



REZONING STAFF REPORT REZ-25-0000129

PROPERTY ADDRESS: 2707 East 22nd Avenue, Unit #1
APPLICANT: Miguel Aquino
PROPERTY OWNER: Miguel Aquino and Kim Marsicano
AUTHORIZED AGENT: Jaime Maier, Hill Ward Henderson
RELATED APPLICATIONS: None
PRIOR APPLICATIONS: None
FUTURE LAND USE: R-20 (Residential-20)
HISTORIC LANDMARKS: None within 1,000 feet of the subject site

CITY COUNCIL DISTRICT & REP. MEMBER: District #5 – Young
CITY COUNCIL AT-LARGE (CITY-WIDE) MEMBERS: Clendenin, Maniscalco, Hurtak

OVERLAY DISTRICT: East Tampa
NEIGHBORHOOD ASSOCIATION: Jackson Heights Neighborhood Associated & Crime Watch, Ybor City Management LLC, Tampa Overlook Neighborhood Association

HEARING DATE: 03/12/2026
DATE OF REPORT: 03/05/2026
DATE OF SITE PLAN: 01/13/2026



CURRENT ZONING:
 RM-16 (Residential, Multiple-Family-16)

REQUESTED ZONING:
 PD (Planned Development)
 Residential Single Family Semi-Detached

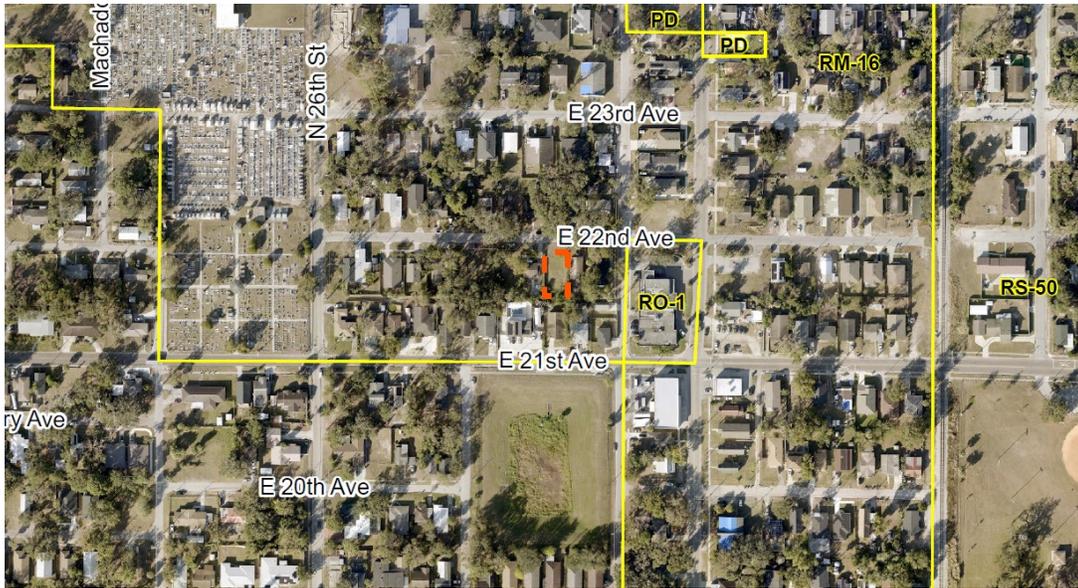
WAIVER(S) REQUESTED:
 None

FINDINGS:

The Development Review and Compliance staff has reviewed the petition and finds the request **CONSISTENT** with the applicable City of Tampa Land Development Regulations. Should it be the pleasure of City Council to approve the application, further modifications to the site plan must be completed by the applicant in between 1st and 2nd Reading of Ordinance as stated on the revision sheet.

REZONING STAFF REPORT REZ-25-0000129

LOCATION MAP:



PROJECT INFORMATION:

| | |
|----------------------------------|--|
| Commercial Development SF | Not Applicable |
| Residential Unit Count (Maximum) | 2 |
| Lot Area (SF/Acreage) | 4,750 SF (0.11 Acres) |
| Lot Depth | 95' |
| Lot Width | 50' |
| Maximum Building Height | 35' |
| Setbacks | North – 25', South – 15', West and East – 7' |
| Existing Use of Property | Vacant |
| Parking Spaces Required | 4 (2 per unit) |
| Parking Spaces Provided | 4 (2 per unit) |

SURROUNDING USE INFORMATION*:

| LOCATION | ZONING | CURRENT USE |
|----------|--------|------------------------------------|
| North | RM-16 | Residential Single Family Detached |
| South | RM-16 | Residential Single Family Detached |
| East | RM-16 | Residential Single Family Detached |
| West | RM-16 | Residential Single Family Detached |

*RM-Residential Multiple-Family

REZONING STAFF REPORT REZ-25-0000129

SUMMARY OF REQUEST:

The subject property is located on the south side of East 22nd Avenue, three lots east of the intersection of East 22nd Avenue and North 28th Street. The applicant is requesting to rezone the property from RM-16 to Planned Development (Residential Single-Family Semi-Detached). The PD site plan under this application proposes a two-unit, 3-story structure with each unit providing an enclosed one-car garage. Vehicular access to the site is provided from East 22nd Avenue.

The subject property is surrounded by RM-16 zoning with existing single family detached dwelling units to the north, south, east and west. The proposed single family semi-detached use is appropriate in location on the subject block and consistent with the surrounding zoning district and the neighborhood development pattern.

This property is located in the East Tampa Overlay and has been reviewed for compliance with the East Tampa Overlay District Development Design Standards.

The property has a Future Land Use designation of Residential-20 (R-20) which allows for development of up to 18 units per acre by right and up to 20 units per acre with bonus provisions met. Given the size of this site, a maximum of one unit is allowed by right. The developer has entered into a bonus agreement for one additional unit in the amount of \$25,780.31. The associated bonus agreement is presented concurrently with this application.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

| | |
|---|-------------------|
| <p>Development Coordination</p> <p>Site Plan Modifications:</p> <ul style="list-style-type: none"> • Add the case number to the signature box. • In the Site Data Table, for zoning spell out Residential Multiple-Family and Planned Development. • In the Site Data Table, list setbacks as north, south, east and west. • On all Site Plan Sheets, remove “Preliminary Not For Construction.” | <p>Consistent</p> |
| <p>Natural Resources</p> <p>Site Plan Modifications:</p> <ul style="list-style-type: none"> • Amend tree table; there are no existing trees on the site. • Space out the 2 shade trees 30’ apart in the rear of the property. • Natural Resources highly recommends to place the new buffer tree at least 10’ away from the air conditioning pad. • Call out the dimension of the building so the building footprint can be easily calculated. • Add the following calculation: (Parcel – building footprint)/1500 sf= minimum number of use type required trees. | <p>Consistent</p> |
| <p>Transportation</p> | <p>Consistent</p> |
| <p>Hillsborough County City/County Planning</p> | <p>Consistent</p> |
| <p>Urban Design</p> <p>Site Plan Modifications:</p> | <p>Consistent</p> |

REZONING STAFF REPORT REZ-25-0000129

| | |
|--|------------|
| <ul style="list-style-type: none"> Add the following note to the General Notes Section of the site plan: All development on site to comply with City of Tampa Sec. 27-240 East Tampa Overlay Standards. | |
| Solid Waste | Consistent |
| Stormwater | Consistent |
| Wastewater | Consistent |
| Tampa Fire Rescue | Consistent |
| Water | Consistent |

APPLICATION CRITERIA/ANALYSIS:

City Council must consider the purpose of a site plan-controlled rezoning when deciding the outcome of a rezoning case:

Sec. 27-282.8. Single-Family, Semi-detached Design Standards

- (a) Purpose. While infill development is encouraged, to make optimal use of the public facilities, the design of the development shall be consistent with the general site planning of the surrounding neighborhood.
- (b) Applicability. The provisions of this section apply to all proposed development of single-family semidetached dwellings when single-family detached dwellings exist in both of the following locations:
 - (1) At least one (1) of the two (2) immediately adjacent properties with the same street frontage as the infill lot; and
 - (2) At least two (2) of the three (3) properties most directly opposite and on the same street as the infill lot.

(c) Design requirements.

- (1) The ground floor entrances (front doors) to the dwelling units shall face a street right-of-way (not including alleys), rather than the side or corner lot lines. Entrances may face interior courts, plazas, or similar design element, with the approval of an alternative design by the zoning administrator.

The proposed rezoning meets this requirement.

- (2) A minimum of one (1) parking space shall be provided in a garage or a carport, either of which must be structurally integrated within the principal dwelling unit.

The proposed rezoning meets this requirement providing a one-car garage for each unit.

Sec. 27-136. Purpose

The purpose of this article is to provide for zoning districts that recognize unique conditions, allow design flexibility, and promote planned diversification and integration of uses and structures, which other zoning districts cannot accommodate. Through this process City Council retains authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare, with the exception of standard technical requirements, as described in this section. The intent of these site plan zoning districts is to provide standards and requirements which:

- (1) Promote the efficient and sustainable use of land and infrastructure, with careful consideration of potential adverse impacts to onsite natural elements, surrounding impacted neighborhood(s), and cultural resources. ***The proposed development of a structure containing semi-detached dwelling units is consistent with the surrounding***

REZONING STAFF REPORT REZ-25-0000129

neighborhood. The subject property and surrounding parcels to the north, south, east and west are zoned RM-16 which permits single-family detached and semi-detached dwelling units by right. The subject site is vacant with no trees located onsite. The applicant has requested no waivers to Natural Resources code requirements and will comply with code at the time of permitting.

- (2) Allow the integration of different land uses and densities in one (1) development that would not otherwise be provided for or allowed under general zoning districts established in this chapter, which encourage compatibility in overall site design and scale, both internal and external to the project site. ***Not applicable.***
- (3) Provide a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site. ***Not applicable.***
- (4) Acknowledge changing needs, technologies, economics and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts under unified control as well as allowing flexibility in the redevelopment of older areas of the city. ***Not applicable.***
- (5) Encourage flexible land development which reduces transportation needs, conserves energy, and will maximize the preservation of natural resources, such as streams, lakes, floodplains, groundwater, wooded areas, uplands, and areas of unusual beauty or importance to the natural ecosystem; open space; greenspace; and historical and archaeological sites. ***Not applicable.***
- (6) Promote and encourage development where appropriate in location, character, and compatibility with the surrounding impacted neighborhood(s), built environment, and existing geography. ***The proposed development will provide appropriate infill development. The subject property is surrounded by single-family detached dwelling units to the north, south, east and west. The subject property is located in the East Tampa Overlay and has been reviewed for compliance with the East Tampa Overlay District Development Design Standards.***
- (7) Promote more desirable living and working environments than would be possible through the strict application of minimum requirements of other zoning districts. ***The proposed two units exceed the density allowed by right in the R-20 Future Land Use category, requiring the establishment of a bonus agreement. The applicant has requested an associated bonus agreement to achieve increased density through the PD site plan process.***
- (8) Promote architectural features and elements, which complement the surrounding community and enhance the overall quality of the development. ***The proposed elevations are complementary to the surrounding community and compliant with the East Tampa Overlay District Development Design Standards.***
- (9) Promote the retention and reuse of existing building stock. ***The subject property is vacant.***

Submitted & Completed by:

Chris DeManche

Urban Planner II

Development Coordination

REZONING STAFF REPORT REZ-25-0000129

Revision Sheet

Development Coordination

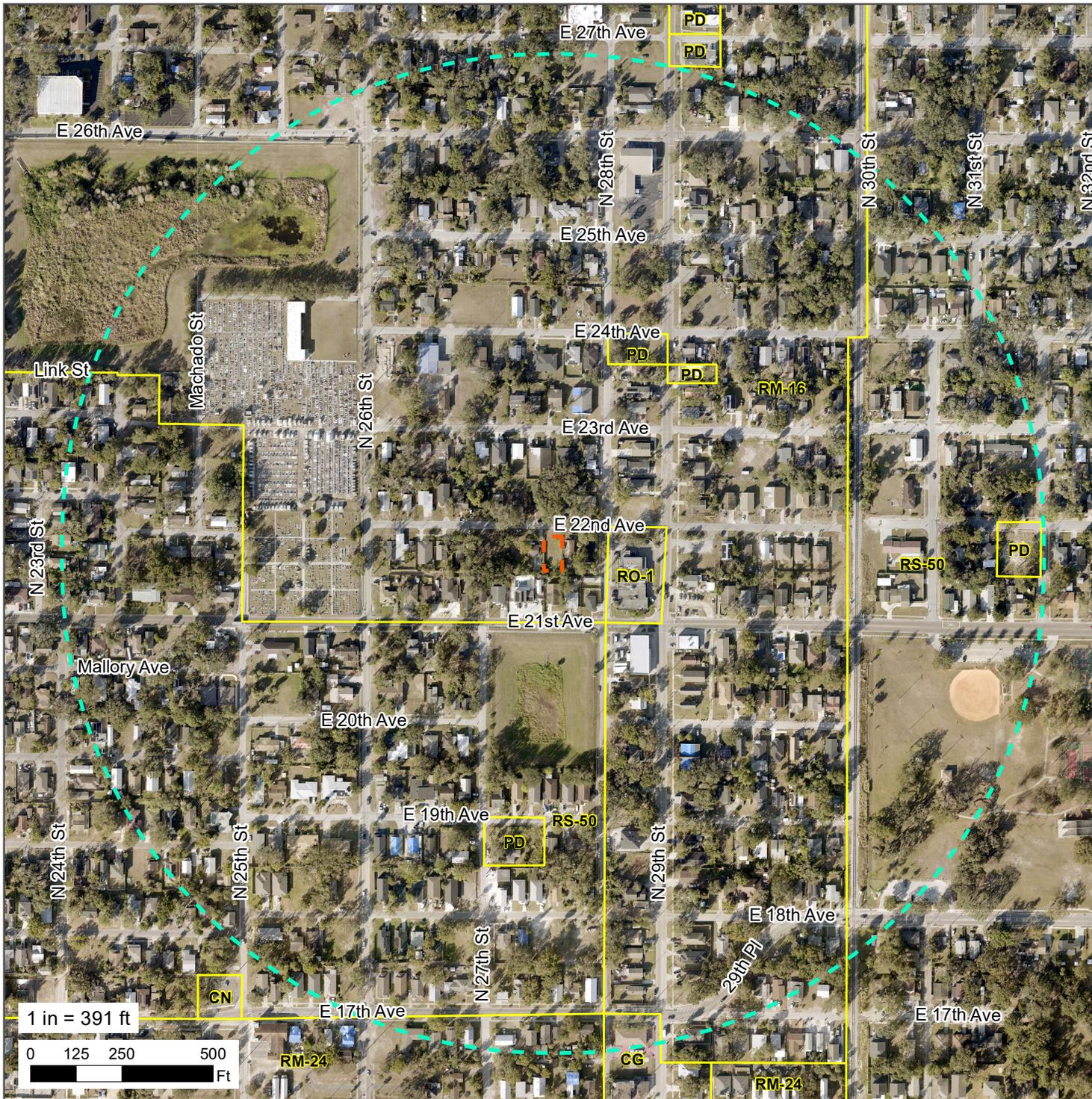
- Add the case number to the signature box.
- In the Site Data Table, for zoning spell out Residential Multiple-Family and Planned Development.
- In the Site Data Table, list setbacks as north, south, east and west.
- On all Site Plan Sheets, remove "Preliminary Not For Construction."

Natural Resources

- Amend tree table; there are no existing trees on the site.
- Space out the 2 shade trees 30' apart in the rear of the property.
- Natural Resources highly recommends to place the new buffer tree at least 10' away from the air conditioning pad.
- Call out the dimension of the building so the building footprint can be easily calculated.
- Add the following calculation: $(\text{Parcel} - \text{building footprint}) / 1500 \text{ sf} = \text{minimum number of use type required trees}$.

Urban Design

- Add the following note to the General Notes Section of the site plan: All development on site to comply with City of Tampa Sec. 27-240 East Tampa Overlay Standards.



Request to Rezone

REZ-25-0000129
2707 E 22nd Ave

RM-16 to PD

 Subject Property
 Zoning  1,320' Buffer

★ Historic Landmark Local
None

★ Historic Landmark National
None



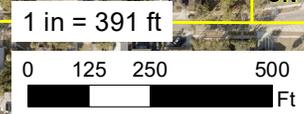
DISCLAIMER: information represented on this map is for reference only. Every effort has been made to verify the information. However, the data is dynamic and accuracy is not guaranteed. Users are urged to report inconsistencies so updates can be made accordingly.

Prepared by Development & Growth Management
Right of Way & Mapping Section

January 12, 2026



Jane Castor, Mayor





**Hillsborough County
City-County
Planning Commission**

| City of Tampa Rezoning | |
|--|--|
| Hearing Date: March 12, 2026 | Petition: REZ 25-129 |
| Report Prepared: February 23, 2026 | 2707 East 22nd Avenue <i>Located approximately 95 feet west of the intersection of East 22nd Avenue and North 28th Street</i> |
| Summary Data: | |
| Comprehensive Plan Finding: | CONSISTENT |
| Adopted Future Land Use: | Residential-20 (20 du/ga; 0.5 FAR) |
| Planning Area: | Central Tampa Planning District |
| Urban Village: | East Tampa |
| Zoning: | Residential, Multi-Family-16 (RM-16) to Planned Development (PD) to allow for two single-family semi-detached dwelling units |
| Parcel Size (Approx.): | 0.11± acres (4,750± square feet) |
| Street Functional Classification: | East 22 nd Avenue – Local |



Context:

The applicant proposes to rezone 0.11± acres from Residential, Multi-Family-16 (RM-16) to Planned Development (PD) to allow for two single-family semi-detached dwelling units.

- The subject site is located within the Central Tampa Planning District, specifically the North Ybor neighborhood.
- The subject site is within the East Tampa Urban Village. Specific policy guidance related to development in urban villages is provided in the Comprehensive Plan (*See LU Policies 5.1.1 through 5.1.9*).
- The subject site is within the Residential-20 Future Land Use designation. This category supports medium and low-density residential uses, including attached and detached, single-family residential, multi-family, and limited neighborhood-serving commercial uses. The site must meet commercial locational criteria to be considered for neighborhood-serving commercial uses.
- Under the Residential-20 designation, the subject site can be considered for a maximum of two residential dwelling units (20 du/ga) or 2,375square feet (0.5 FAR) of nonresidential uses, subject to meeting locational criteria. Development exceeding one dwelling unit (18 du/ga) may require approval of a Bonus Provision Agreement.
- The surrounding area contains mostly single-family detached homes with some two-family residences in the area. Public/semi-public uses are primarily concentrated along North 28th Street, particularly in the vicinity of the intersection of North 28th Street and North 21st Avenue.
- Alfred “Al” Barnes Park is the closest public recreational facility located within ½ miles southeast of the subject site.
- The closest transit stop is located approximately one block southeast of the subject site at the corner of East 21st Avenue and North 29th Street. This stop is served by HART Route 6, providing connections to Downtown Tampa, Netpark, and the University of South Florida.
- The subject site is located within the Coastal Planning Area, specifically Evacuation Zone E. Rezoning that increase the number of residential units within the Coastal Planning Area shall mitigate the impact on shelter space demands (*CM Policy 1.2.2*).

Compliance with the Comprehensive Plan:

The following Objectives and Policies apply to this rezoning request and used as a basis for consistency finding.

Goals, Objectives, and Policies of the Tampa Comprehensive Plan:

City Design

LU Objective 1.2: Create inspired urban design while respecting Tampa’s human scale, unique history, aesthetics, natural environment, and sense of community identity as the City changes and evolves.

LU Policy 1.2.6: Encourage small and medium scale development, particularly of unique design to enhance Tampa’s urban character.

City Planning Strategy

LU Objective 2.1: Regulate the levels of building intensity to the standards and land use designations, to accommodate the projected population increase of 150,000 people and 150,000 employees by 2040.

LU Policy 2.1.1: Encourage compact, higher-density development that is compatible with its surrounding character.

LU Policy 2.1.2: Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites.

The Public Realm

LU Objective 4.4: Reinforce the design quality, function and character of connections among public places and centers of activity, recognizing that they are places in their own right and an important part of the public realm.

LU Policy 4.4.6: Recognize the significant design role of alleys in defining the character of traditional Tampa neighborhoods with regard to access and building orientation.

Urban Villages

LU Objective 5.1: Support the Urban Village designations that produce a distinctive, high-quality built environment whose forms and character respect Tampa’s unique historic, environmental, and architectural context, and create memorable places that enrich community life.

LU Policy 5.1.1: Urban villages contain most of the following uses which typically make up what is considered a traditional and livable community: single and multi-family residential, neighborhood- serving commercial, schools, parks, a central gathering place, mass transit and safe, walkable pathways that connect people to all areas of the village. Work towards creating a mix and placement of these uses that works for the character of the village and creates a vibrant community setting.

LU Policy 5.1.2: Recognize that urban villages are a very livable and sustainable form of development. Continue to emphasize the compact and mixed-use nature of these villages. Look for ways to make it easier to create this type of development pattern.

LU Policy 5.1.4: Development projects in urban villages must be oriented, integrated and in scale with the surrounding community.

Land Development Regulations

LU Objective 8.15: 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.

LU Policy 8.15.1: Development shall not exceed the densities and intensities as defined by the land use plan categories, and incorporated herein as reference.

LU Policy 8.15.2: Each land use plan category shall have a unique set of zoning districts that may be permitted within the land use plan category, as adopted in the Zoning Code. Zoning districts which are not included in the table/ matrix shall neither be applied for, nor approved.

Overall Residential Development and Redevelopment

LU Objective 9.2: Ensure that there is an adequate amount of land planned for residential purposes to accommodate the projected population.

LU Policy 9.2.1: Protect, promote and maintain residential neighborhoods, in order to preserve an adequate amount of residential land for existing and future population growth.

LU Policy 9.2.6: Encourage single family attached and multi-family developments to be designed to include orientation of the front door to a neighborhood sidewalk and street.

LU Objective 9.3: Compatible development and redevelopment to sustain stable, neighborhoods and ensure the social and economic health of the City.

LU Policy 9.3.8: It is the intent of the City that new residential redevelopment projects shall be minimally disruptive to adjacent areas. To achieve this, the City shall assess the potential positive and negative impacts of residential development projects on the physical development pattern and the character of the surrounding area, and require mitigation of negative off-site impacts.

Multifamily Residential Areas

LU Objective 9.6: Increase the diversity and improve the sustainability of multi-family residential areas.

LU Policy 9.6.2: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

LU Policy 9.6.4: Balance the objective to increase opportunities for new housing development to ensure adequate housing for Tampa's residents with the equally important objective of ensuring that new development is compatible with neighborhood character.

Low Medium Density Multifamily Areas

LU Objective 9.7: Provide opportunities for infill development in areas already characterized by low to low-medium density multifamily development and create transitions in development intensity between single-family zones and more intensive multi-family or commercial areas.

LU Policy 9.7.1: Provide opportunities for attached housing at slightly higher densities than single-family areas.

LU Policy 9.7.2: Maintain compatibility with single-family development through limits on the permitted height and bulk of new development.

Adequate Sites to Accommodate Housing Needs

HSG Objective 1.3: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa's households now and in the future in all neighborhoods.

HSG Policy 1.3.4: Encourage new housing on vacant, infill, or underutilized land.

Infrastructure – Goals, Objectives, and Policies

INF Objective 1.1: Continue to coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City through the continued implementation of the Concurrency Management System.

INF Policy 1.1.17: Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multifamily, commercial, and industrial areas outside of urban centers and villages and direct the greatest share of growth to the urban centers and villages.

INF Policy 1.1.18: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

Provide Multimodal Options

MBY Objective 1.1: Invest in safe, convenient, and comfortable mobility options.

MBY Policy 1.1.4: Encourage new development or redevelopment to include sidewalks on both sides of all roads wherever feasible.

MBY Objective 1.5: Preserve, strengthen, and explore opportunities to reconnect the grid and provide connections for all modes to alleviate pressure on existing roadways and build a network of complete streets.

MBY Policy 1.5.1: Ensure that the historic grid, including streets, alleys and right of ways, are preserved in form and function.

MBY Objective 1.8: Enforce development's requirements and contributions toward improving onsite multimodal access and safety.

MBY Policy 1.8.1: Continue to require development to construct sidewalks adjacent to the property frontage or require payment of a sidewalk in-lieu fee, adjusted for present day average costs, inclusive of survey, design, and construction, into the Sidewalk Trust Fund.

Hurricane Evacuation and Shelters

CM Objective 1.2: Maintain and reduce hurricane clearance times within the City as a component of maintaining and reducing evacuation times for Hillsborough County and the Region.

CM Policy 1.2.2: Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate the impact on shelter space demands on the shelter space LOS.

Staff Analysis of Goals, Objectives, and Policies:

The ±0.11-acre subject site is located within the Central Tampa Planning District, specifically the North Ybor neighborhood. The applicant is requesting a rezoning from Residential, Multi-Family-16 (RM-16) to Planned Development (PD) to allow the construction of two single-family semi-detached dwelling units.

The subject site is designated Residential-20 (R-20). This designated is intended to accommodate medium- to low-density residential development, including detached and attached single-family homes as well as multi-family uses (*LU Policies 8.15.2*). The surrounding area is predominantly designated R-20, with Residential-10 (R-10) located approximately two blocks southwest, south of East 21st Avenue, and Public/Semi-Public one block west along North 26th Street. The existing development pattern in the area consists primarily of single-family detached residences, with scattered two-family dwellings integrated throughout the neighborhood. Public and semi-public uses are concentrated along North 28th Street, particularly near the intersection of North 28th Street and North 21st Avenue. The L'Unione Italiana Cemetery and Centro Español Cemetery are located one block west of the site along North 26th Street.

Planning Commission staff reviewed existing development patterns along East 22nd Avenue within the R-20 designation. Along the segment between North 26th Street and North 28th Street (excluding the subject site and vacant parcels), 16 sampled parcels reflect an existing density of approximately 9.02 dwelling units per acre, which is substantially below the maximum 20 dwelling units per acre allowed under the R-20 designation. The proposed PD would allow two dwelling units, resulting in a density of approximately 18.18 dwelling units per acre, and the applicant has also entered into a Bonus Provision Agreement for one additional unit, consistent with the R-20 designation. While this represents nearly double the existing density along this portion of East 22nd Avenue, it aligns with the density anticipated under R-20 (*LU Policy 8.15.1*) and supports policy that allows single-family attached housing at slightly higher densities in single-family areas (*LU Policy 9.7.1*). Overall, the request is compatible with surrounding residential development (*LU Policies 2.1.1, 5.1.4, 9.3.8, 9.7.2*), and the proposed building height of approximately 33 feet is below the 35-foot maximum allowed under the existing RM-16 zoning, further supporting neighborhood compatibility.

The subject site is within the East Tampa Urban Village, where the Plan encourages enhanced design that promotes a pedestrian-friendly development pattern with densities that encourage transit use (*LU Policies 1.2.6, 5.1.1, 5.1.2*). The proposed design orients the entrances of both units to a proposed sidewalk, where sidewalks are presently lacking. This is consistent with LU Policy 9.2.6 and promotes a pedestrian-friendly environment

with doors that connect to neighborhood sidewalks and streets (*MBY Policies 1.1.4, 1.8.1*). The Comprehensive Plan also encourages the use of alleys to preserve the character of traditional neighborhoods in Tampa (*LU Policy 4.4.6; MBY 1.5.1*). Although an alley abuts the southern property line, existing obstructions limit its practical use for vehicular access.

The request advances several Comprehensive Plan housing and infill policies. The Plan encourages residential development on vacant and underutilized parcels to ensure an adequate housing supply for current and future residents (*LU Policies 2.1.2, 9.2.1, 9.6.2, 9.6.4; HSG Policy 1.3.4*). The proposed PD would contribute additional housing opportunities within the North Ybor neighborhood. Moreover, the Comprehensive Plan directs the greatest share of population growth to designated urban centers and villages. By introducing additional residential units within the East Tampa Urban Village, the proposed development aligns with this policy guidance (*INF Policies 1.1.17, 1.1.18*).

The subject site is located within the Coastal Planning Area, specifically Evacuation Zone E. Rezoning that increase the number of residential units within the Coastal Planning Area shall mitigate the impact on shelter space demands (*CM Policy 1.2.2*).

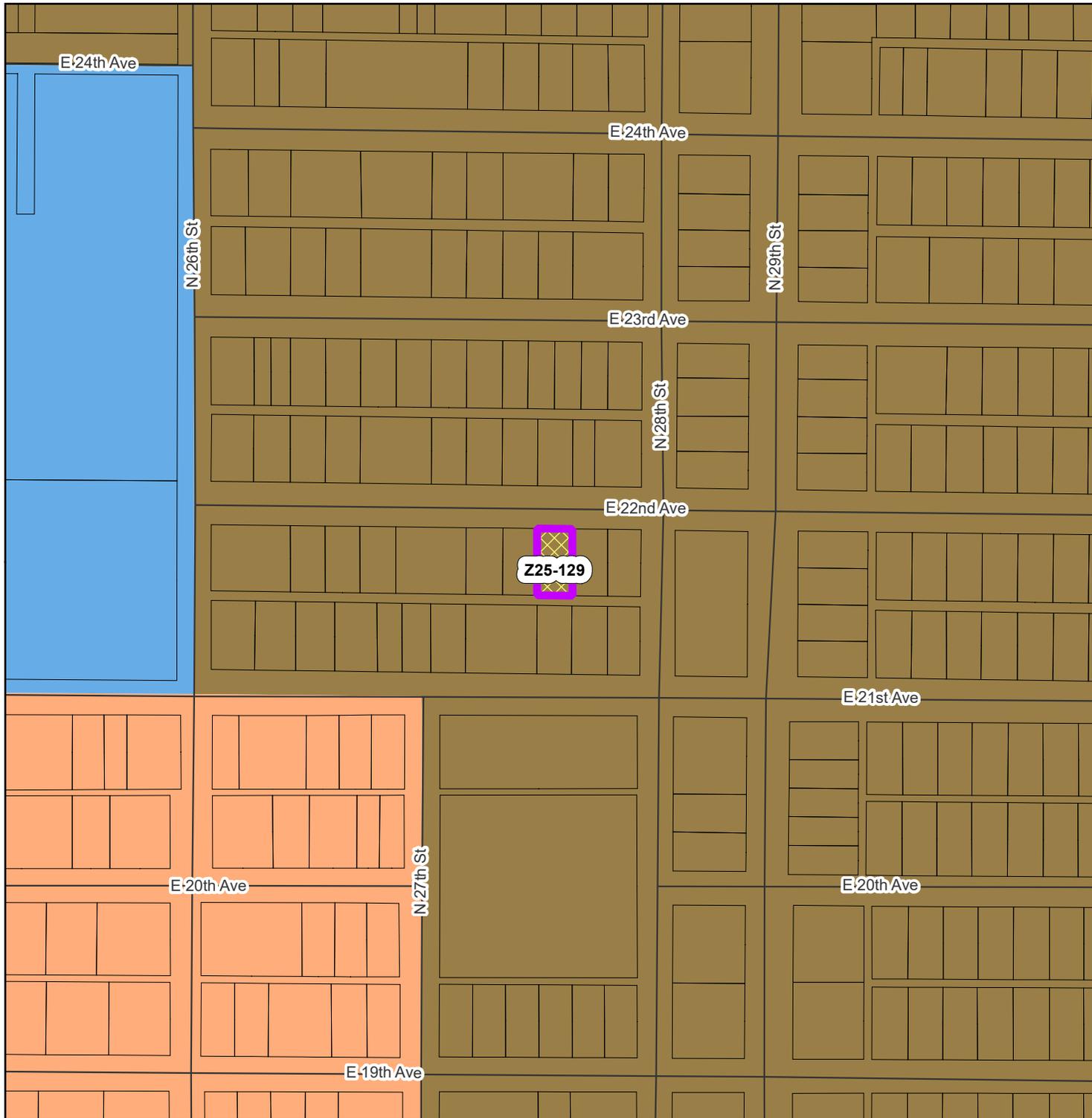
In conclusion, the proposed PD is consistent with and advances several Comprehensive Plan policies. The request supports compatible residential infill in an appropriate location, incorporates design elements that enhance neighborhood character, and provides sidewalks in an area where they are currently lacking. Additionally, the development will expand housing opportunities within the East Tampa Urban Village, consistent with the City's Planning Strategy.

Recommendation:

Based on the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the provisions of the *Tampa Comprehensive Plan*.

CITY OF TAMPA

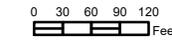
Future Land Use
Z25-129
 2707 E. 22nd Ave., Unit #1
 From: RM-16 (Residential Multiple-Family)
 To: PD (Planned Development)



Legend

- Rezoning**
 - <all other values>
- STATUS**
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.BOUNDARY.Jurisdiction_Line
- RURAL ESTATE-10 (.25 FAR)
- RESIDENTIAL-3 (.35 FAR)
- RESIDENTIAL-6
- RESIDENTIAL-10 (.35 FAR)
- RESIDENTIAL-20 (.50 FAR)
- RESIDENTIAL-35 (.60 FAR)
- RESIDENTIAL-50 (1.0 FAR)
- RESIDENTIAL-83 (.65 FAR)
- SUBURBAN MIXED USE-3 (.25 FAR)
- SUBURBAN MIXED USE-6 (.50 FAR)
- NEIGHBORHOOD MIXED USE-16 (.50 FAR
- NONRESIDENTIAL USES, .75 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
- NEIGHBORHOOD MIXED USE-24 (.75 FAR
- NONRESIDENTIAL USES, 1.0 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
- NEIGHBORHOOD MIXED USE-35 (1.0 FAR
- NONRESIDENTIAL USES, 1.5 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
- GENERAL MIXED USE-24 (1.5 FAR)
- URBAN MIXED USE-60 (3.25 FAR)
- COMMUNITY MIXED USE-35 (2.0 FAR)
- TRANSITIONAL USE-24 (1.5 FAR)
- REGIONAL MIXED USE-100 (3.5 FAR)
- MUNICIPAL AIRPORT
- COMMUNITY COMMERCIAL-35 (2.0 FAR)
- LIGHT INDUSTRIAL (1.5 FAR)
- HEAVY INDUSTRIAL (1.5 FAR)
- RECREATIONAL/OPEN SPACE
- PUBLIC/SEMI-PUBLIC
- MAJOR ENVIRONMENTALLY SENSITIVE AREAS
- CENTRAL BUSINESS DISTRICT
- MAC DILL AIR FORCE
- WATER
- RIGHT OF WAY
- TRANSITIONAL AREA (DUE TO

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.



Map Printed from Rezoning System: 2/11/2026
 Author: Jerid McAdoo
 File: C:\Users\mcaadoo\Desktop\Rezoning.mxd

