

Rezoning Application: PD 25-0588
Zoning Hearing Master Date: September 15, 2025
BOCC Land Use Meeting Date: November 12, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: D.R. Horton, Inc.
FLU Category: RES-4
Service Area: Urban
Site Acreage: Approximately 124.04 acres
Community Plan Area: Riverview/Southshore
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 124.04-acre unified development. The request is for a rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 210 single-family detached homes.

Zoning:	Existing		Proposed
District(s)	AR	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-family
Acreage	+/-7.45 acres	+/- 116.59 acres	+/-124.04 acres
Density/Intensity	Minimum 5 acre per SF home (217,800 sf)	Minimum 1 acre per SF home (43,560 sf)	Minimum Lot Size: 4,600 sf Overall Density: +/-1.7 SF home per acre
Mathematical Maximum*	1 unit	116 units	210 units

*number represents a pre-development approximation

Zoning:	Existing		Proposed
District(s)	AR	AS-1	PD
Lot Size / Lot Width	5 acres / 150'	1 acre / 150'	4,600 sf / 40'
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 50 ft. Side: 25 ft.	Front: 50 ft. Rear: 50 ft. Side: 15 ft.	Front: 20 ft. Rear: 10 ft. Side: 5 ft.
Height	Max. 50 ft.	Max. 50 ft.	Max. 35 ft.

Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:

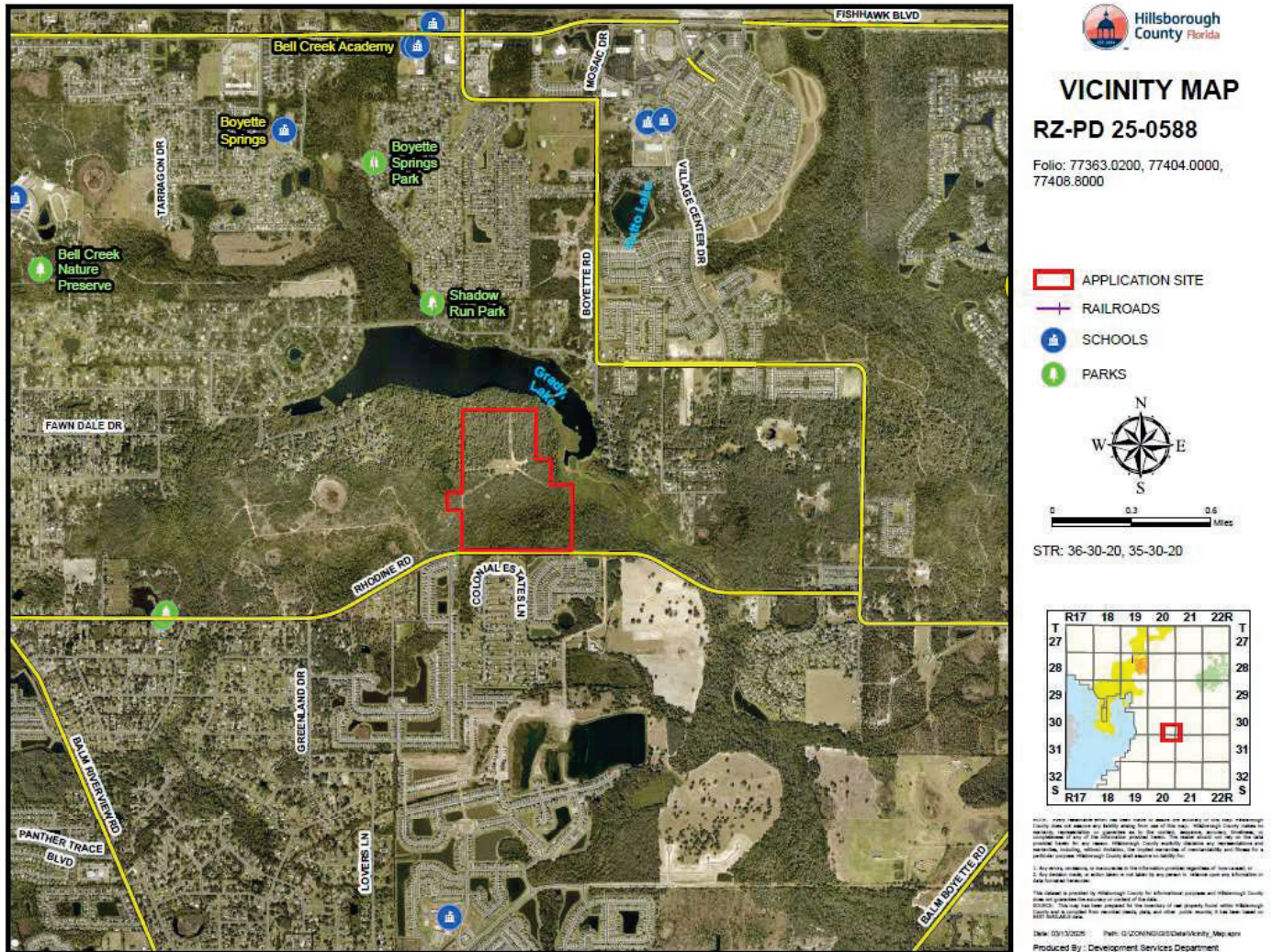
CONSISTENT

Development Services Recommendation:

APPROVABLE, Subject to Conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



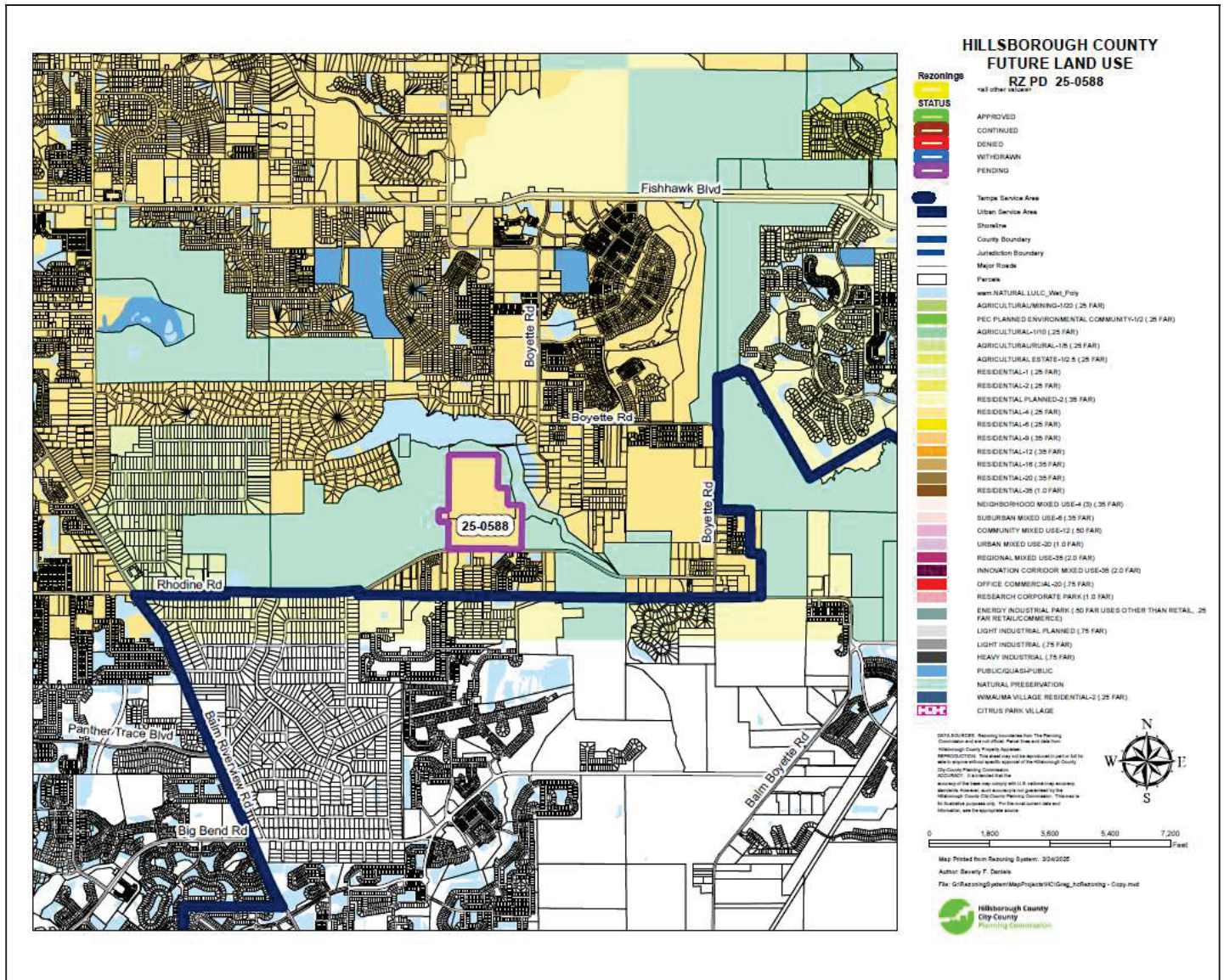
Context of Surrounding Area:

The site is located on the north side of Rhodine Road, approximately +/-1.84 miles east of the Balm Riverview Road and Rhodine Road intersection and is in the Urban Service Area within the limits of the Riverview/Southshore Community Plan. To the immediate north is County-owned property adjacent to Grady Lake. Property to the immediate west, which is an area of significant native habitat, is vacant.

South of the proposed development across Rhodine Road are single-family residential homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

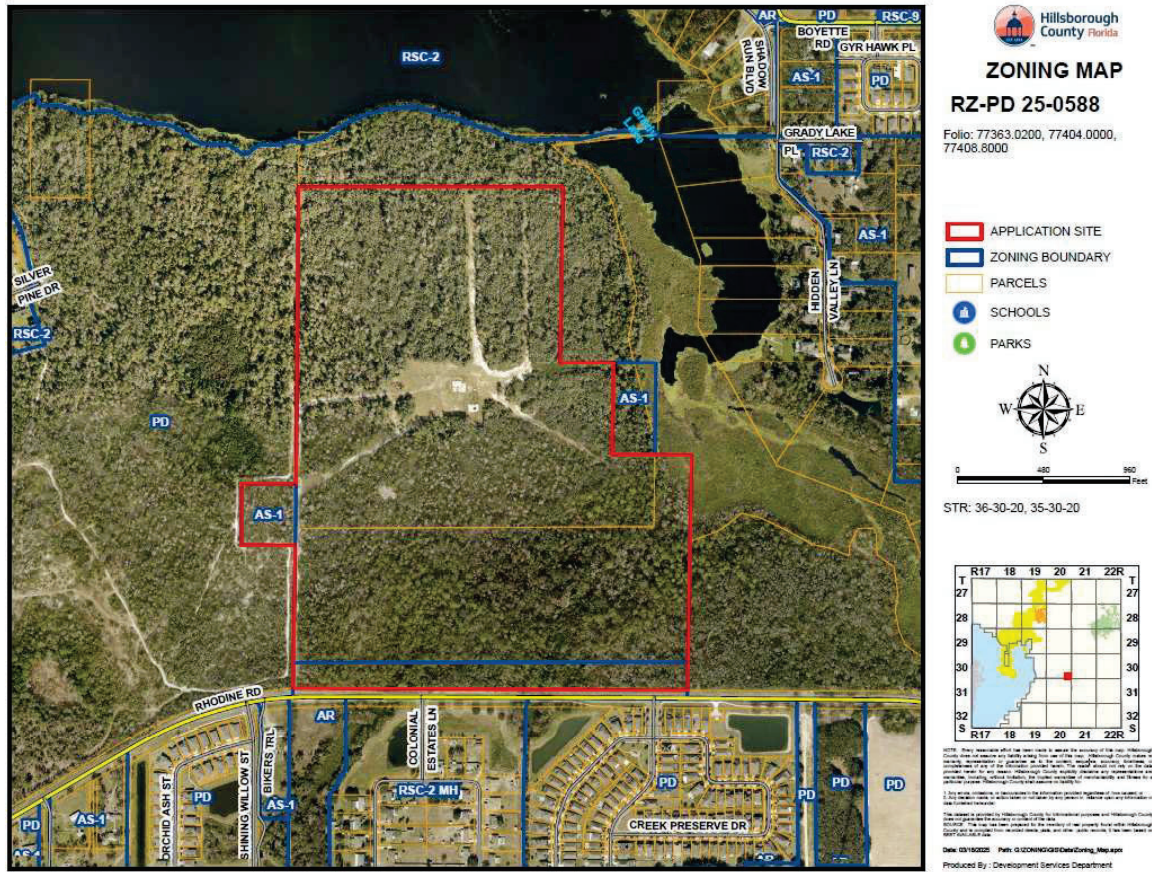
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density:	Residential: 4 dwelling per acre FAR: 0.25 (Neighborhood Commercial, office, or mixed use projects)
Typical Uses:	Typical uses include agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

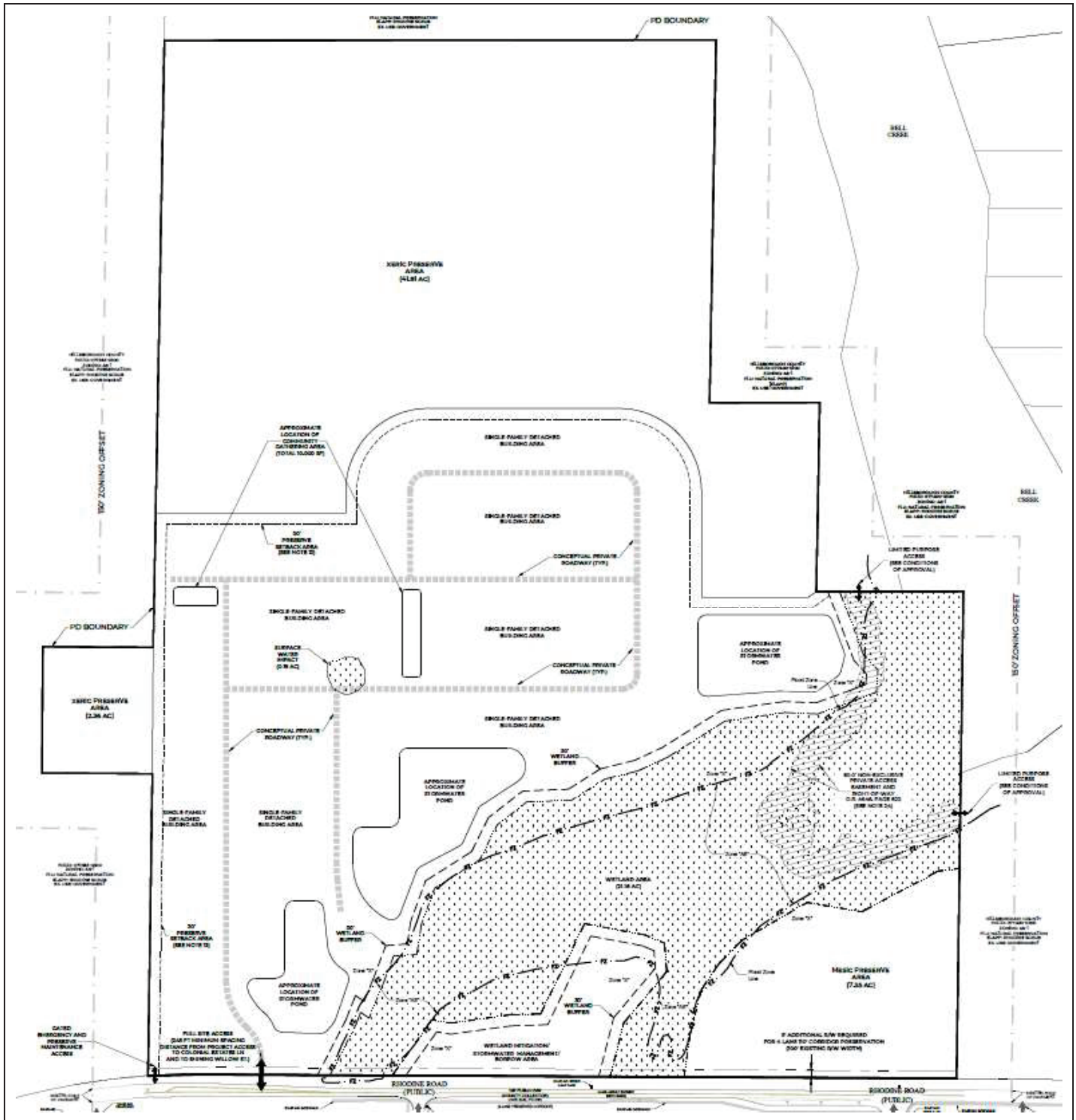
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 88-0153 & Lake Grady	Density: +/-1.32 du/acre	Single Family	Hillsborough County Natural Preservation Area; Vacant
South	RSC-2	2 du/acre	Single Family	Single Family
	PD 04-0978	Min. Lot Size: 5,750 sf Density: 2.84 units/ac.	Single Family (detached)	Single Family
	AR	1 du/5 acres	Single Family, Agriculture	Vacant
	AS-1	1 du/acre	Single Family, Agriculture	SF / Agriculture
East	PD 88-0153 & Lake Grady	Density: +/-1.32 du/acre	Single Family	Hillsborough County Natural Preservation Area; Vacant
West	PD 88-0153	Density: +/-1.32 du/acre	Single Family	Hillsborough County Natural Preservation Area; Vacant

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Rhodine Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width (for 2-Lane Section)	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,166	85	116
Proposed	1,996	147	200
Difference (+/-)	(+) 830	(+) 62	(+) 84

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian & Vehicular	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes: Northern and eastern connections are limited purpose access points. Also, gated emergency and limited purpose maintenance access proposed along southern frontage.				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: Substandard road determination deferred to site/construction plan stage.		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Agency Comment Sheet.
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☒ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Transportation Report.
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Water Resources Report
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Hillsborough County Public Schools "Adequate Facilities Analysis: Rezoning".
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 210 = \$1,928,430 Parks: \$2,145 * 210 = \$450,450 School: \$8,227 * 210 = \$1,727,670 Fire: \$335 * 210 = \$70,350 Total per House: \$19,890 * 210 = \$4,176,900 Urban Mobility, South Parks/Fire - 210 single family homes				

ZHM Hearing Date: September 15, 2025

BOCC LUM Meeting Date: November 12, 2025

Case Reviewer: Tim Lampkin, AICP

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the north side of Rhodine Road, approximately +/-1.84 miles east of the Balm Riverview Road and Rhodine Road intersection and is located in the Urban Service Area within the limits of the Riverview/Southshore Community Plan. The request is for a rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 210 single-family detached homes on +/-124.04 acres.

To the west is vacant property and the location of the Rhodine Scrub Nature Preserve. The applicant proposes a 30-foot preserve area adjacent to the xeric nature preserve located adjacent to the western property and also to the xeric nature preserve located on the northern portion of the subject site. The site plan illustrates a +/-41.81-acre xeric preserve area located on the northern portion of the proposed development providing a significant setback from both Lake Grady to the north and Bell Creek to the east.

Located across Rhodine Road to the immediate south of the proposed development is a PD developed with single-family homes with a minimum 5,750-square-foot lot size and overall density of +/-2.84 single-family homes per acre. Staff finds the proposed development similar to the standards approved for PD 04-0978 located to the south, which has also been predominantly developed. A 7.35-acre preserve area will be provided in the southeast portion of the project. Stormwater ponds and preservation areas are internal to the residential development.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration.

The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Based on the above consideration, including the existing development pattern, staff finds the request **APPROVABLE**.

Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Revise the zoning located to the north and west from “AS-1” to “PD 88-0153”.
- Revise the zoning located on the east, northeast and the southeast labels from “AS-1” to “PD 88-0153”.
- Correct note citation for the 30’ preserve setback area from 13 to 17.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan stamped received May 27, 2025.

1. The development shall be limited to 210 detached single-family detached homes.
2. Buffer and screening shall be provided as delineated on the general site plan.
3. Single-family dwelling units shall be developed to the following standards:

Minimum Lot Area	4,600 square feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Side Yard Setback (Facing Street)*	10 feet
Minimum Rear Yard Setback	10 feet
Maximum Height	35 feet
Minimum Lot Width	40 feet
Maximum Building Coverage	65 percent

*No garage or driveway access from this yard is permitted.

4. The subject property shall be subject to the following landscaping and screening:
 - a. A 30-foot xeric preserve setback shall be provided along the western boundary and along the northern xeric habitat area.
 - b. A 30-foot wetland buffer shall be provided.
5. The project shall be served by and limited to one (1) full access connection to Rhodine Rd. Notwithstanding the above, turning movements may be restricted in the future. Additionally:
 - a. The developer shall also construct one (1) gated emergency access to Rhodine Rd. west of the primary access connection, which may also serve as a maintenance access to preserve areas;
 - b. The project shall be permitted two (2) limited purpose access connections along the northern and eastern project boundaries, as generally shown on the PD site plan. Such limited purpose access connections shall be restricted to effectuating any ingress/egress rights afforded under the easement described in Official Records Book 4646, Page 822; and,
 - c. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
 - i. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
 - ii. Construction access shall be limited to the one (1) primary access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same;

and,

- iii. Additional limited purpose access connections may be proposed for the sole purpose of providing maintenance access to the wetland mitigation/stormwater management/borrow area and +/- 7.35 ac. Mesic Preserve Area. If proposed, all such access shall be gated and subject to review and approval by Hillsborough County.
6. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to northbound left turn lane on Rhodine Rd. at the project access.
7. As Rhodine Rd. is a substandard collector roadway, the developer will be required to improve the public roadway network between its project access and nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.
8. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 5 feet of right-of-way along its Rhodine Rd. frontages, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
9. The subject application is adjacent to the Rhodine Scrub Nature Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
10. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
11. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in

Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. The revised site plan provided May 28, 2025 depicts two limited purpose accesses. There is also a 60' non-exclusive private access easement and right-of-way in the eastern portion of the project. The access and easement imply wetland impacts if the easement is not released or vacated per general notes 24 of the site plan. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

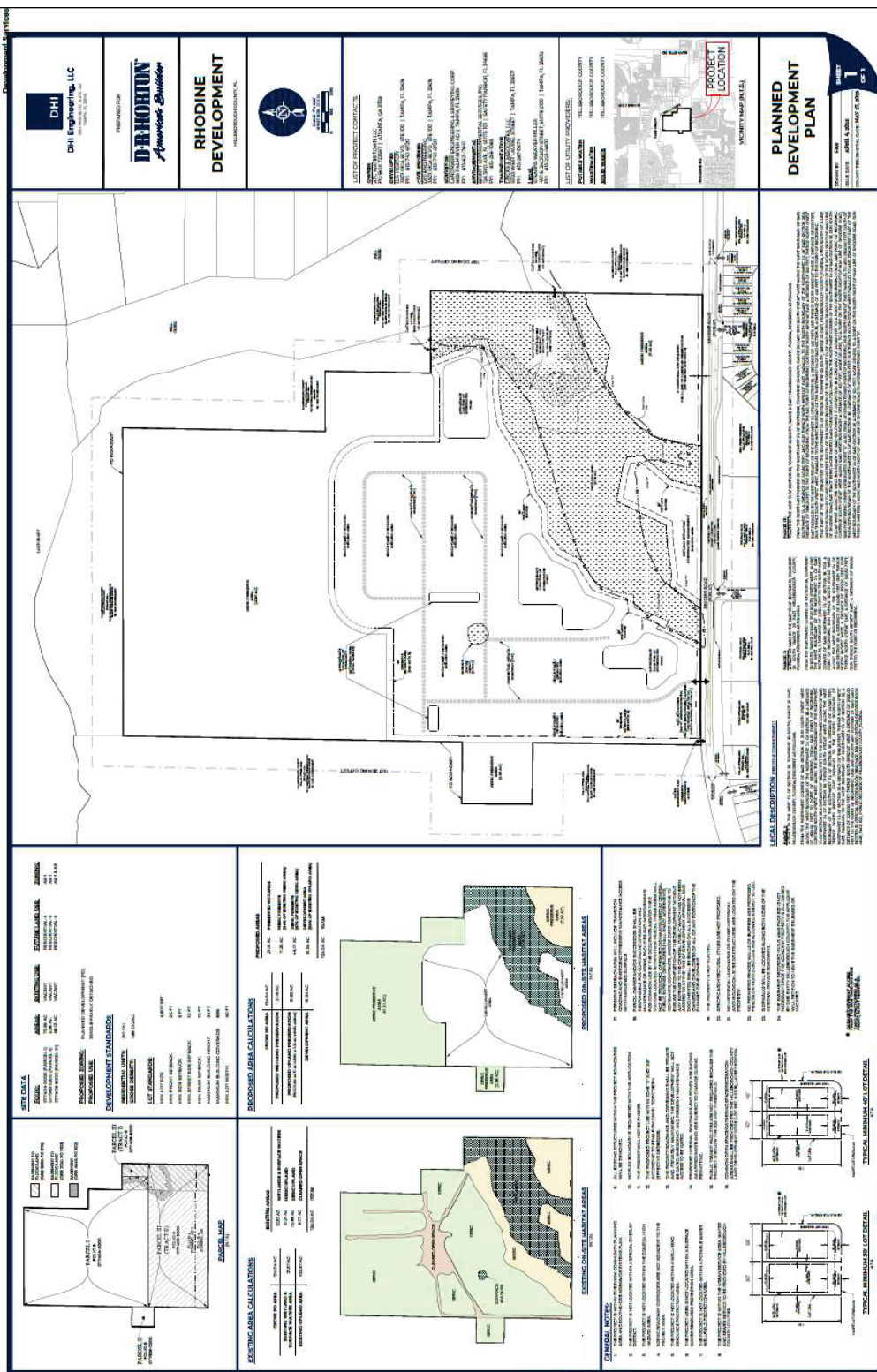
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 06/08/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: RV

PETITION NO: RZ 25-0588

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

1. The project shall be served by and limited to one (1) full access connection to Rhodine Rd. Notwithstanding the above, turning movements may be restricted in the future. Additionally:
 - a. The developer shall also construct one (1) gated emergency access to Rhodine Rd. west of the primary access connection, which may also serve as a maintenance access to preserve areas;
 - b. The project shall be permitted two (2) limited purpose access connections along the northern and eastern project boundaries, as generally shown on the PD site plan. Such limited purpose access connections shall be restricted to effectuating any ingress/egress rights afforded under the easement described in Official Records Book 4646, Page 822; and,
 - c. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
 - i. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
 - ii. Construction access shall be limited to the one (1) primary access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same; and,
 - iii. Additional limited purpose access connections may be proposed for the sole purpose of providing maintenance access to the wetland mitigation/stormwater management/borrow area and +/- 7.35 ac. Mesic Preserve Area. If proposed, all such access shall be gated and subject to review and approval by Hillsborough County.
2. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to northbound left turn lane on Rhodine Rd. at the project access.
3. As Rhodine Rd. is a substandard collector roadway, the developer will be required to improve the public roadway network between its project access and nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County

Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.

4. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 5 feet of right-of-way along its Rhodine Rd. frontages, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone multiple parcels, totaling +/- 124.04 ac., from Agricultural Single-Family 1 (AS-1) and Agricultural Rural (AR) to Planned Development (PD). The applicant is seeking entitlements to permit up to 210 single-family detached dwelling units.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1 and AR, 117 Single Family Detached Dwelling Units (LUC 210)	1,166	85	116

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 210 Single Family Detached Dwelling Units (LUC 210)	1,996	147	200

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 830	(+) 62	(+) 84

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Rhodine Rd. is a 2-lane, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 100-foot-wide right-of-way. There is a +/- 5-foot-wide sidewalk along the south side of Rhodine Rd. in the vicinity of the proposed project. There are no bicycle facilities present on Rhodine Rd. in the vicinity of the proposed project.

Along the project's frontage, Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The minimum right-of-way necessary to accommodate a 4-lane, urban, collector is 110 feet (per TS-4 within the Hillsborough County Transportation Technical Manual). Given there is only 100 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional 10 feet of right-of-way needed along the roadway (i.e. 5 feet north of the existing Rhodine Rd. right-of-way).

SITE ACCESS AND CONNECTIVITY

Project access is proposed via one (1) access connection to Rhodine Rd. The developer is proposing a gated access west of the primary access which will serve as gated emergency access and access to the preserve areas to certain preserve areas within the project.

Staff has proposed additional conditions regarding access to other preserve areas within the project. There are also two other limited purpose access arrows shown on the PD site plan which correspond to the ingress/egress easement shown on the PD site plan and as contained in Official Records Book 4646, Page 822. This easement seems to have been provided to serve to connect two disconnected properties that are cut off by water bodies or other environmentally sensitive areas. Those lands are now under ownership of the county. The applicant has indicated they will pursue vacating of this easement; however, in the event this is unsuccessful, the applicant has added arrows to reflect these limited purpose access connections. No project traffic may utilize these connections.

As indicated in the project's transportation analysis, an eastbound to northbound left turn lane on Rhodine Rd. into the project driveway is warranted pursuant to Sec. 6.04.04.D. of the LDC.

RHODINE RD. – SUBSTANDARD ROADWAY

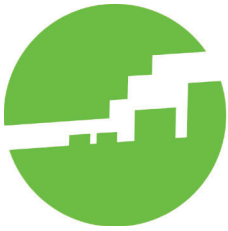
As Rhodine Rd. is a substandard collector roadway, the applicant is required to improve the roadway system to applicable standards (between the proposed project access and nearest roadway meeting an applicable standard) or otherwise obtain a Sec. 6.04.02.B. Administrative variance from the Sec. 6.04.03.L. requirement. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. Consistent with recently policy changes, the applicant has chosen to defer determination as to what path will be taken to the site/construction plan review stage.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Rhodine Rd.	Balm-Riverview Dr.	Boyette Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: September 15, 2025 Report Prepared: September 4, 2025	Case Number: PD 25-0588 Folio(s): 77404.0000, 77363.0200, 77408.8000 General Location: North of Rhodine Road and west of Boyette Road.
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore
Rezoning Request	Planned Development (PD) to allow 210 single-family dwelling units
Parcel Size	+/- 124.04
Street Functional Classification	Rhodine Road – County Collector Boyette Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AS-1 + AR	Vacant + Public Communications/Utilities
North	Residential-4 + Natural Preservation	PD	Public/Quasipublic/Institutions
South	Residential-4 + Residential Planned -2	AR + PD + RSC-2	Single-Family Residential + HOA Common Property
East	Residential-4 + Natural Preservation	PD	Public/Quasipublic/Institutions
West	Natural Preservation	PD	Public/Quasipublic/Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 124.04 ± acre subject site is north of Rhodine Road and west of Boyette drive. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview and Southshore Areawide Systems Community Plans. The applicant is requesting to rezone to a Planned Development (PD) and develop 210 single-family dwelling units.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed single-family use is compatible with the existing residential character and density of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 Future Land Use (FLU) category allows for the consideration of up to 4 dwelling units per

gross acre. With 124.04 acres, the subject site can be considered for up to 496 dwelling units. The proposal meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan. Goal 2 of this plan requires future development and redevelopment to comply with the adopted Riverview District Concept Map. The proposed development is abiding by the Riverview District Concept Map and is proposing residential within the designated residential areas. Additionally, Goal 6 of the community plan prioritizes the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space. The proposed development is preserving approximately 72.7 acres on the site. The site is also within the limits of the SouthShore Areawide Systems Community Plan. The Environmental Objective seeks to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. The proposed preservation of significant wildlife habitat meets the intent of the goals in the Wimauma Village and SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed 210 single-family home development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan and SouthShore Areawide Systems Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Goal 2: *Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*

Objective 2.1: *The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

Policy 2.1.1: *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Community Context and Compatibility

Policy 3.1.3: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These communityspecific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

Development

Objective 4.1: *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. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Policy 4.1.6: *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 per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Neighborhood and Community Development

Objective 4.4: Neighborhood Protection – *Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

Policy 4.8.1: *High-intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Goal 2: *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".*

Goal 6: *Prioritize the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Environmental Objective

The community is working to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. Species habitats represent an extensive, interlocking network of environmental resources.

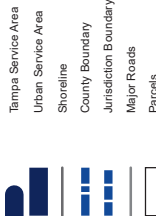
Goal 1 Sustainability - Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 25-0588

<all other values>

Rezonings



- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The map is for informational purposes only and is not intended to be used as a legal document. It is intended that the map be used in conjunction with the official zoning map and the official zoning ordinance. The map is for informational purposes only. It is not intended to be used as a legal document. It is intended that the map be used in conjunction with the official zoning map and the official zoning ordinance. The map is for informational purposes only. It is not intended to be used as a legal document. It is intended that the map be used in conjunction with the official zoning map and the official zoning ordinance.



Map Printed from Rezoning System: 3/24/2025
Author: Beverly F. Daniels
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