

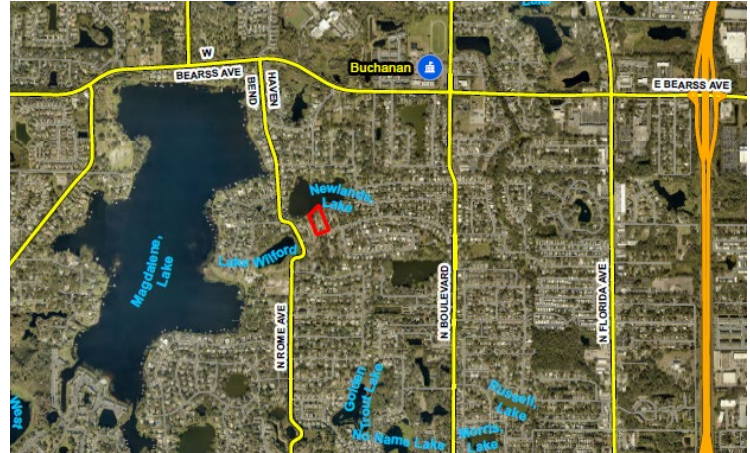
Rezoning Application: RZ STD 26-0786

Zoning Hearing Master Date: 06/22/2026

BOCC Land Use Meeting Date: 08/11/2026

1.0 APPLICATION SUMMARY

Applicant: Jan De Luz
 FLU Category: R-4
 Service Area: Urban
 Site Acreage: 1.88 acres
 Community Plan Area: Greater Carrollwood Northdale
 Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-4 (Residential, Single-Family Conventional) to RSC-6 R (Residential, Single-Family Conventional with Restrictions). The applicant is proposing restriction limits development to 4 units per acre to be consistent with its R-4 Future Land Use destination.

Zoning:	Existing	Proposed
District(s)	RSC-4	RSC-6 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only) with Restrictions
Acreage	1.88	1.88
Density/Intensity	4 du/ga	4 du/ga
Mathematical Maximum*	7 dwelling units	7 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-4	RSC-6 (R)
Lot Size / Lot Width	10,000 sq ft / 75'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 25' Side: 7.5' Rear: 25'	Front: 25' Side: 7.5' Rear: 25'
Height	35'	35'

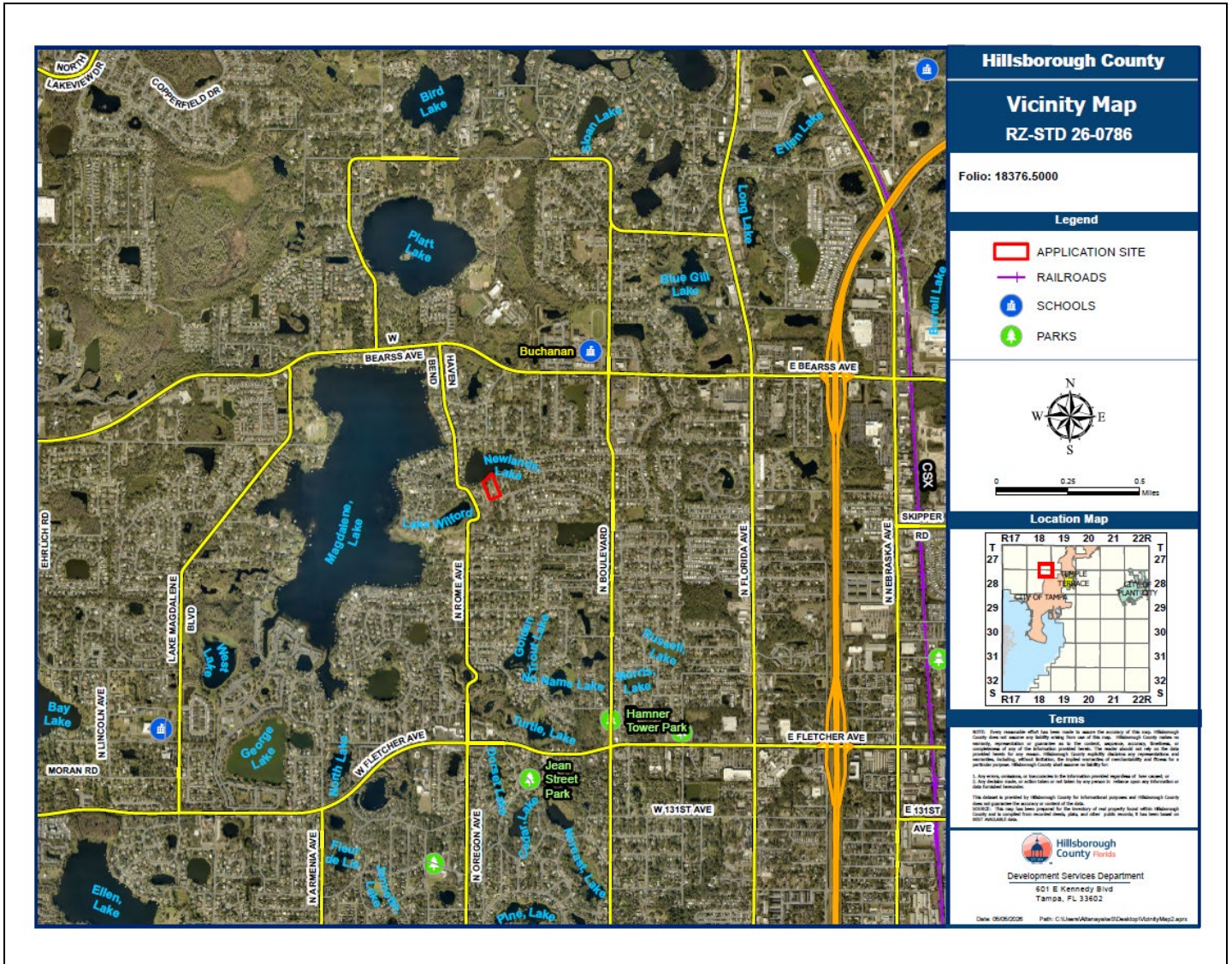
Additional Information:

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: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

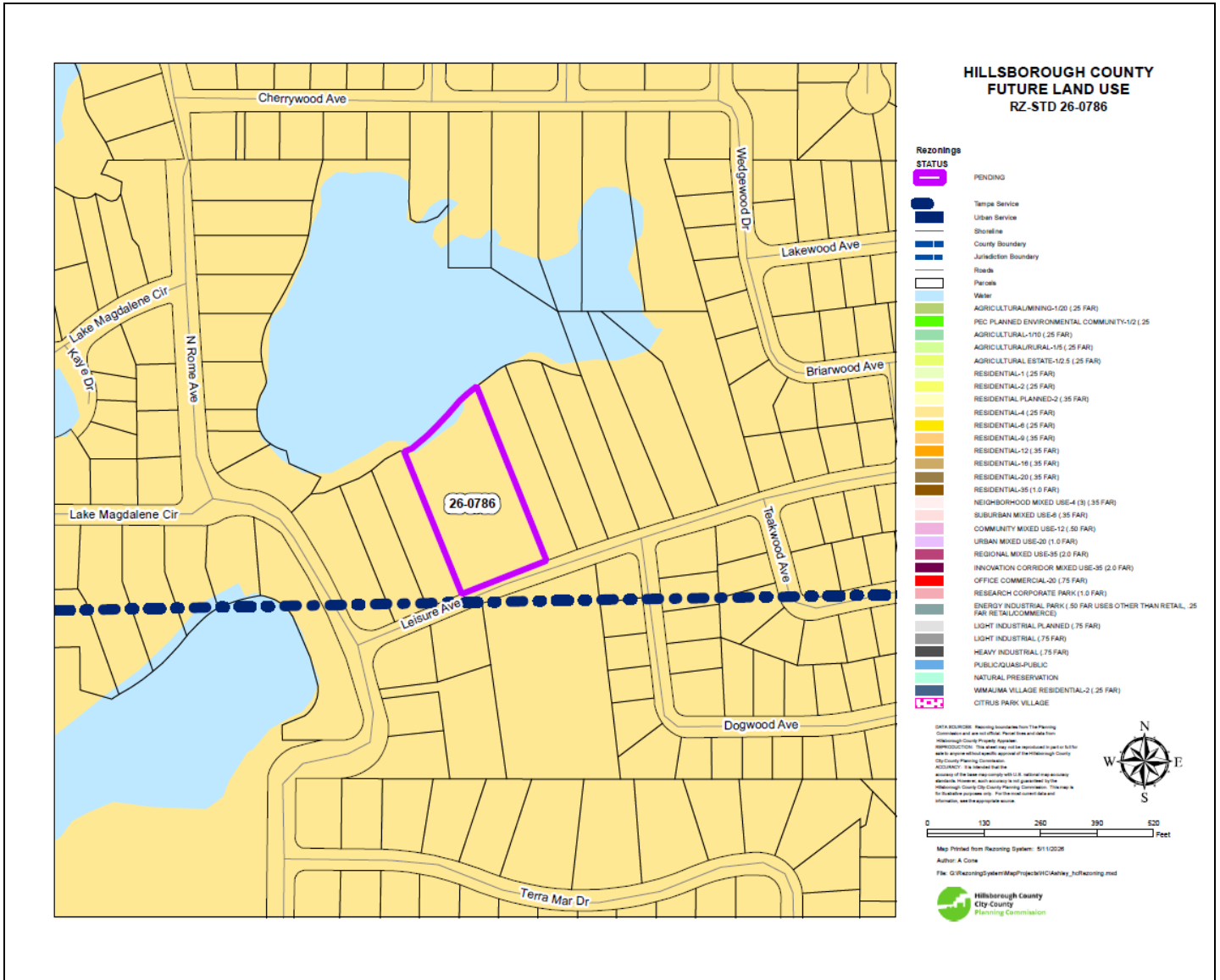


Context of Surrounding Area:

The site is located within the Greater Carrollwood Northdale Plan Area. The property is situated along Leisure Avenue, south of West Bears Avenue, north of West Fletcher Avenue, and west of Interstate 75. The surrounding area is comprised of residential development primarily with RSC-6 and RSC-4 zoning designations.

2.0 LAND USE MAP SET AND SUMMARY DATA

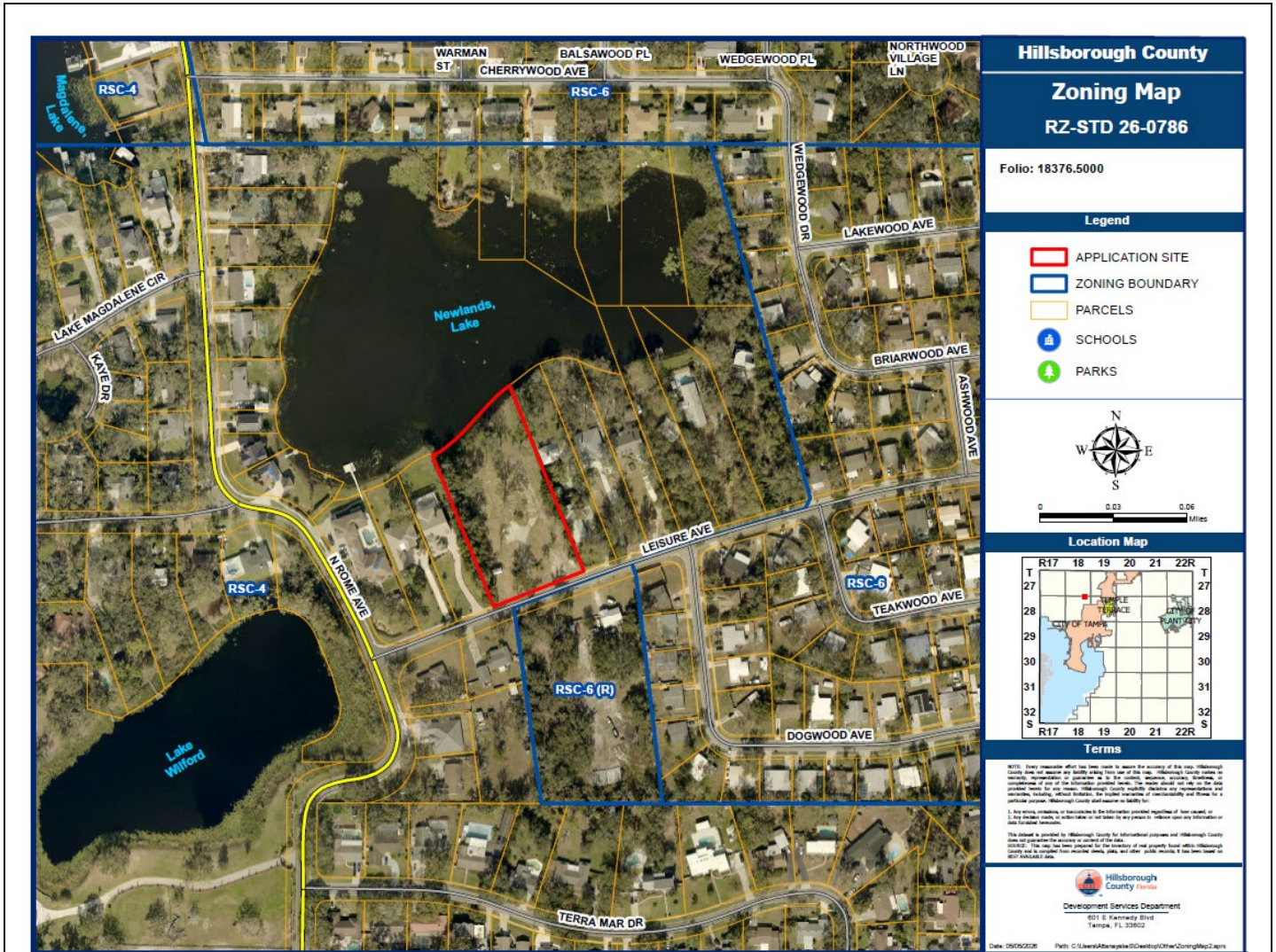
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	4 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	4 du/ga	Single-Family Residential	Lake
South	RSC-6 (R) & RSC4	4 du/ga	Single-Family Residential	Single-Family Home
East	RSC-4	4 du/ga	Single-Family Residential	Single-Family Home
West	RSC-4	4 du/ga	Single-Family Residential	Single-Family Home

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

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

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Leisure Ave.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	64	5	6
Proposed	64	5	6
Difference (+/-)	+0	+0	+0

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

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

Notes:

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

Notes:

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone the property from RSC-4 (Residential, Single-Family Conventional) to RSC-6 (R) (Residential, Single-Family Conventional with Restrictions). The RSC-4 zoning district requires a minimum lot size of 10,000 square feet, while the RSC-6 zoning district permits a minimum lot size of 7,000 square feet and maintains the same setback and maximum height requirements as the RSC-4 district. The applicant is proposing a restriction limiting development to a maximum density of 4 units per acre, consistent with its R-4 Future Land Use destination.

The immediate surrounding area consists of residential development primarily zoned RSC-4 and RSC-6. A property directly south of the site was rezoned to RSC-6 (R), with the same restriction to density. The properties to the north, east, and west are zoned RSC-4, with properties further east and north zoned RSC-6. The rezoning of this property to RSC-6 (R) will maintain the maximum density and residential development pattern in the surrounding area.

Due to the above considerations, the proposed rezoning to RSC-6 (R) is compatible with the zoning districts, uses, and development patterns in the surrounding area.

5.2 Recommendation

Staff find the rezoning request approvable, subject to the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

Zoning Administrator Sign Off:



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

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

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/10/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0786

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.88 acres from residential Single Family Conventional – 4 (RSC-4) to Residential Single Family Conventional – 6 – Restricted (RSC-6-R). The restriction posed by the applicant would restrict the permitted density of the subject site to four (4) dwelling units an acre. The site is located +/- 275ft east of the intersection of N. Rome Ave. and Leisure Ave on the north side of the roadway. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, Single Family Detached (ITE 210) 7 Units	64	5	6

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

RSC-6-R, Single Family Detached (ITE 210) 7 Units	64	5	6
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Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Leisure Ave., a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no paved shoulders on either side of the roadway within the vicinity of the project, a +/- 5ft sidewalk along the north side of the roadway, and within +/- 50ft of right of way.

SITE ACCESS

It is anticipated that the site will have access to Leisure Ave.

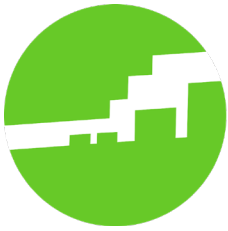
Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: RZ 26-0786 Folio(s): 18376.5000 General Location: North of Leisure Avenue, west of Wedgewood Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Greater Carrollwood-Northdale
Rezoning Request	Residential Single-Family Conventional (RSC-4) to Residential Single-Family Conventional (RSC-6(R))
Parcel Size	1.88 ± acres
Street Functional Classification	Leisure Avenue – Local Wedgewood Avenue – Local
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-4	Vacant
North	Residential-4	RSC-4 + RSC-6	Single Family + Public/Quasi-Public/Institutional
South	Residential-4	RSC-4 + RSC-6	Single Family + Vacant Land
East	Residential-4	RSC-4 + RSC-6	Single Family
West	Residential-4	RSC-4	Single Family + Public Communications/Utilities

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.88-acre subject site is located along Leisure Avenue and west of Wedgewood Avenue within the Urban Service Area (USA) and the boundaries of the Greater Carrollwood-Northdale Community Plan. The applicant is requesting a rezoning from Residential Single-Family Conventional (RSC-4) to Residential Single-Family Conventional (RSC-6(R)) to allow development of single-family detached residences at a maximum density of four dwelling units per acre.

The subject property is located within the Urban Service Area where Future Land Use Section (FLUS) Objective 1.1 directs the majority of the County's anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses and development patterns. The subject site is surrounded by existing single-family residential development and vacant residential land, with the predominant zoning classifications in the area consisting of RSC-4 and RSC-6 directly to the south. The proposed rezoning maintains the site's single-family residential character and does not introduce a new or incompatible land use into the area. Therefore, the request is compatible with the surrounding development pattern and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map and the allowable range of uses within each Future Land Use category. The subject property is designated Residential-4 (RES-4), which allows residential development at a maximum density of four dwelling units per gross acre. The proposed rezoning does not seek to increase the allowable density beyond that permitted by the RES-4 designation and limits development to a maximum of four dwelling units per acre. Single-family residential development is an anticipated use within the RES-4 category, and the proposed rezoning remains

consistent with the intended character and development parameters of the designation. Accordingly, the request is consistent with FLUS Goal 2, Objective 2.2, and Policy 2.2.1.

The Comprehensive Plan requires that all development meet or exceed the applicable land development regulations of Hillsborough County pursuant to FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. Development of the subject property will be required to comply with all applicable development standards and regulatory requirements at the time of site development.

The proposal satisfies the intent of FLUS Objective 4.4 and Policies 4.4.1 and 4.4.3, which require new development and redevelopment to be compatible with surrounding neighborhoods and ensure that the lot size and density of new residential projects reflect the character of the surrounding residential area. The surrounding area is characterized by established single-family residential development at similar densities and lot configurations. While the proposed RSC-6(R) district allows reduced lot dimensions compared to RSC-4 zoning, the applicant has indicated a minimum lot size of 7,000 square feet and a maximum density consistent with the RES-4 Future Land Use designation. The proposed development pattern represents a logical residential infill opportunity that complements the existing neighborhood while maintaining compatibility with adjacent uses. As such, the request is consistent with FLUS Objective 4.4 and Policies 4.4.1 and 4.4.3.

FLUS Objective 3.2 and Policy 3.2.4 require adopted community plans to be implemented in a manner consistent with the Comprehensive Plan. The subject property is located within the Greater Carrollwood-Northdale Community Plan area. Goal 2 in the Community Plan emphasizes preserving neighborhood character while accommodating compatible growth and redevelopment opportunities. The proposed rezoning maintains the residential character of the area, supports appropriate infill development within the Urban Service Area, and is compatible with the surrounding residential development pattern. Therefore, the request is consistent with the goals and vision of the Greater Carrollwood-Northdale Community Plan.

Overall, staff finds that the proposed rezoning from RSC-4 to RSC-6(R) is compatible with the existing development pattern in the surrounding area. The request maintains development within the density limitations of the Residential-4 Future Land Use category and supports compatible residential infill development within the Urban Service Area. Therefore, the proposed rezoning is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

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

Community Planning

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

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

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

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

Policy 4.4.3: *Lot size and density of new or redeveloped residential projects shall reflect the character of the surrounding residential area and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.*

LIVABLE COMMUNITIES ELEMENT: GREATER CARROLLWOOD-NORTHDALE

Goal 2: *Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.*

Strategies:

- *Promote focal points and landmarks that reflect the uniqueness of the each neighborhood within community area.*
- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0786

Rezoning STATUS

PENDING



Tampa Service
Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Water

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

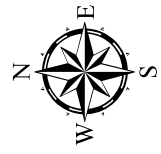
HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

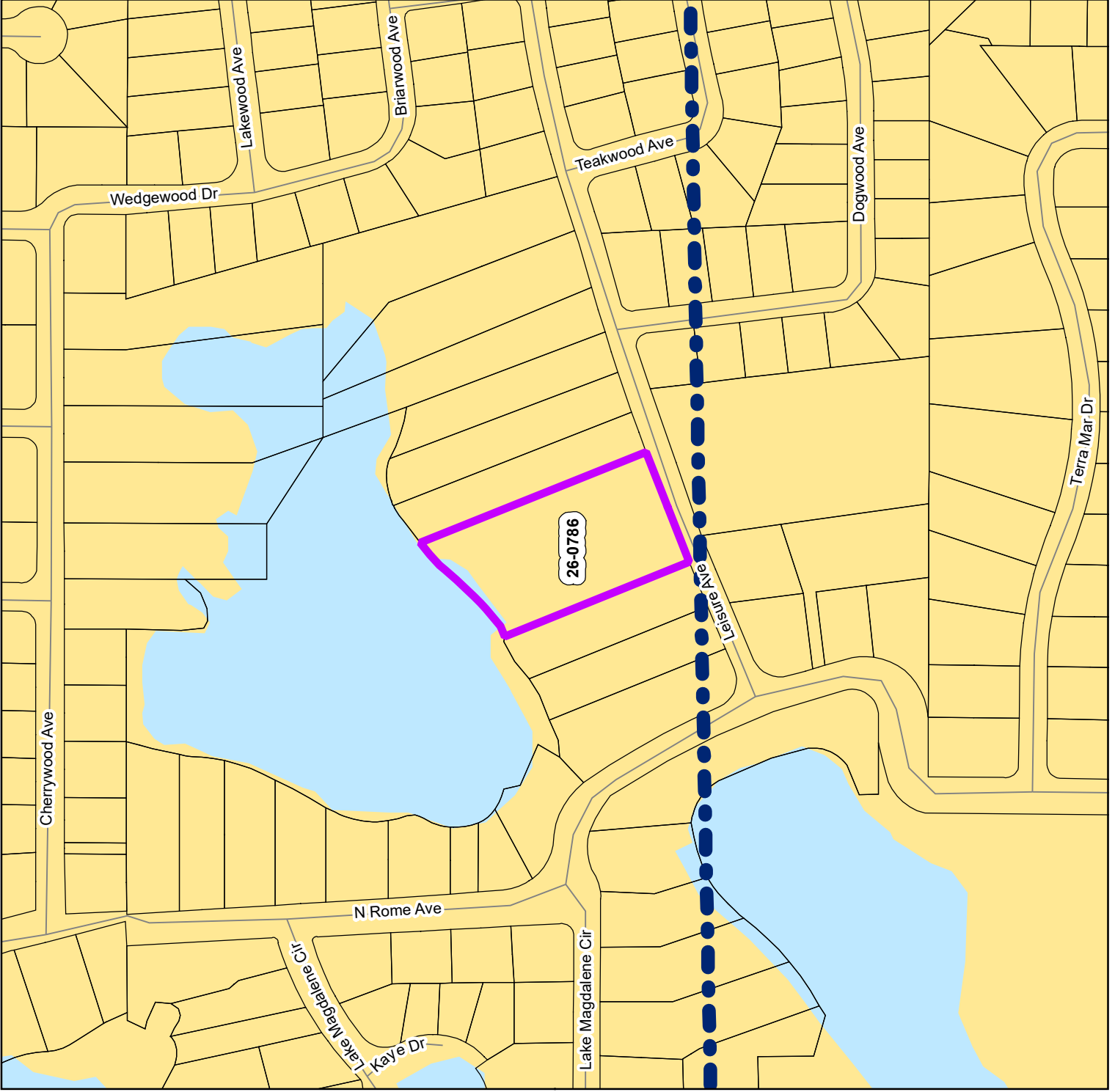
NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/11/2026
 Author: A. Cone
 File: G:\Rezoning\System\MapProjects\HC\Hobby_HcRezoning.mxd



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information presented is provided as is, and is not intended to be used for any purpose other than the specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information presented in this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.