




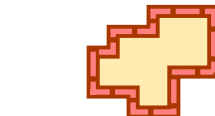
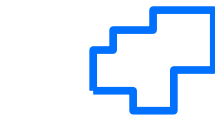

# TRANSFER OF DEVELOPMENT RIGHTS (TDR) SENDING AND RECEIVING AREAS MAP

UNINCORPORATED HILLSBOROUGH COUNTY

November 27, 2006

**DRAFT**

## Legend

-  Sending Areas
-  Receiving Areas
-  Northwest Hillsborough Community Plan Area\*
-  Jurisdiction Boundary
-  Urban Service Areas
-  Major Roads

Sending Areas Size: 82,703 Acres (129.2 Sq. Miles)

Receiving Areas Size: 56,653 Acres (88.5 Sq. Miles)

## Notes and Data Sources

### 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, 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

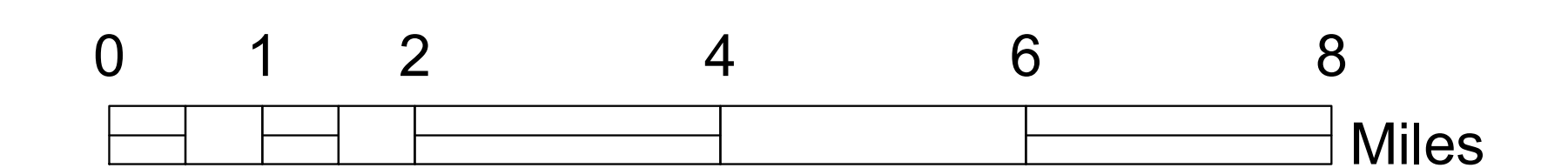
- Future Land Use Designations R2-P (Source: 2015 Adopted Land Uses, The Planning Commission)
- Zoning Overlay Designation: TND (Source: Hillsborough County)
- Activity Centers (Source: The Planning Commission, 2006)
- Parcels located within the Tier 1 urban service area may be eligible to receive TDRs.

### General

- Publicly owned lands are not eligible to be included in sending or receiving areas.
- TDR in the Northwest Hillsborough Community Plan area shall be applied consistent with the Northwest Community Plan.

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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.



AUTHOR: Carter & Burgess  
Date: 11/27/06

**THE PLANNING COMMISSION**

