

# REZONING STAFF REPORT REZ-26-0000006

**PROPERTY ADDRESS:** 4420 West Carmen Street  
**APPLICANT:** Azam Elsheikh, Global Engineering  
**PROPERTY OWNER:** Elpidio Alejo  
**AUTHORIZED AGENT:** Azam Elsheikh, Global Engineering; Steve Michelini  
**RELATED APPLICATIONS:** None  
**PRIOR APPLICATIONS:** None  
**FUTURE LAND USE:** Residential-20 (R-20)  
**HISTORIC LANDMARKS:** None within 1,000 feet of the subject site

**CITY COUNCIL DISTRICT & REP. MEMBER:** District #6 – Miranda  
**CITY COUNCIL AT-LARGE (CITY-WIDE) MEMBERS:** Clendenin, Maniscalco, Hurtak

**OVERLAY DISTRICT:** None  
**NEIGHBORHOOD ASSOCIATION:** Westshore Palms, Inc., Westshore Alliance, Bretton Woods Association, Inc.

**HEARING DATE:** 03/12/2026  
**DATE OF REPORT:** 03/05/2026  
**DATE OF SITE PLAN:** 01/15/2026

**CURRENT ZONING:**  
 RS-50 (Residential, Single-Family-50)

**REQUESTED ZONING:**  
 PD (Planned Development)  
 Residential, Single-Family, Attached

**WAIVER(S) REQUESTED:**

1. Section 27-282.9(c)(1): Request to allow front doors of units 2, 3 & 4 to face a side lot line or drive aisle rather than an internal courtyard or right-of-way.
2. Section 27-284.3.3(A): Request to reduce the required 5’ use to use buffer to 4’ to the west and 3’ to the south.

**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.

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**LOCATION MAP:**



**PROJECT INFORMATION:**

Residential Unit Count (Maximum)	4 Units
Maximum Building Height	40'
Setbacks	North: 18', South: 19' East: 7' West: 20'
Existing Use of Property	Residential Single-Family, Detached
Lot Area (SF/Acreage)	10,393 SF (0.28 acres)
Parking Spaces Required	9 (2 spaces per unit; 1 guest parking space)
Parking Spaces Provided	9 (2 spaces per unit; 1 guest parking space)

**SURROUNDING USE INFORMATION\*:**

LOCATION	ZONING	CURRENT USE
North	RS-50	Residential, Single Family, Detached
South	RS-50	Residential, Single Family, Detached
East	RS-50	Residential, Single Family, Detached
West	RM-18	Residential, Single Family Detached

\*RS-Residential, Single-Family; RM-Residential, Multiple-Family

**SUMMARY OF REQUEST:**

The applicant requests to rezone the property from Residential, Single-Family (RS-50) to Planned Development (PD), to allow the development of four (4) single-family attached dwelling units. The subject property is located on the south side of West Carmen Street, between North Hesperides Street and North Manhattan Avenue. The site is

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currently developed with a single-family detached dwelling unit constructed in 1979. Surrounding properties include single-family detached dwelling units to the east and south zoned RS-50, a single-family detached dwelling unit to the west zoned RM-18, and Interstate 275 to the north.

The applicant’s site plan depicts the development of four (4) single-family attached dwelling units with each unit containing a two-car garage. The front doors for units 2 through 4 are oriented to the west property line and the front door for unit 1 is oriented to the north property line (West Carmen Street). The site proposes one (1) guest parking space located to the south of unit 4 and a 3’ x 12’ concrete pad for solid waste pickup area adjacent to West Carmen Street.

The subject property has a future land use of R-20 which allows for development of up to 18 dwelling units per acre by right and up to 20 units per acre with bonus provisions met. Given the size of this site at 10,393 square feet in area, a maximum of four (4) units is allowed by-right.

**GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:**

Development Coordination <b>Site Plan Modifications:</b> <ul style="list-style-type: none"> <li>On the site plan, under the Site Data Table, update the east setback to reflect a distance of 7’ and the west setback to reflect a distance of 20’.</li> <li>Amend waiver # 2 on the site plan (Sheet 1 of 2), to reflect what is page 1 of this staff report.</li> </ul>	Consistent
Natural Resources <b>Site Plan Modifications:</b> <ul style="list-style-type: none"> <li>Depict the protective radius for the 29” right-of-way oak tree along West Carmen Street.</li> <li>Call out any alternate construction methods if there are any encroachments into the protective radius.</li> <li>Any landscape buffers that surround the parcel that abut SF detached dwelling units require a 5’ use landscape buffer. The waiver should request the reduction in the use landscape buffers to the west to 4’ and to the south to 3’.</li> </ul>	Consistent
Transportation <b>Site Plan Modifications:</b> <ul style="list-style-type: none"> <li>Please add this note to the site plan: <b>Following Tampa City Council adoption of this rezoning site plan, the petitioner will submit an Alternative Driveway Design application for the site’s driveway configuration at the time of permitting for review by the City of Tampa Mobility Department.</b></li> </ul>	Consistent
LDC ROW	Consistent
Hillsborough County City/County Planning	Consistent
Solid Waste	Consistent
Stormwater	Consistent
Wastewater	Consistent
Tampa Fire Rescue	Consistent

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Water	Consistent
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## **APPLICATION CRITERIA/ANALYSIS:**

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

### **Sec. 27-282.9. Single-family, Attached Design Standards**

(a) Purpose. The multi-family residential and planned development zoning districts allow for the development of single-family attached dwellings. These unit types are often constructed in areas which have developed with predominantly single-family and two-family structures. The design standards for single-family attached dwellings are intended to ensure compatible development to surrounding residential neighborhoods.

(b) *Development alternatives. Single-family attached dwellings may develop as:*

1. *Townhouse.* Developments in which each individual townhouse unit is located on an individual deeded lot having frontage on a public or private street with all parking spaces and all green space (per section 27-285 of this Code) provided on the lot. Where three (3) or more units/lots are proposed, subdivision regulations must be met.
2. *Condominium or rental developments.* Single-family attached developments may be developed as condominium or rental projects. Such developments may design units to front either public or private streets. Required parking spaces may be provided in common parking bays. Some or most of the required green space may be provided in areas designated as common space. Condominium developments of any size shall file a declaration of condominium with the clerk of circuit court as required by law.

(c) *Development 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 applicant has requested a waiver to this standard as the ground floor entrances for units 2 through 4 do not face a street right-of-way. See waiver #1 on page 1 of this staff report.***

2. When auto storage is provided in the front or corner yards, the two (2) required spaces shall be enclosed. When auto storage is provided in the rear yard, the two (2) required spaces may be open or enclosed. Refer to section 27-283.12(h) for regulations governing parking layout.

***This proposed development meets this requirement.***

3. No fewer than three (3) dwelling units and no more than eight (8) dwelling units shall be constructed in a continuous configuration. No continuous group of dwellings shall exceed two hundred (200) feet in frontage width.

***The proposed development meets this requirement.***

### **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.

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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 subject property is currently developed with a single-family detached unit. The applicant proposes the development of the subject site with four (4) single-family attached units. The proposed development would be the first single-family attached development along the northern portion of the subject block on West Carmen Street, with single-family detached, semi-detached and attached dwelling units located along the southern portion of the block on West Gray Street.***
- (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 scale development. The site is surrounded by single-family detached units to the south, east and west. The proposed use is compatible with the surrounding residential uses in the immediate area.***
- (7) Promote more desirable living and working environments than would be possible through the strict application of minimum requirements of other zoning districts. ***The subject property is currently zoned RS-50. The applicant is requesting to rezone to PD, in order to permit four (4) single-family attached dwelling units. In order to allow for the proposed density of four (4) units and the requested waivers, the applicant must rezone to PD.***
- (8) Promote architectural features and elements, which complement the surrounding community and enhance the overall quality of the development. ***The proposed elevations are complimentary to the surrounding community.***
- (9) Promote the retention and reuse of existing building stock. ***Any existing structure on site will be demolished.***

Submitted & Completed by:

Christopher DeManche  
Urban Planner II  
Development Coordination

# REZONING STAFF REPORT REZ-26-0000006

## Revision Sheet

### Development Coordination

- On the site plan, under the Site Data Table, update the east setback to reflect a distance of 7' and the west setback to reflect a distance of 20'.
- Amend waiver # 2 on the site plan (Sheet 1 of 2), to reflect what is on page 1 of this staff report.

### Natural Resources

- Depict the protective radius for the 29" right-of-way oak tree along West Carmen Street.
- Call out any alternate construction methods if there are any encroachments into the protective radius.
- Any landscape buffers that surround the parcel that abut SF detached dwelling units require a 5' use landscape buffer. The waiver should request the reduction in the use landscape buffers to the west to 4' and to the south to 3'.

### Transportation

- Add this note to the site plan (Sheet 1 of 2): Following Tampa City Council adoption of this rezoning site plan, the petitioner will submit an Alternative Driveway Design application for the site's driveway configuration at the time of permitting for review by the City of Tampa Mobility Department.

# Request to Rezone

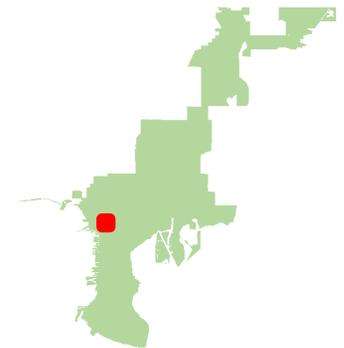
REZ-26-000006  
4420 W. Carmen St

RS-50 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**

<b>City of Tampa Rezoning</b>	
<b>Hearing Date:</b> March 12, 2026  <b>Report Prepared:</b> March 2, 2026	<b>Petition: REZ 26-06</b>  <b>4420 West Carmen Street</b>  <i>Located southeast of the intersection of West Carmen Street and North Hesperides Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-20 (20 du/ga; 0.5 FAR)</b>
<b>Planning Area:</b>	Westshore Planning District
<b>Zoning:</b>	Residential, Single-Family-50 (RS-50) to Planned Development (PD) to allow development of four single-family attached dwelling units
<b>Parcel Size (Approx.):</b>	10,393± square feet (0.24± acres)
<b>Street Functional Classification:</b>	West Carmen Street – <b>Local</b> North Hesperides Street - <b>Local</b>



**Context:**

The applicant requests a Planned Development (PD) rezoning to allow for the development of four single-family attached dwelling units. A single-family residence currently occupies the site.

- The subject site is in the Westshore Planning District, specifically in the Westshore Palms neighborhood.
- The Future Land Use designation for the site is **Residential-20 (20 du/ga; 0.50 FAR)**. The Residential-20 Future Land Use designation provides for low to medium density residential uses including single-family detached residential units, townhomes, and multi-family development. Some neighborhood-serving-commercial and residential-office uses may be considered in this designation, subject to commercial locational criteria.
- The subject site can be considered for a maximum of four residential dwelling units (18 du/ga and 20 du/ga) or 5,196± square feet (0.5 FAR) of neighborhood-serving commercial development. Non-residential uses must meet Locational Criteria outlined in the Comprehensive Plan.
- The surrounding area is characterized by a mix of single-family detached, duplexes, townhomes, and multifamily developments. North of the subject site is Interstate 275 as well as land owned by FDOT currently being used as retention area. The site is five blocks north of West Kennedy Boulevard and two blocks east of North Westshore Boulevard, both Transit Emphasis Corridors.
- Charles B. Williams Park is the closest public recreational facility located 0.2 miles southeast of the site.
- The closest transit stop is two blocks to the east of the subject site at the intersection of West Shore Boulevard and West Gray Street. This stop is serviced by HART route #30 and provides service to Downtown Tampa, Tampa International Airport, Westshore Plaza, and NetPark.
- The subject site is within the Coastal Planning Area, specifically Evacuation Zone A. 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 are used as a basis for a consistency finding.

### **Objectives and Policies of the Tampa Comprehensive Plan:**

#### **City Design – Goals, Objectives, and Policies**

*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 1.2.3: Relate new buildings and development to the context of the neighborhood and community.*

#### **City Planning Strategy - Goals, Objectives, and Policies**

*LU Objective 2.1: Regulate the levels of building intensity according 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 that is more economically sound, by encouraging infill development on vacant and underutilized sites.*

#### **Land Development Regulations – Goals, Objectives, and Policies**

*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 9.2.6: 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.*

### **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 9.7.3: Use low-density multifamily areas to provide for transitional densities between single-family neighborhoods and more intense commercial and residential uses.*

### **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 1.8: Enforce development's requirements and contributions toward improving on-site 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.*

### **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 1.1.18: 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.*

### **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 based on the shelter space LOS.*

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

The request is to rezone the subject site from Residential, Single-Family-50 (RS-50) to Planned Development (PD) to allow for four single-family attached residential units. A single-family residence currently occupies the subject site.

The Future Land Use designation of the subject site is Residential-20, which supports single-family attached uses (*LU Policy 8.15.2*). Planning Commission staff reviewed the existing density of the surrounding area. The average existing density along West Carmen Street between North Hesperides Street and North Manhattan Avenue, excluding the subject site and the TECO substation, is 5.95 dwelling units per acre (based on seven sample sites), which is approximately 29% of the density planned for in this area of the city. Planning Commission staff finds the request will not alter the character of the surrounding area (*LU Policies 1.2.3, 9.3.8*). The proposed PD includes four residential attached dwelling units at a density of 16.6 dwelling units per acre, consistent with the density anticipated in the Residential-20 designation (*LU Policy 8.15.1*). The rezoning will provide compatible infill development and better utilization of the land in an area planned for 20 dwelling units per acre.

The site is five blocks north of West Kennedy Boulevard and two blocks east of North Westshore Boulevard, both Transit Emphasis Corridors identified by the Comprehensive Plan as suitable for redevelopment and increased intensification, which is characterized by a mix of light commercial and residential uses. Given the site's location, particularly its proximity to the Westshore Employment Center and these identified corridors, Planning Commission staff have determined that the Planned Development supports development that is both comparable to and compatible with the surrounding area (*LU Policies 2.1.1, 9.3.8*).

The Comprehensive Plan encourages single-family attached developments to be designed to include the orientation of the front door to a neighborhood sidewalk and street. The PD proposes a front door facing West Carmen Street, with a sidewalk connection to Unit 1. Units 2-4 include a front door facing an internal sidewalk and an internal drive aisle, which connects to West Carmen Street. While the sidewalk provides a safe pedestrian connection, and the design meets the intent of *LU Policy 9.2.6*, there is still potential for vehicular and pedestrian conflicts with cars backing out of the garages (*LU Policies 9.2.6; MBY Policy 1.1.4, 1.8.1*).

The request supports many of the policies in the Comprehensive Plan as it relates to housing the city's population. The Comprehensive Plan encourages new housing on vacant and underutilized land to ensure an adequate supply of housing is available to meet the needs of Tampa's present and future populations. Since the subject site has the potential for four dwelling units and is currently developed with one dwelling unit, it could be considered underutilized and the proposed PD would facilitate new development. The request provides additional housing in the Westshore Palms neighborhood, within proximity to transit and employment options (*HSG Policy 1.3.4; LU Policies 2.1.2, 9.6.2, 9.7.1, 9.7.3; INF Policy 1.1.18*).

The subject site is located within the Coastal Planning Area, specifically Evacuation Zone A. 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*).

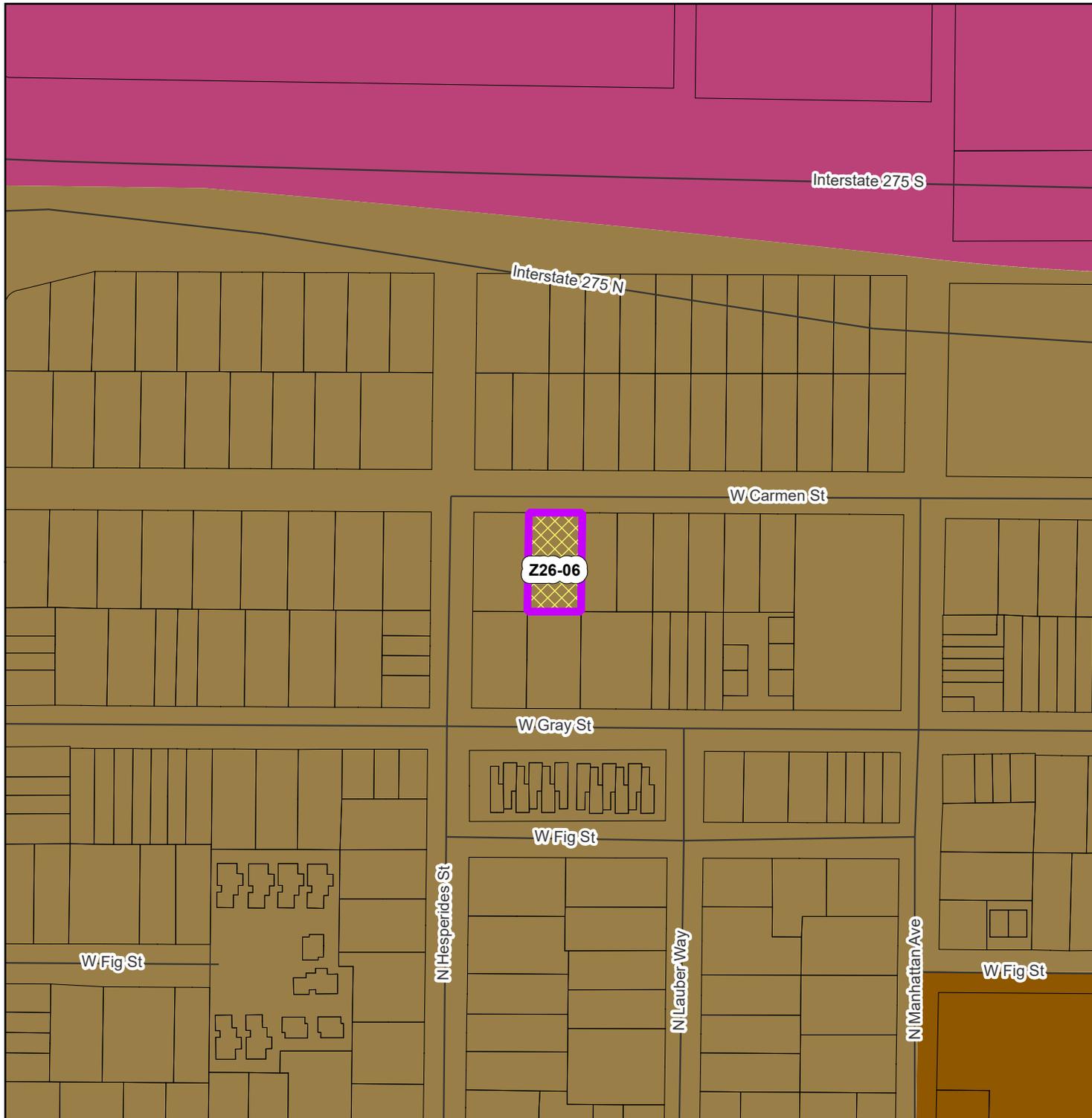
Overall, the proposed PD is consistent with the policy direction of the Comprehensive Plan and the long-range development pattern anticipated under the Residential-20 Future Land Use designation.

**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  
**Z26-06**  
 4420 W. Carmen St.  
 From: RS-50 (Residential Single-Family)  
 To: PD (Planned Development)

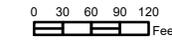


- Legend**
- Rezoning**
- <all other values>
- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Other Symbols:**
- Tampa Service
  - Urban Service
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
  - wam.BOUNDARY.Jurisdiction\_Line
- Land Use Codes:**
- 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.

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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\mca00j\Desktop\Rezoning.mxd

