM-1/20) Future Land Use, further supporting the compatibility of the Agricultural Mining (AM) zoning being requested.

FLUS 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 currently consists of vacant and agricultural land. Surrounding the site to the north, west, and east there is more agricultural land, with vacant land also to the north and west. To the south of the site there are multiple parcels of county owned public/quasi-public land. To the west there is a mining use that is owned by Mosaic and to the east is also mining, owned by a different owner, as well as public communications/utilities owned by Tampa Electric Company (TECO). Further north of the subject site there is also some mobile home park and single-family residential uses. Mining is already an established and prominent land use in the immediate area with mining uses existing to the west and east of the site. The presence of these already existing mining activities demonstrates that this use is an accepted and compatible use within this portion of the county. The request for the Agricultural Mining zoning district is compatible with the existing development pattern of the area and meets the intent of the policies in the Future Land Use Section relating to compatibility.

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, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of agricultural, vacant, public/quasi-public, and mining uses. The requested Agricultural Mining (AM) zoning district is consistent with the established pattern in the surrounding area. There are some residential uses further north of the site, however, the site is separated from these residential uses with agricultural and vacant lands. This creates a buffer and transition of use between the subject property and other uses in the area that help to separate more intensive uses from any residential areas. The majority of uses in the surrounding area are non-residential in nature, and therefore, the request represents a continuation of land use types already present in the area.

Within the Environmental and Sustainability Section of the Comprehensive Plan, there are policies that relate to the subject site regarding the Significant Wildlife Habitat, Surface Water Resource Protection Area (SWRPA), and Wellhead Resource Protection Area (WRPA) that is present on the site. Objective 3.2 within the Environmental and Sustainability Section (E&S) aims to manage mining and reclamation lands to ensure a healthy environment, economy, and quality of life. E&S Policy 3.2.6 directs to prohibit mining and land excavation activities to minimize negative impacts on surrounding properties, ensure that land excavations are appropriately reclaimed, and encourage the productive reuse of such areas. E&S Policy 3.2.7 states that land excavation activities that adversely impact surface or groundwater levels or wetlands and/or other surface waters on surrounding property are prohibited. E&S Policy 3.2.12 states that it is required to demonstrate the capability of restoring Essential Wildlife Habitat prior to permitting mining in areas that support Listed Species. E&S Policy 3.5.2 states to collaborate with the Environmental Protection Commission (EPC) through the land planning and development review process to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions. E&S Policy 3.5.4 seeks to regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process. E&S Policy 3.5.7 states that all wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats. E&S Policy 3.8.1 states to protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat. Within the One Water Section of the Comprehensive Plan, Policy 1.3.10 states to protect existing and planned future sources of public potable supply through the identification of prohibited activities in the SWRPA and WRPA's, as established in the Land Development Code (LDC) or other regulatory documents. All of these

Environmental and Sustainability Section Policies and One Water Policies in the Comprehensive Plan collectively emphasize that any proposed development on the subject site must demonstrate full compliance with these policies relating to wetlands, Surface Water Resource Protection Area's (SWRPA), Wellhead Resource Protection Area's (WRPA), and Significant Wildlife Habitats. A full compliance review will occur at the site development stage and will be monitored by Hillsborough County Development Services staff.

Overall, staff finds that the proposed use is allowable in the Agricultural Mining-1/20 (AM-1/20) Future Land Use category and 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*.

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

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

##### **Rural Areas**

**Objective 1.2:** *The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.*

**Policy 1.2.1:** *Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.*

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

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

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

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

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



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

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

### **Compatibility**

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

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

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

### **Development**

**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

## **ENVIRONMENT AND SUSTAINABILITY SECTION**

**Objective 3.2:** Manage mining and reclamation lands to ensure a healthy environment, economy, and quality of life

**Policy 3.2.6:** Prohibit mining and land excavation activities in documented habitats of Listed Species except as provided under local rules and regulations including mitigation as required.

**Policy 3.2.7:** Land excavation activities that adversely impact surface or groundwater levels or wetlands and/or other surface waters on surrounding property are prohibited.

**Policy 3.2.12:** Demonstration of the capability of restoring Essential Wildlife Habitat prior to permitting mining in areas that support Listed Species is required.

**Policy 3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

**Policy 3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

**Policy 3.5.7:** Wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats.

**Policy 3.8.1:** Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.

## **ONE WATER SECTION**

**Policy 1.3.10:** Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ 26-0124

Rezoning  
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Major Roads



Parcels



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 (9) (.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/QUASH-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 for use as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 12/4/2025

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