





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

UNINCORPORATED HILLSBOROUGH COUNTY

October 10, 2006

**DRAFT**

-  Sending Areas
-  Receiving Areas
-  Major Roads
-  Jurisdiction Boundary

Sending Areas Size: 86,093 Acres (134.5 Sq. Miles)  
 Receiving Areas Size: 59,162 Acres (92.4 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, 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

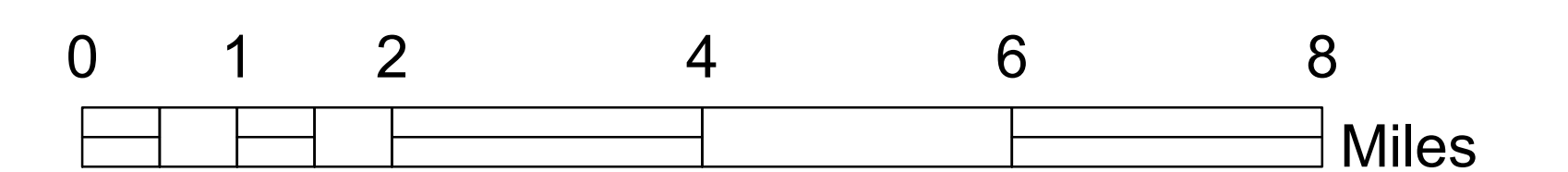
- Future Land Use Designations R2-P (Source: 2015 Adopted Land Uses, The Planning Commission)
- Zoning Overlay Designation: TND (Source: Hillsborough County)
- Community Area Plans: Keystone-Odessa (at the intersection of Gunn Hwy & Mobley), Northwest (town centers), and Wimauma (town center) (Source: 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.

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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.



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