

Rezoning Application: RZ STD 26-0901**Zoning Hearing Master Date: 07/20/2026****BOCC Land Use Meeting Date: 09/22/2026****Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: Ofelia Ramirez Rojas & Catalino Mendiola Vences

FLU Category: R-6

Service Area: Urban

Site Acreage: 0.98 acres

Community Plan Area: Ruskin and South Hillsborough County

Overlay: None

**Introduction Summary:**

The applicant requests to rezone from CN (Commercial Neighborhood) and RSC-3 (Residential, Single-Family Conventional) to CN (R) (Commercial Neighborhood with Restrictions). The proposed rezoning includes restrictions on select uses that are more intensive and limitations on development intensity to minimize traffic impacts and trip generation.

Zoning:	Existing		Proposed
District(s)	CN	RSC-3	CN (R)
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	Single Family Conventional (Conventional)	Neighborhood Commercial, Office and Personal Services
Acreage	0.38	0.6	0.98
Density/Intensity	0.20 F.A.R.	3 units per acre	0.20 F.A.R.
Mathematical Maximum*	3,310.56 sf	1 unit	8537.76 sf

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CN	RSC-3	CN (R)
Lot Size / Lot Width	7,000 sq ft / 70'	14,520 sq ft / 75'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 30' Side (west abutting CN): none Side (west abutting AR): 20/B Side (east): 20/B Rear: 20/B	Front: 25' Side: 7.5' Rear: 25'	Front: 30' Side (west abutting CN): none Side (west abutting AR): 20'/B Side (east): 10' Type A Rear: 20' Type B
Height	35'	35'	35'

Additional Information:

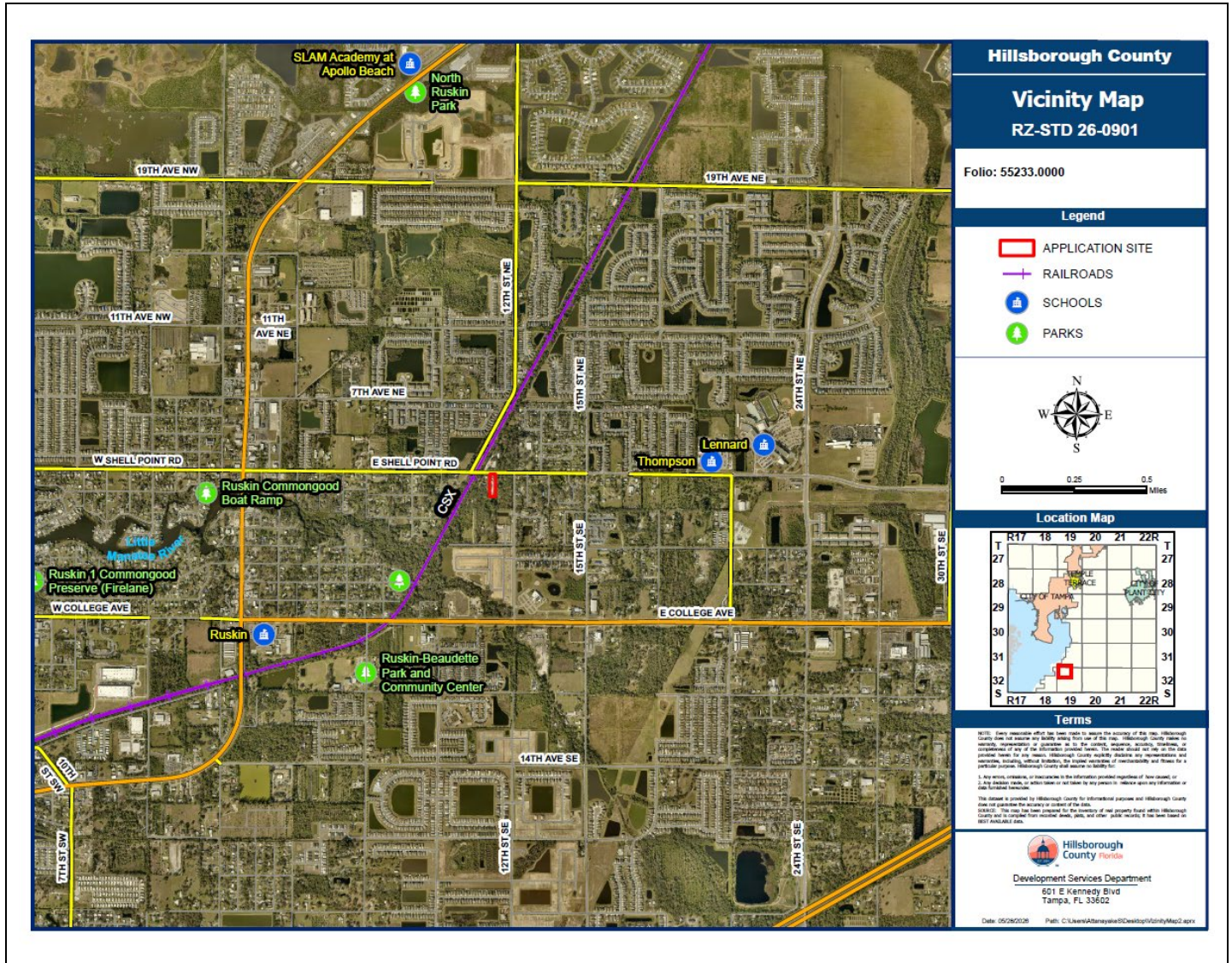
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

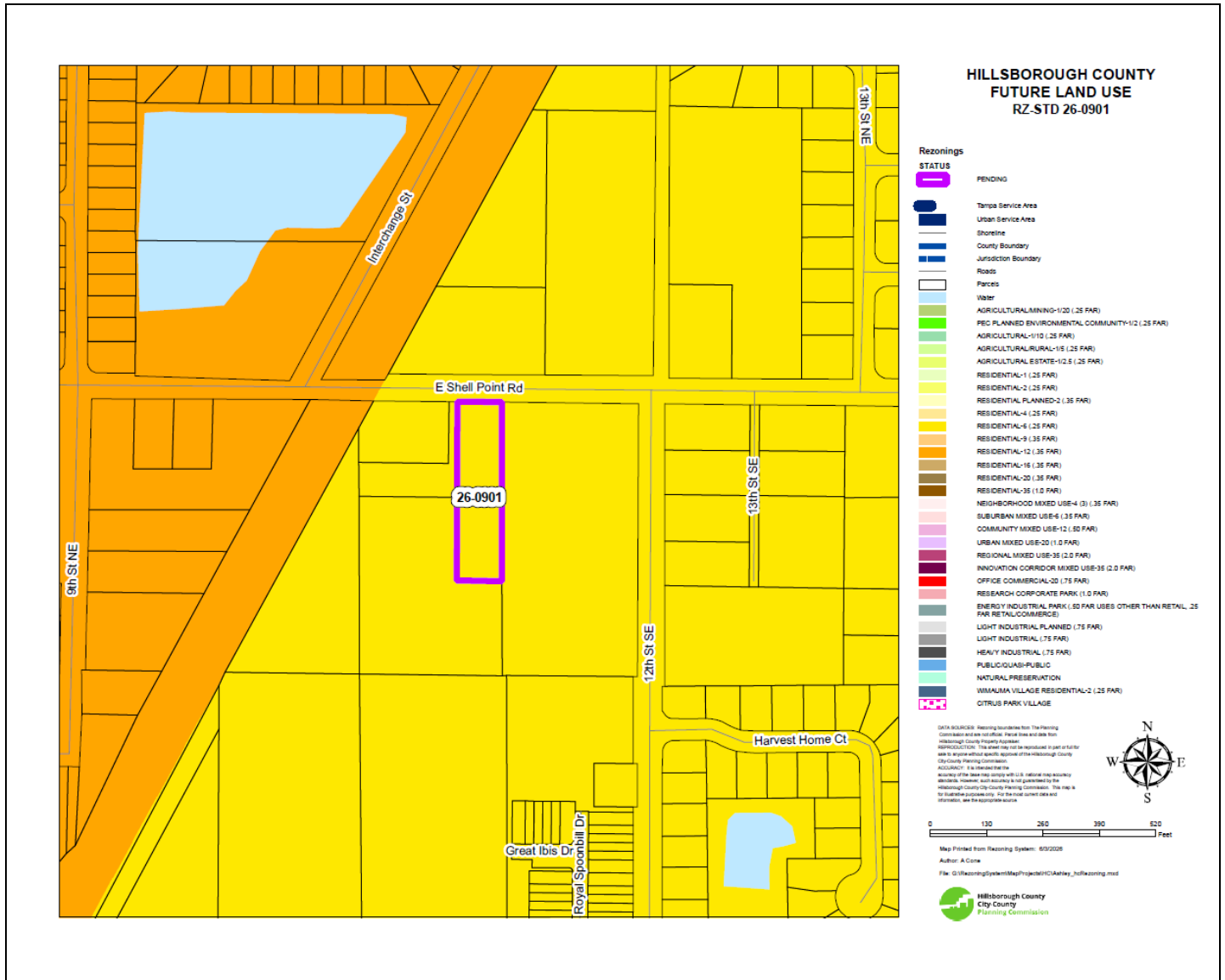


Context of Surrounding Area:

The site is located within the Ruskin Community Plan Area and takes access off of East Shell Point Road approximately 200 ft east of the CSX Railway. The surrounding area has a mixture of uses including agricultural, commercial, and residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	6 du/ga / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 F.A.R.	General Commercial	Warehouse
South	AR	1 du/ga	Single-Family Residential/ Agricultural	Mobile Home
East	RMC-6	6 du/ga	Multi-Family Residential	Vacant
West	CN & AR	0.20 F.A.R. & 1 du/ga	Neighborhood Commercial & Single-Family Residential/ Agricultural	Open Storage & Mobile 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

APPLICATION NUMBER: RZ-STD 26-0901
ZHM HEARING DATE: July 20, 2026
BOCC LUM MEETING DATE: September 22, 2026

Case Reviewer: Cierra James

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
Shell Point Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,416	135	126
Proposed	1400 (Est.)	140	140
Difference (+/-)	-16	+5	+14

*Trips reported are based on gross 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		Choose an item.		
South		Choose an item.		
East		Choose an item.		
West		Choose an item.		
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			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No	

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	N/A
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See comments.
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	N/A
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 _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	N/A
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	N/A
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	N/A
Impact/Mobility Fees				
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	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from CN (Commercial Neighborhood) and RSC-3 (Residential, Single-Family Convectional) to CN (R) (Commercial Neighborhood with Restrictions). The proposed rezoning includes restrictions on select uses that are more intensive and limitations on development intensity to minimize traffic impacts and trip generation.

The site takes access from East Shell Point Road, approximately 200 feet east of the CSX Railway. The surrounding area contains a mix of land uses, including single-family residential, neighborhood commercial, and general commercial development.

Properties to the south and west are zoned AR and are developed with mobile homes. A property west of the site is zoned CN and appears to be an abandoned commercial site. To the north of the site a property is zoned CG and is occupied by a warehouse type use. The property zoned RMC-6 to the east is currently vacant.

The purposed restricted neighborhood commercial zoning would create a development pattern that is consistent with the existing zoning and development pattern in the surrounding area.

5.2 Recommendation

Staff find the rezoning request **approvable**, subject to the following proposed restrictions:

1. The following uses shall be prohibited:
 - Drug Store
 - Service Station
 - Shopping Centers
 - Tobacco Shop
 - Vaping Retail Shops
 - Convenience Stores with or without Gas Pumps
 - Car Wash Facilities
 - Free Standing Emergency Rooms
 - All Drive-Through Uses
2. No development shall be permitted that generates more than 20 westbound to southbound lefts or more than 50 eastbound to southbound rights

APPLICATION NUMBER: RZ-STD 26-0901

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Case Reviewer: Cierra James

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.

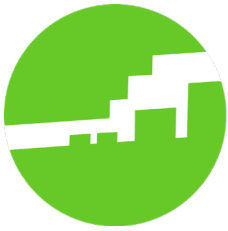
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☐ None current or pending			
☒ Violation(s)	HC-CMP-24-0000168	Failure to obtain a structure for seating, structure for ordering, carport structure (scope of work to include structural, plumbing, mechanical, and electric).	Open
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)



**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: RZ 26-0901 Folio(s): 55233.0000 General Location: South of East Shell Point Road, east of Interchange Street, and west of 12 th Street Southeast
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Ruskin and South Hillsborough County
Rezoning Request	Residential Single-family Conventional (RSC-3) to Commercial Neighborhood – Restricted (CN-R)
Parcel Size	0.98 ± acres
Street Functional Classification	East Shell Point Road – County Collector Interchange Street – County Collector 12 th Street SouthEast – Local Road
Commercial Locational Criteria	Meets
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-3 + CN	Vacant
North	Residential-6 + Residential-12	CG + RMC-12 + PD	Vacant + Light Industrial
South	Residential-6	AR + PD	Single Family + Vacant
East	Residential-6	RMC-6 + RSC-3	Single Family + Multifamily + Vacant
West	Residential-6 + Residential-12	AR + CN + RDC-12 + PD	Single Family + Two Family + Vacant + Heavy Industrial

Staff Analysis of Goals, Objectives and Policies:

The 0.98 ± acre subject site is south of East Shell Point Road, east of Interchange Street, and west of 12th Street SouthEast. The subject site is in the Urban Service Area (USA) and is within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Residential Single-family Conventional (RSC-4) to Commercial Neighborhood – Restricted (CN-R). The applicant has proposed to restrict the following uses: Medical Marijuana Dispensing Facility, Service Station, Shopping Centers, Tobacco Shop, Vaping Retail Shops, Convenience Stores with or without Gas Pumps, Car Wash Facilities, Free Standing Emergency Rooms, and all Drive-Through Uses. Additionally, no development that exceeds 80 inbound peak-hour trips will be allowed. The Planning Commission Staff's finding of consistency is heavily contingent upon these proposed restrictions.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County's anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that "compatibility does not mean 'the same as,' but rather refers to the sensitivity of development proposals in preserving the character of existing development." The subject property is currently vacant and is adjacent to single-family residential uses to the west. There are also Commercial Neighborhood and Commercial General uses to the west and north of the subject site. Surrounding land uses consist primarily of residential development with light and heavy industrial uses located near the CSX Railroad. Collectively, these existing land use patterns establish a predominantly residential context with a pocket of more

intense uses adjacent to the subject site, which supports the proposed development. The proposal is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses that are not exhaustive but intended to be illustrative of the character of uses permitted within the land use designation. The Residential-6 (RES-6) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The RES-6 Land Use category allows for a maximum of 6 dwelling units per gross acre (du/ga) and a maximum Floor Area Ratio (FAR) of 0.25. With 0.98 acres, the subject site can be considered for a maximum of 10,672 square feet (0.98 acres x 43,560 square feet/acre = 42,688 square feet x 0.25 FAR = 10,672 square feet).

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, single-family, two-family and vacant land are prominently present in the immediate vicinity with some light and heavy commercial directly west and north of the site. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. The restrictions proposed on the site to not allow specific uses and not create development that will exceed a threshold of peak hour trips to the site helps mitigate potential compatibility concerns with the site as commercial intensity is increased. Additionally, FLUS Objective 4.7 and Policy 4.7.2 dictates where neighborhoods serving commercial uses should be located based on the plans established Commercial Locational Criteria. The site is located approximately 300 feet east of intersection of East Shell Point Road and Interchange Street, both of which are classified as County Collector roadways; therefore, the site is well within the 1,000-foot distance from this intersection and meets the required locational criteria. The proposed rezoning aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1 and meets the locational criteria established in FLUS Objective 4.7 and Policy 4.7.2.

The subject site is located within the Coastal High Hazard Area, where, according to Policy 4.3.7 Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for commercial or industrial development on more than five acres of land or residential subdivisions exceeding ten lots. The proposed site is only 0.98 acres, and, therefore, does not require a Planned Development rezoning to achieve the requested commercial use.

FLUS Objective 3.2 and Policy 3.2.4 require that all adopted community plans within the County be consistent with the Comprehensive Plan. The subject property is located within the boundaries of the Ruskin Community Plan and the South Hillsborough County Plan. Goal 2 of the Ruskin Community Plan

seeks to provide opportunities for business growth and jobs in the Ruskin community. Specifically, by promoting commercial development at a scale and design that reflects the character of the community. By limiting the development to no more than 80 peak hour trips, the proposed commercial development will remain low in scale and reflects the residential nature of the existing area. There are no goals within the SouthShore Areawide Systems Plan that are applicable to this proposed rezoning request.

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

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

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

Community Planning

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

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

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

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

Coastal High Hazard

Policy 4.3.7: Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- Commercial or industrial development on more than five acres of land; or
- Residential subdivisions exceeding ten lots

Neighborhood/Community Development

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or

- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Commercial Locational Criteria

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

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

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

LIVABLE COMMUNITIES ELEMENT: RUSKIN

Goal 2 – Economic Development – *Provide opportunities for business growth and jobs in the Ruskin community.*

Strategies:

- *Ensure that there are appropriate land areas zoned for office and light industrial development.*
- *Support eco-tourism featuring Ruskin’s natural resources, such as the Little Manatee River, Tampa Bay, the Ruskin Inlet, Marsh Creek, wildlife and wildlife habitat, parks, nature preserves and greenways and blueways trails, within and around our community.*
- *Promote commercial development at a scale and design that reflects the character of the community. Ensure that future commercial development avoids “strip” development patterns.*
- *Recognize Bahia Beach as a resort area that contributes to the economy of Ruskin.*

Rezonings
STATUS

Tampa Service Area
Urban Service Area
shoreline
County Boundary
Jurisdiction Boundary
Roads

AGRICULTURAL MINING-1/20 (.25 FAR)
 SPEC 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 (.33 FAR)

RESIDENTIAL-35 (10 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)

OFFICE COMMERCIAL 20 / 3354

RESEARCH CORPORATE PARK (10 YEAR)

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

WEAR RETAIL/COMMERCE)

WITHOUT INDUSTRIAL PLANNED (.75 FAR)

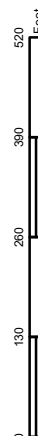
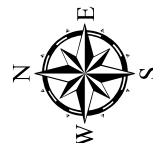
HEAVY INDUSTRIAL (75FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 6/3/2026

Author: A Cone

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Hillsborough County
City-County
Planning Commission

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