TRANSFER OF DEVELOPMENT RIGHTS (TDR) SENDING AND RECEIVING AREAS MAP

UNINCORPORATED HILLSBOROUGH COUNTY

October 10, 2006

DRAFT

Sending Areas
- Coastal High Hazard Areas (Source: Tampa Bay Regional Planning Council, 2006)
- Significant Wildlife Habitat (Source: Hillsborough County)
- Wetlands greater than 40 acres in Community Area Plans: Lutz, Northwest, Keystone-Odessa, and Thonotosassa (Source: The Planning Commission)
- ELAPP: Along coastal areas, only land above the mean high tide may be used in determining acreage size for density or density credit calculations. (Source: Hillsborough County, 2006)

Receiving Areas
- Future Land Use Designations R2-P (Source: 2015 Adopted Land uses, The Planning Commission)
- Zoning Overlay Designation: TND (Source: Hillsborough County)
- Community Area Plans: Keystone-Odessa (at the intersection of Gunn Hwy & Mobley), Northwest (town centers), and Wimauma (town center) (Source: The Planning Commission)
- Activity Centers (Source: The Planning Commission, 2006)
- Parcels located within the Tier 1 urban service area may be eligible to receive TDRs.

General
- Publicly owned lands are not eligible to be included in sending or receiving areas.

Notes and Data Sources

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