Rezoning Application:	26-0457
Zoning Hearing Master Date:	03-23-2026
BOCC Land Use Meeting Date:	05-12-2026

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Donald A & Katharine M Thompson
FLU Category:	R-1
Service Area:	Rural
Site Acreage:	3.63 acres
Community Plan Area:	Southshore Areawide Systems
Overlay:	None
Request:	Rezone to AS-1

Introduction Summary:
The applicant is requesting to rezone the property is AS-1 for the purpose of adding additional homes for family.

Zoning:	Existing	Proposed
District(s)	AR	AS-1
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	3.63 acres (nonconforming)	3.63 acres
Density/Intensity	1 unit per 5 acres	1 unit per one acre
Mathematical Maximum*	1 unit	3 units

*number represents a pre-development approximation

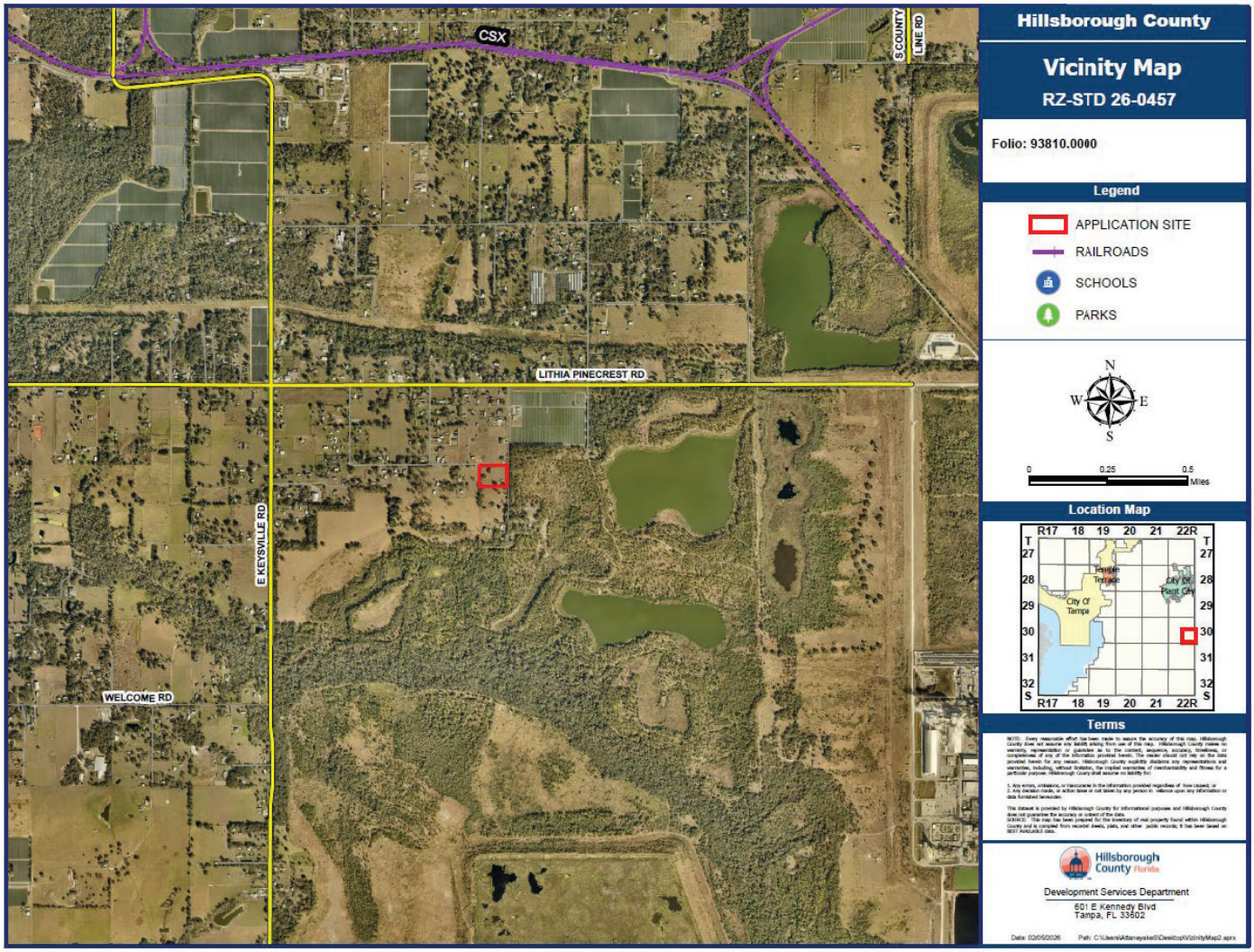
Development Standards:	Existing	Proposed
District(s)	AR	AS-1
Lot Size / Lot Width	5 acres / 150 ft wide	1 acre / 150 ft wide
Setbacks/Buffering and Screening	50 ft Front, 25 ft side, and 50 ft rear	50 ft Front, 25 ft side, and 50 ft rear
Height	50 ft	50 ft

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

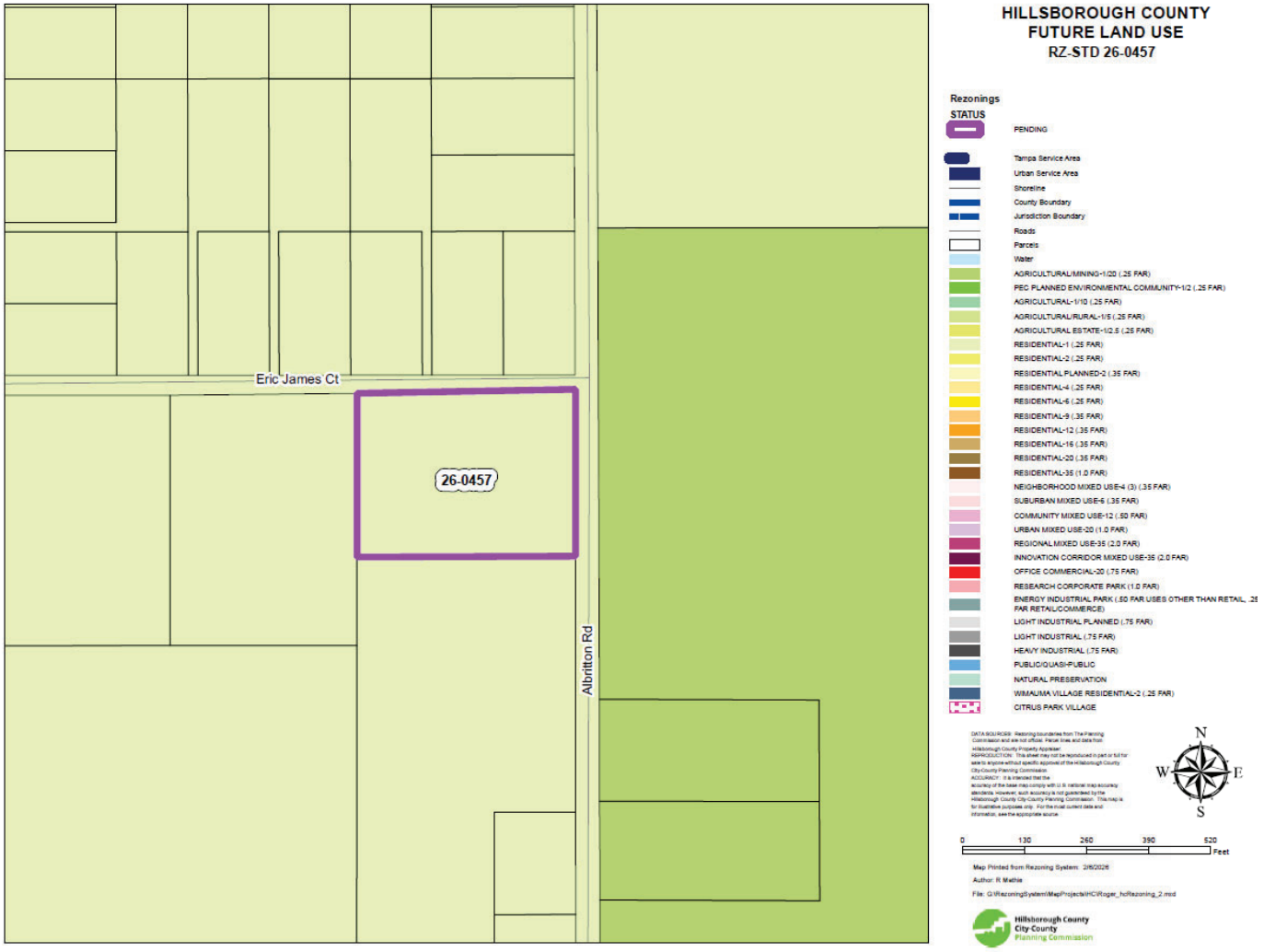
2.1 Vicinity Map



Context of Surrounding Area:
The property is about 1,300 ft south of Lithia Pinecrest Rd and about 3,500 ft east of Keysville Rd. The vicinity consists mainly of rural, agricultural uses as well as both operational and non-operational phosphate mines to the south and east and across into Polk County.

2.0 LAND USE MAP SET AND SUMMARY DATA

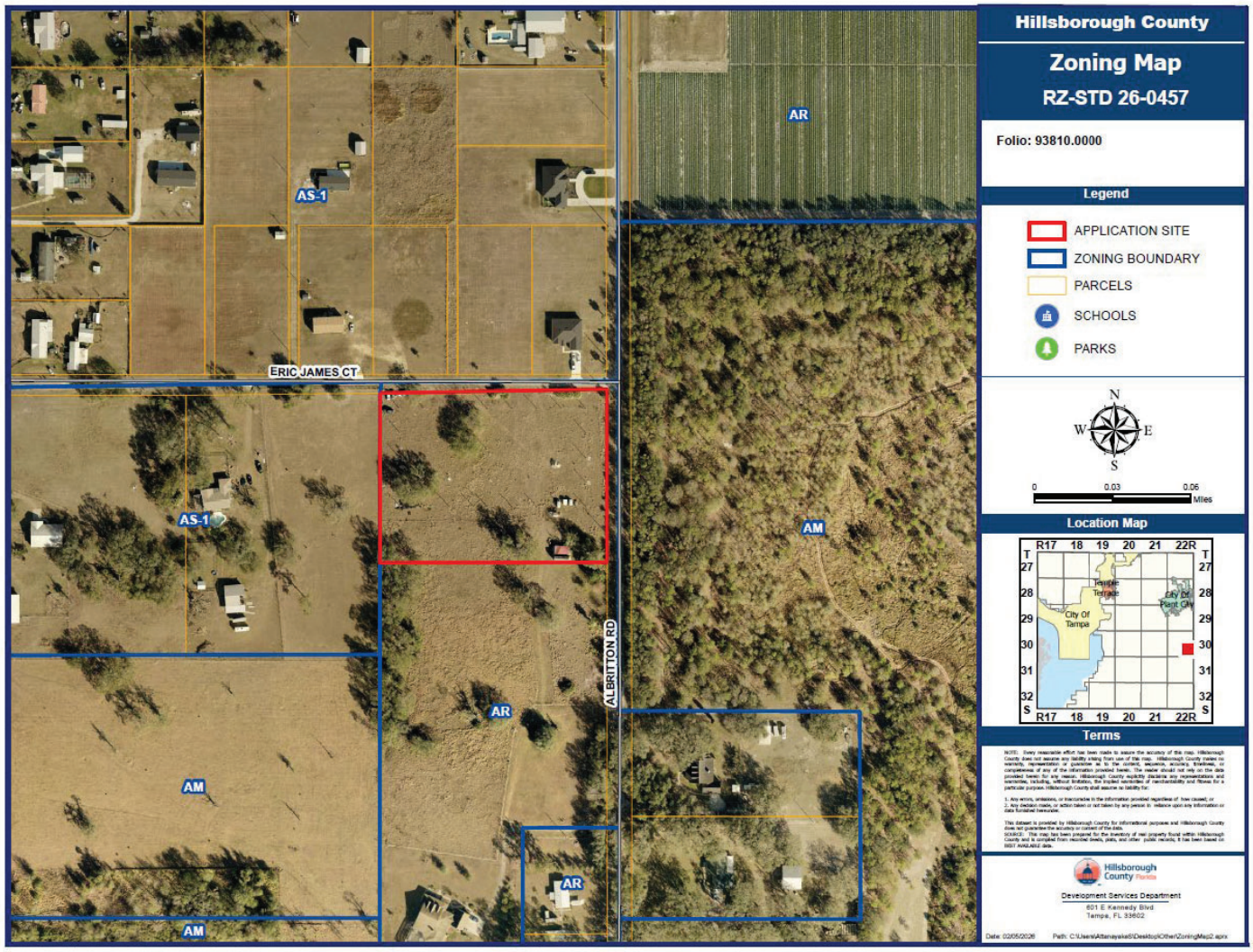
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 1
Maximum Density/F.A.R.:	1 du/ga / Neighborhood commercial or office or multi-purpose projects up to 30,000 sq. ft. or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

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	AS-1	1 du / ga	Agricultural and Residential Single Family	Residential Single Family & Vacant
East	AM	1 du / 20 ga	Agricultural, Residential & Minning	Vacant
South	AR	1 du / 5 ga	Agricultural and Residential Single Family	Residential Single Family
West	AS-1	1 du / ga	Agricultural and Residential Single Family	Residential Single Family

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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Eric James Ct	County Local - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)
Albritton Rd	County Local - 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	10	1	1
Proposed	28	3	3
Difference (+/-)	+18	+2	+2

*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.	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 ☒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

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	n/a
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	☒ 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

During review it was discovered that the property in question (Folio 93810.0000) is a nonconforming lot. The rezoning of the subject site to AS-1, consisting of 3.68 acres, will bring the nonconforming lot into compliance with the proposed zoning district. The general area consists of both AR and AS-1 zonings.

5.2 Recommendation

Staff find the proposed rezoning approvable.

6.0 PROPOSED CONDITIONS

N/A

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

Property Violation History

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

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2025
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA: South Rural	PETITION NO: RZ 26-0457

[ ] This agency has no comments.

[X] 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 +/- 3.68 acres from Agricultural Rural (AR) to Agricultural Single Family (AS-1). The site is located at the southwest quadrant of the intersection of Eric James Ct. and Albritton Rd. The Future Land Use designation of the site is Residential – 1 (RES-1).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, Single Family Detached (ITE 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached (ITE 210) 3 Units	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**+18**	**+2**	**+2**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Eric James Ct. and Albritton Rd.

Eric James Ct. is a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by between +/- 13ft to 14ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 51ft of the right of way. Albritton Rd. is a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by between +/- 12ft to 13ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 28ft of the right of way

SITE ACCESS

It is anticipated that the site will have access to Eric James Ct. Staff notes, that both Eric Jones Ct. and Albritton Rd. do not currently meet minimum life safety standards which would require a minimum 15ft of pavement and 20ft of right-of-way width. As such, additional improvements may be required at the time of plat/site construction in order for access to be permitted to either of these roadways.

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 will 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

Eric James Ct. and Albritton Rd. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ 26-0457
DATE OF HEARING:	March 23, 2026
APPLICANT:	Donald and Kathleen M. Thompson
PETITION REQUEST:	AS-1
LOCATION:	10737 Albriton Road
SIZE OF PROPERTY:	3.68 acres
EXISTING ZONING:	AR
FUTURE LAND USE CATEGORY:	R-1
SERVICE AREA:	Rural
COMMUNITY PLANNING AREA:	Southshore Areawide Systems

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 3.63 acre parcel located approximately 1,300 ft south of Lithia Pinecrest Road and 3,500 ft. east of Keysville Road in eastern Hillsborough County.

The subject site has a FLUE designation of R-1.

The surrounding area along Albriton Road is zoned either AS-1, AR or AM.

SUMMARY OF HEARING

The applicant, Don Thompson, provided testimony in support of the request.

It was stated that the intent is to allow for one acre AS-1 lots.

Development Services finds the rezoning compatible with the existing zoning pattern in the area. Staff finds the request approvable.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan designation of R-1.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, Don Thompson, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 3.68 acres in size and is located approximately 1,300 feet south of Lithia Pinecrest Road along the west side of Albriton Road. The subject site is located approximately 1 mile west of the Hillsborough/Polk County line in rural eastern Hillsborough County.

The zoning pattern in the area along Albriton Road is AS-1, AR and AM. Adjacent zoning to the north and west of the subject site is AS-1.

The predominant land use in the area is phosphate lands/phosphate operations. The phosphate mining company, Mosaic owns large tracts of land to the east, south and west of the subject site.

There are large lot single family residential and agricultural fields to the north, west and south of the subject site.

The proposed rezoning to AS-1is compatible with the surrounding zoning pattern and existing land uses in the area.

The request for AS-1 zoning, minimum one-acre lots, is consistent with the Future Land Use Map designation of R-1.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested AS-1 rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the AS-1 rezoning as indicated by the Findings of Fact and conclusions of Law stated above.

Steven K. Luce 4/10/2026

Steven K. Luce **Date**

Land Use Hearing Officer

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: March 23, 2026 **Report Prepared**: March 12, 2026	**Case Number**: RZ 26-0457 **Folio(s)**: 93810.0000 **General Location**: South of Eric James Court and west of Albritton Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	SouthShore Areawide Systems
Rezoning Request	Agricultural Rural (AR) to Agricultural Single-Family (AS-1) to subdivide the parcel and allow residential development
Parcel Size	3.63 ± acres
Street Functional Classification	Eric James Court – **Local** Albritton Road – **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-1	AR	Vacant Land
North	Residential-1	AS-1 + AR	Single Family + Vacant Land
South	Residential-1 + Agricultural/Mining-1/20	AR + AM	Single Family + Agriculture
East	Agricultural/Mining-1/20	AM + AR	Agriculture + Single Family
West	Residential-1	AS-1 + AM + AR	Single Family + Agriculture + Vacant Land

Staff Analysis of Goals, Objectives and Policies:

The 3.63 ± acre subject site is south of Eric James Court and west of Albritton Road The subject site is in the Rural Area and is within the limits of the SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Agricultural Rural (AR) to Agricultural Single-Family (AS-1) to subdivide the parcel and allow residential development.

The subject site is located within the Rural Area, where Objective 1.2 of the Future Land Use Section (FLUS) is intended to preserve and support long-term agricultural activities, large-lot rural residential development, and undeveloped natural areas. FLUS Policy 3.1.3 further requires that new development be compatible with surrounding uses, clarifying 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. Additional vacant land exists to the north across Eric James Court and farther west. Single-family residential uses surround the site, while agricultural uses are located to the south, east across Albritton Road, and extending westward. Given this context, the proposed zoning district is compatible with the surrounding rural character and development pattern. Accordingly, the proposal is consistent with FLUS Objective 1.2 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-1 (RES-1) Future Land Use

category allows for the consideration of agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. The RES-1 Land Use category allows for a maximum of 1 dwelling units per gross acre (du/ga). With 3.63 acres, the subject site can be considered for a maximum of 3 dwelling units (3.63 acres x 1 du/acre = 3.63 or 3 dwelling units). The proposed rezoning is consistent with the uses allowed under the existing Residential-1 Future Land Use category, and the request is therefore consistent with FLUS Goal 2 and Objective 2.1.

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

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, single-family, agriculture and vacant land are prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. 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.

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 SouthShore Areawide Systems Plan. Goal 1 of the SouthShore Areawide Systems Plan is to maintain housing opportunities for all income groups. The proposed rezoning from AR to AS-1 would allow subdivision of the parcel to accommodate residential development consistent with the underlying land use designation. The request promotes additional housing opportunities while remaining compatible with the surrounding development pattern and infrastructure framework established in the Plan. Therefore, the proposed rezoning is consistent with FLUS Objective 3.2, Policy 3.2.4, and the SouthShore Areawide Systems Plan, as adopted within the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the SouthShore Areawide Systems 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.*

FUTURE LAND USE SECTION

Rural Area

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.*

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

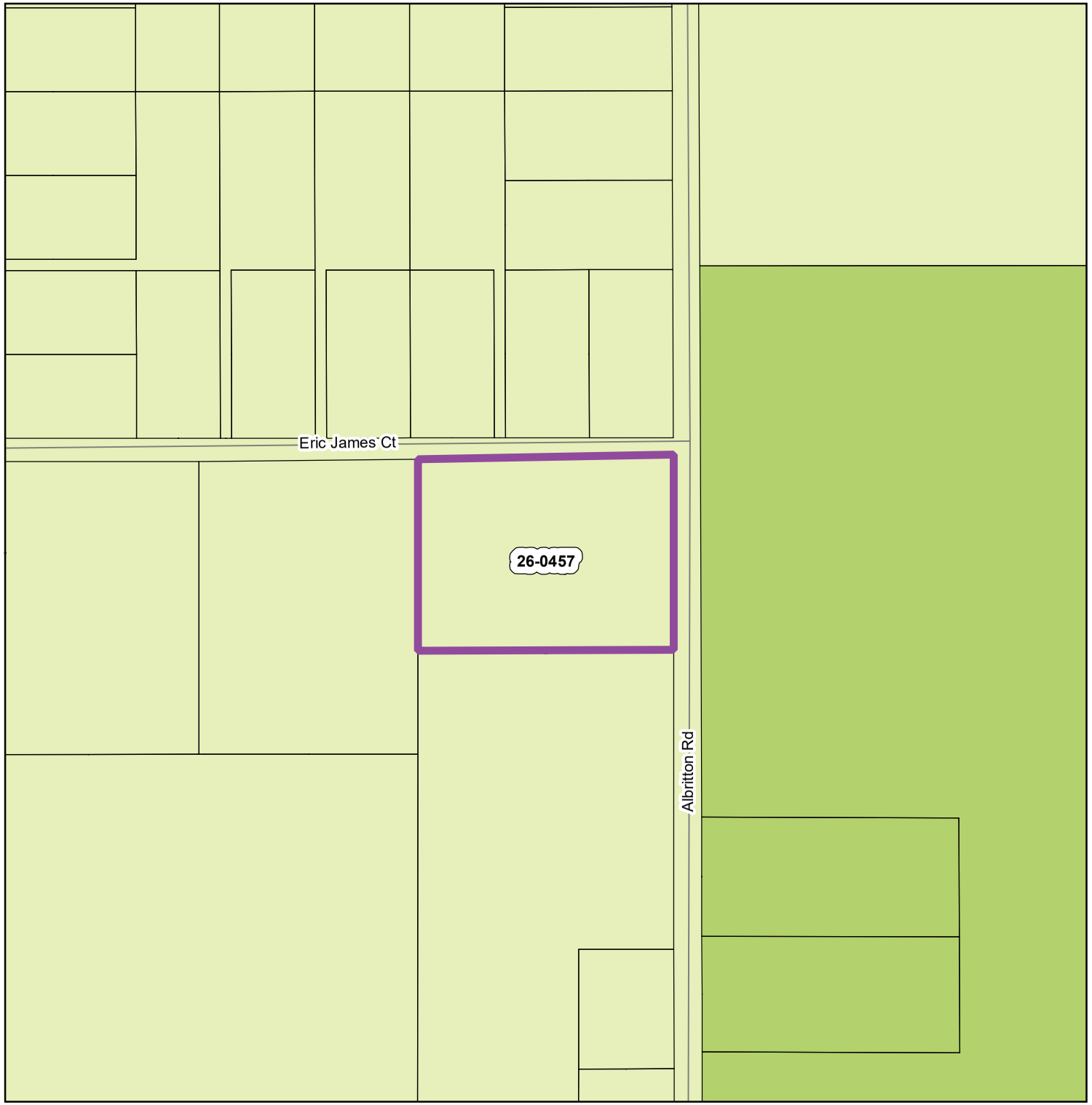
LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

4. *Maintain housing opportunities for all income groups.*
    a. *Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.*



HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0457

Rezonings

STATUS

- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- 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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. 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, see the appropriate source.

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Map Printed from Rezoning System: 2/6/2026

Author: R Mathie

File: G:\RezoningSystem\MapProjects\HC\Roger_hcRezoning_2.mxd

Hillsborough County
City-County
Planning Commission

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2025
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA: South Rural	PETITION NO: RZ 26-0457

[ ] This agency has no comments.

[X] 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 +/- 3.68 acres from Agricultural Rural (AR) to Agricultural Single Family (AS-1). The site is located at the southwest quadrant of the intersection of Eric James Ct. and Albritton Rd. The Future Land Use designation of the site is Residential – 1 (RES-1).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, Single Family Detached (ITE 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached (ITE 210) 3 Units	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**+18**	**+2**	**+2**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Eric James Ct. and Albritton Rd.

Eric James Ct. is a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by between +/- 13ft to 14ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 51ft of the right of way. Albritton Rd. is a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by between +/- 12ft to 13ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 28ft of the right of way

SITE ACCESS

It is anticipated that the site will have access to Eric James Ct. Staff notes, that both Eric Jones Ct. and Albritton Rd. do not currently meet minimum life safety standards which would require a minimum 15ft of pavement and 20ft of right-of-way width. As such, additional improvements may be required at the time of plat/site construction in order for access to be permitted to either of these roadways.

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 will 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

Eric James Ct. and Albritton Rd. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: March 23, 2026 **PETITION NO.:** 26-0457 **EPC REVIEWER:** Shania Rodriguez **CONTACT INFORMATION:** (813) 627-2600 x 1246 **EMAIL:** rodriguezs@epchc.org	**COMMENT DATE:** March 4, 2026 **PROPERTY ADDRESS: 10737 Albritton Rd, Lithia** **FOLIO #:** 0938100000 **STR:** 26-30S-22E
REQUESTED ZONING: From AR to AS-1	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".
Once approved, the formal wetland delineation would be binding for five years.

sr/dc

ec: Donald A & Katherine M Thompson - donthompsonlaw@gmail.com

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

School Impact Review – No Comment or Objection

Date Issued: February 2, 2026

Jurisdiction: Hillsborough

Case Number: PD-26-0457

Address: 10737 Albritton Rd, Lithia

Parcel Folio Number(s): 093810.0000

Acreage: ±3.68 acres

Proposed Zoning: AS-1 or R-1

Future Land Use: R-1

Maximum Residential Units: 4

Residential Type: Single-Family, detached

X **The District has no comment. The proposed development would not meet the threshold for School Concurrency.**

_____ **The District has no objection, subject to listed or attached conditions.**

NOTE:

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: renee.kamen@hcps.net
P: 813.272.4083 C: 813.394.0313

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer**: Andria McMaugh **Date:** 03/03/2026

Agency: Natural Resources **Petition #:** 26-0457

( ) This agency has **no comment**

(X) This agency has **no objections**

( ) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	**REQUEST DATE:**	2/2/2026
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	2/16/2026
PROPERTY OWNER:	Donald A. and Katharine M. Thompson	**PID:**	26-0457
APPLICANT:	Donald A. and Katharine M. Thompson		
LOCATION:	10737 Albritton Rd. Lithia, FL 33547		
FOLIO NO.:	93810.0000		

AGENCY REVIEW COMMENTS:

Summary of Applicant's Request

According to the information provided, the existing parcel is nonconforming for any purpose. Owners seek to subdivide the parcel and rezone from Agricultural Rural (AR) to Agricultural, Single-Family (AS-1) OR R-1 to make home development available to family members of the owners, or others seeking rural home sites.

Hillsborough County Environmental Services Division Review Comments

At this time, according to the FDEP public potable water well locations and designations, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA) due to the site being located within 500-ft of a Non-Transient Non-Community drinking water well. In accordance with LDC Part 3.05.00, the areas within 500-ft of the Non-Transient Non-Community well are subject to the prohibitions and restrictions of the Wellhead Protections in Chapter 62-521, Florida Administrative Code. Based on the information provided, there do not appear to be any prohibited or restricted activities proposed.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Surface Water Resource Protection Area (SWRPA) and/or Wellhead Resource Protection Area (WRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 26-0457 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 2/17/2026

FOLIO NO.: 93810.0000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ A __ inch water main exists ☐ (adjacent to the site), ☐ (approximately __ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A ___ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 02-05-2026

REVIEWER: **Sherri Wilson, Conservation and Environmental Lands Management**

APPLICANT: Donald Thompson **PETITION NO:** 26-0457

LOCATION: 10737 Albritton Rd, Lithia, FL 33547

FOLIO NO: 93810.0000 **SEC:** 26 **TWN:** 30 **RNG:** 22

☒ This agency has no comments.

☐ This agency has no objection.

☐ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING

TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	Steve Luce Zoning Hearing Master
DATE:	03/23/2026
TIME:	Commencing at 6:00 p.m.
TIME:	Concluded at 10:05 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard Second Floor Tampa, Florida 33602

Reported by:

Kate Khvostova

HEARING OFFICER: Our next item is Item C.2. Standard Rezoning 26-0457. The applicant has requested to rezone the property from AR to AS-1. Logan Mckaig, with Development Services will present staff findings after the applicant's presentation.

HEARING OFFICER: Okay. Applicant, please.

MR. THOMPSON: Good evening. I'm Don Thompson, 10829 Albritton Road, Lithia, Florida 33547. I am the applicant, along with my wife, Katherine. This primarily has been applied for because currently the parcel is non-conforming for any use whatsoever. So we have asked for a rezoning from the agricultural AR designation to the AS-1. I feel like the other gentleman, I don't have a fancy presentation. I -- I think this is a very straightforward --

HEARING OFFICER: That's fine. Yeah.

MR. THOMPSON: -- situation, but haven't been any indications of any conflict with the community standards, maintains a rural setting in the community, so we ask that it be approved.

HEARING OFFICER: Very good. Thank you, sir.

Okay. And Development Services.

MR. MCKAIG: Good evening, again. This is Logan Mckaig, Development Services for 26-0457. The applicant is requesting to rezone the property from AR to AS-1, for the purposes of constructing single-family homes on the property.

During review, it was discovered that the property in question is a non-conforming lot. Rezoning of the subject site to AS-1, consisting of 3.68 acres, will bring the nonconforming lot into compliance with the proposed zoning district. Additionally, the area, in general, consists of both AR and AS-1 zonings. As such, staff finds the proposed rezoning approvable.

HEARING OFFICER: All right. Thank you.

Planning Commission staff?

MR. ROYAL: Tyrek Royal, Planning Commission staff.

The proposal is consistent with FLU Objective 1.2, Policy 3.1.3, related to the comprehensive plan permissions, governing appropriate land uses and development.

The subject property is designated Residential-1, which allows for a range of low-density uses, including residential development, up to one dwelling unit per gross acre. With 3.63 acres, the subject site supports approximately three dwelling units. The proposed rezoning aligns with this designation, and is compatible with surrounding land uses. The comprehensive plan supports primarily single-family residences, agricultural uses, and vacant land.

It also supports FLU Objective 4.4 and Policy 4.4.1, by ensuring development is compatible with the existing neighborhood pattern, and incorporates appropriate

transitions and integration with adjacent uses.

In addition, the request is consistent with FLU Objective 3.2 and Policy 3.2.4 and aligns with the Southshore Area-Wide Systems Plan, by supporting housing opportunities while maintaining compatibility with local infrastructure and development patterns.

Overall, staff found the rezoning consistent with the Comprehensive Plan. Thank you.

HEARING OFFICER: Very good. Thank you.

At this point in time, is there anyone in the audience who wishes to speak in support of the application? I see no one responding.

Anyone in the audience wish to speak in opposition to the application? I see no one responding.

Staff, anything further?

MS. HEINRICH: No sir.

HEARING OFFICER: Applicant, opportunity for rebuttal?

MR. THOMPSON: No. Thank you, sir.

HEARING OFFICER: All right. Very good. Thank you. With that, that concludes this application.

Ms. Heinrich, we're ready for the next item.

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

NONE

PARTY OF RECORD

From: Aruna Ashok
To: Hearings
Subject: Application RZ-STD 26-0457 (10737 Albritton Rd, Lithia, FL 33547)
Date: Tuesday, February 24, 2026 8:37:05 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Zoning Hearing Master
Re: Application RZ-STD 26-0457 (10737 Albritton Rd, Lithia, FL 33547)

To Whom It May Concern:

I am a nearby property owner at 10605 Albritton Rd, Lithia, FL 33547, and I received the notice regarding the request to rezone 10737 Albritton Rd from AR to AS-1.

At this time, I am not submitting a blanket opposition, but I would ask that the County carefully review the request for compatibility with the surrounding area and ensure that any approval adequately addresses the following:

1. Drainage / stormwater impacts

Please ensure the rezoning and any future development do not adversely affect drainage patterns, flooding, runoff, or neighboring properties along Albritton Road.

2. Traffic and access safety

Please evaluate vehicle access, sight distance, and traffic impacts on Albritton Road, including construction and long-term residential traffic.

3. Rural character and buffering

If approved, I request appropriate setbacks, buffering, and tree preservation measures to maintain compatibility with nearby properties and the existing rural character of the area.

4. Well / septic compatibility

Given the prevalence of private wells and septic systems in this area, I request careful review of lot configuration and development feasibility to avoid future impacts on neighboring properties.

I appreciate the County's review of this application and respectfully request that these considerations be included in the record and in any recommendation or conditions of approval.

Sincerely,

Ashok Krishnan

10605 Albritton Rd
Lithia, FL 33547
Phone: 408-429-3377
Email: aruna_ashok@yahoo.com