Rezoning Application: 25-0178 **Zoning Hearing Master Date:** 02-18-2025 **BOCC Land Use Meeting Date:**



Development Services Department

1.0 APPLICATION SUMMARY

Felix Alberto Moreno Et Al Applicant:

04-08-2025

FLU Category: R-4

Service Area: Urban

Site Acreage: 4.5 acres

Community Plan Area: Riverview and Gibsonton

Overlay: None

Special District: Costal High Hazard

Request: Rezone to RSC-6 (R)



Introduction Summary:

The applicant is requesting to rezone the property form PD to RSC-6. The applicant has proposed restrictions on the rezoning that would not allow access to Riverview drive.

Zoning:	Existing	Proposed	
District(s)	PD 06-1721	RSC-6 (R)	
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)	
Acreage	4.53	4.53	
Density/Intensity	3.97	4 du/ga	
Mathematical Maximum*	ximum* 18 units 18 units		

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 06-1721	RSC-6 (R)
Lot Size / Lot Width	7000 sq ft/ 70 ft wide	7000 sq ft/ 70 ft wide
Setbacks/Buffering and Screening	Front 25 ft, side 7.5 ft, and rear 25 ft	Front 25 ft, side 7.5 ft, and rear 25 ft
Height	40 ft	35 ft

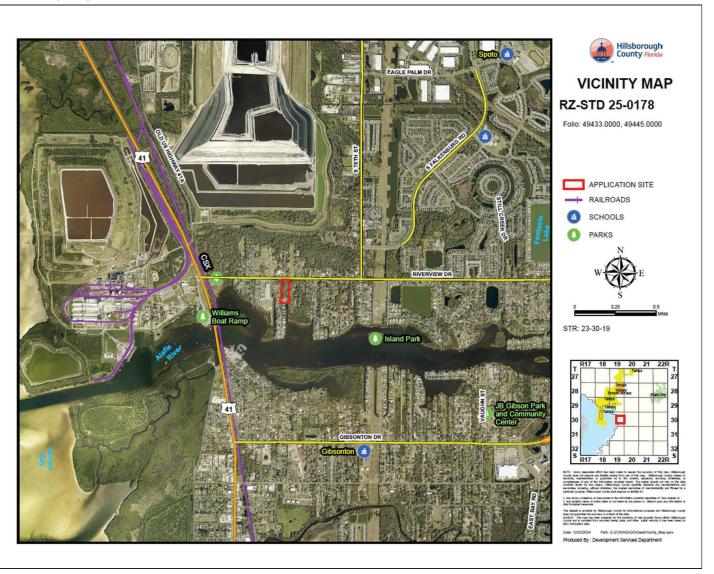
Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code		

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

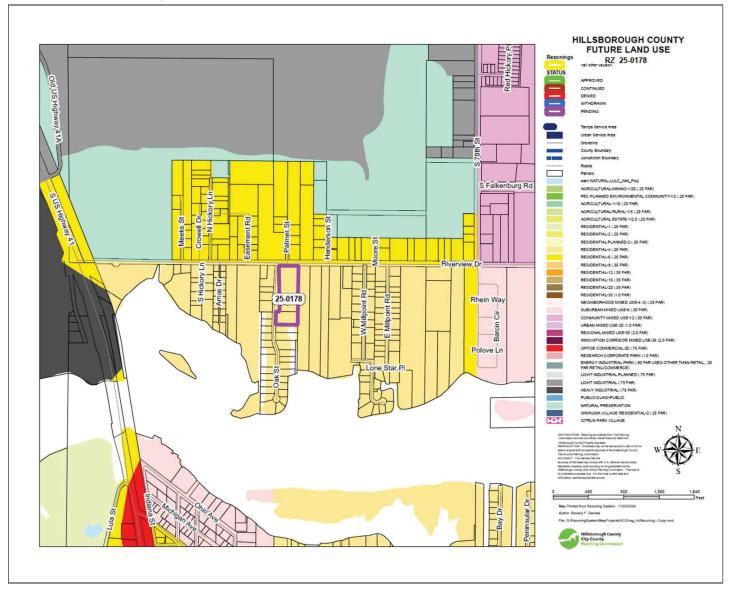
The property is located along Riverview Dr approximately 3,000 ft East of S US 41. The properties surrounding the subject parcel consist of a mix of residential agricultural and light commercial uses in the form of RSC-6, RSC-6 MH, AS-1, AR, BPO, RSB and PD zoned parcels.

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BOCC LUM MEETING DATE: 04-08-2025 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU/GA or .25FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects.

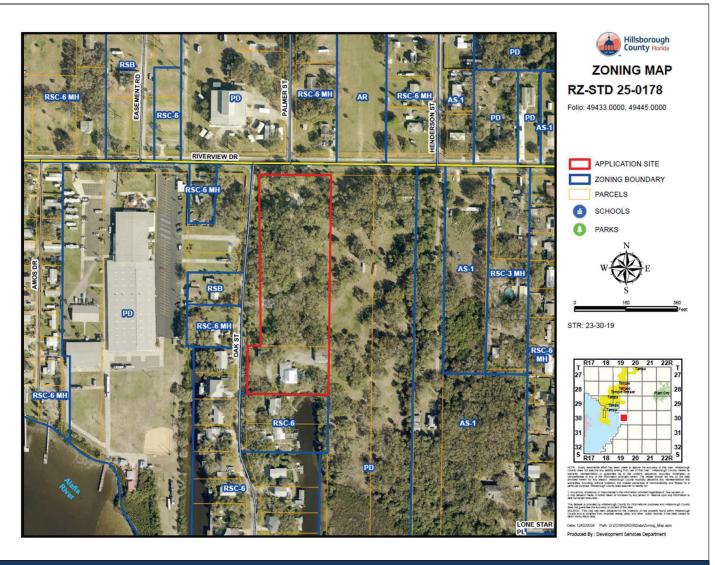
ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

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	RSC-6 MH/ PD	6 du/ga 0.22 FAR	Residential/ commercial and Museum	Residential/ commercial and Museum
East	PD	6 du/ga	Residential	Vacant
South	RSC-6	6 du/ga	Residential	Residential
West	RSC-6/ RSC- 6MH /RSB/PD	6 du/ga 0.25 far	Residential, Commercial, and RSB uses	Residential, Commercial, and RSB Uses

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BOCC LOW WILLTING DATE.	04-08-2023	Case Neviewer, Logari Wickarg
2.0 LAND USE MAP SET	AND SUMMARY	DATA
		elow for size and orientation purposes. See Section 8.0 for full site plan)
2.4110posed Site Fiam	(partial provided be	now for size and offentation purposes. See Section 6.6 for full site plant

APPLICATION NUMBER:	RZ 25-0178	
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

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	
Riverview Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	
Oak Street.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation	■Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

^{*}Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

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.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation Objections Conditions Additional Requested Information/Comments				
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided ☑ N/A 	☐ Yes ☐ N/A ☐ No	☐ Yes ☐ No ☑ N/A		

APPLICATION NUMBER:	RZ 25-0178	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions	Additional
		☐ Yes	Requested □ Yes	Information/Comments
Environmental Protection Commission	□ No	⊠ No	□ No	n/a
Natural Resources	☐ Yes	□ Yes	☐ Yes	n/a
Natara Nessarces	⊠ No	□ No	□ No	11/ 0
Conservation & Environ. Lands Mgmt.	☐ Yes ☑ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Check if Applicable:		/ater Wellfield Pro		
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	_	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
\square Wellhead Protection Area	☐ Adjacent	to ELAPP property		
\square Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	N Vaa	□ Vaa	□ Vaa	
☐ Design Exc./Adm. Variance Requested	⊠ Yes □ No	│ □ Yes │ ⊠ No	☐ Yes ☐ No	n/a
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	│	│ │ □ Yes	□ Yes	
⊠Urban ☐ City of Tampa	□ res	□ res □ □ No	□ No	n/a
☐Rural ☐ City of Temple Terrace				
Hillsborough County School Board		_		
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes □ No	Yes	☐ Yes	n/a
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	LI NO	⊠ No	│ □ No	
Impact/Mobility Fees	I	ı	I	ı
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	ill coolived		requested	iniormation, comments
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□ No	□ Consistent □	□ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025 Case Reviewer: Logan McKaig

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The properties, totaling 4.5 acres, are located between Riverview Dr and the Alafia River about 2500 ft east of US 41. The rezoning to RSC-6 in the costal high hazard area would normally constitute a requirement that the property cannot have a potential maximum of more than ten home without rezoning onto a PD. However, it was determined that as the possible number of homes per the FLU density, wetlands, and other development standards is no greater that the currently approved eighteen homes, described in PD 06-1721. Site will have development standards comparable to surrounding properties and density will be limited to 4 units per acre.

5.2 Recommendation

Staff recommends approval, subject to the following applicant proposed restriction:

- 1. Access to Riverview Drive along the north of the site shall be prohibited.
- 2. Density shall be limited to 4 units per acre.

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

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6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025 Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	RZ 25-0178	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig
8.0 PROPOSED SITE PLA	AN (FULL)	
N/A		

APPLICATION NUMBER:RZ 25-0178ZHM HEARING DATE:02-18-2025BOCC LUM MEETING DATE:04-08-2025Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: 2	Zoning Technician, Development Services Department	DATE: 02/10/2025			
REV	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation			
PLAN	NNING AREA/SECTOR: Southshore/Riverview	PETITION NO: RZ 25-0178			
	This agency has no comments.				
X	X This agency has no objection.				
This agency has no objection, subject to the listed or attached conditions.					
	This agency objects for the reasons set forth below.				

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 4.53 acres from Planned Development (PD) No. 06-1721 to Residential Single Family Conventional – 6 – Restricted (RSC-6-R). The restriction proposed by the applicant would prohibit access to Riverview Dr. The site is located on the south-eastern quadrant of the intersection of Riverview Dr. and Oak Street. The Future Land Use designation of the site is Residential 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially 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.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Detached Housing (ITE Code 210) 45 units	484	36	47

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 27 units	302	23	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-182	-13	-18

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Riverview Dr and Oak Street. Riverview Dr. is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 5ft sidewalk on the north side of the roadway, and within +/- 65ft of the right of way.

Oak St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 16 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Oak St.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based

on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Riverview Dr. to avoid inserting the project's access on a collector road in favor of placing the access on a lower classified local road (Oak St.), in accordance with the intent of section 06.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Oak St. is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

The roadway level of service provided for N. Manhattan Ave is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Riverview Dr.	US HWY 41	US HWY 301	D	D

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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		
Riverview Dr.	County Collector - Rural	2 Lanes	☐ Corridor Preservation Plan		
		Substandard Road	☐ Site Access Improvements		
		☐Sufficient ROW Width	☐ Substandard Road Improvements		
			⊠ Other (TBD)		
Oak Street.	County Local - Rural	2 Lanes	☐ Corridor Preservation Plan		
		Substandard Road □Sufficient ROW Width	☐ Site Access Improvements		
			☐ Substandard Road Improvements		
			⊠ Other (TBD)		

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	484	36	47			
Proposed	302	23	29			
Difference (+/-)	-182	-13	-18			

^{*}Trips reported are based on net new 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		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions	Additional		
Transportation	Objections	Requested	Information/Comments		
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes			
☐ Off-Site Improvements Provided	•	□ No			
⊠ N/A	⊠ No	⊠ N/A			



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: February 18, 2025	Case Number: RZ 25-0178		
Report Prepared: February 7, 2025	Folio(s): 49433.0000, 49445.0000		
	General Location : North of the Alafia River, south of Riverview Drive, east of US Highway 41		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Gibsonton, SouthShore, and Riverview		
Rezoning Request	Rezone to RSC-6 to remove the property from the PD and retain the RSC-6 development standards in compliance with the Residential-4 (RES-4) Future Land Use classification		
Parcel Size	4.53 ± acres		
Street Functional Classification	Riverview Drive – County Collector Oak Street – Local US Highway 41 – State Principal Arterial		
Commercial Locational Criteria	N/A		
Evacuation Area	A		

Table 1: COMPARISON OF SURROUNDING PROPERTIES						
Vicinity	Future Land Use Designation	Zoning	Existing Land Use			
Subject Property	Residential-4	PD	Vacant + Single-Family			
North	Residential-6	PD + RSC-6 + AR	Vacant + Single-Family + Light Industrial			
South	Residential-4	RSC-6	Single-Family			
East	Residential-4	PD + AS-1	Vacant + Single-Family			
West	Residential-4	PD + RSC-6 + RSB	Vacant + Single-Family + Two-Family + Public/Quasi- public/Institutions			

Staff Analysis of Goals, Objectives and Policies:

The 4.53 ± acre subject site is north of the Alafia River, south of Riverview Drive, and east of US Highway 41. The site is in the Urban Service Area (USA) and is located within the limits of the Gibsonton, Riverview, and SouthShore Areawide Systems Community Plans. The applicant is requesting to rezone to Residential Single-Family Conventional-6 (RSC-6) to remove the property from the Planned Development (PD 06-1721) and retain the RSC-6 development standards in compliance with the Residential-4 (RES-4) Future Land Use classification.

The site is in the USA where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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 site currently has vacant and single-family residential uses, with vacant land to the north, east, and west of the subject site. Single-family uses surround the subject site on all sides. The proposal to remove the property from the existing PD and retain RSC-6 development standards meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objectives 7 and 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land Use (FLU) categories. The site is in the Residential-4 (RES-4) FLU category. The RES-4 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. In accordance with the language stated above, this request meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development code regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site is within the Coastal High Hazard Area (CHHA). Policy 10.11 states that development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the CHHA and level of service standards established for shelter capacity and clearance times.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1,16.2, 16.3, 16.8, and 16.10 that require new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed rezoning would reflect a development pattern that is consistent with the character of the surrounding area. The subject site currently consists of single-family residential and vacant land. Additional single-family residential and vacant land surround the subject property. The proposed rezoning would be consistent with this policy direction.

The site is within the limits of the Gibsonton, Riverview, and SouthShore Areawide Systems Community Plans. Goal 2 of the Gibsonton Community Plan desires to improve and enhance its neighborhoods by revitalizing older residential areas and incorporating new single-family and rental units offering a range of housing choices. Goal 2 of the Riverview Plan reflects the vision of Riverview using the District Concept Map. The Riverview District Concept Map illustrates the unique qualities and land uses related to distinct geographic areas identified as districts. The site is in the Residential District, which encourages attractive residential developments that complement the surrounding character and promote housing diversity. Goal 6 of the Riverview Community Plan aims to reduce to the extent possible Future Land Use Map densities and intensities along the Alafia River and other natural resources such as open space. This goal's intent is to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed. The subject site is located just north along the Alafia River. The rezoning request proposes a reduction in use and overall lots in comparison to the existing PD zoning of the property. The proposal meets the intent of the Gibsonton and Riverview Community Plans.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Gibsonton, Riverview, and SouthShore Areawide Systems Community Plans. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

RZ 25-0178

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning is **CONSISTENT** with the Unincorporated Hillsborough County Comprehensive Plan.

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: 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.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: 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.

Relationship to Land Development Regulations

Objective 9: 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 9.1: 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 9.2: 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.

Land Use Suitability

Policy 10.11: Development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

LIVABLE COMMUNITIES ELEMENT: Gibsonton Community Plan

Goal 2: Gibsonton will improve and enhance its neighborhoods by:

- Revitalizing older residential areas;
- Revitalizing outdated mobile home parks; and
- Incorporating new single-family and rental units offering a range of housing choices.

LIVABLE COMMUNITIES ELEMENT: Riverview Community Plan

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".

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. **Hwy 301 Corridor** Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
- 2. **Downtown** Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.

- 3. **Riverfront** Recognize the historical, environmental, scenic, and recreational value of the Alafia River
- 4. **Mixed Use** Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
- 5. **Residential** Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
- 6. **Industrial** Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
- 7. **Open Space** Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

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

 Reduce to the extent possible Future Land Use Map densities and intensities along the Alafia River to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed

LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

The policies in the SouthShore Areawide Systems Community Plan are not related to this rezoning request.

HILLSBOROUGH COUNTY

FUTURE LAND USE

RZ 25-0178 <all other values>

DENIED

STATUS

Red Hickory PI

WITHDRAWN PENDING

Urban Service Area County Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly Jurisdiction Boundary

Falkenburg Rd

15 4187 S

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL PLANNED-2(.35 FAR) RESIDENTIAL-2 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

Riverview Dr

JS STOOM

Henderson St

Palmer St

Easement Rd

Crowell Dr

SUS Highway 41

Old US Highway 41A

Meeks St

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

Rhein Way

Barcin Cir

bЯ InioqlliMi∃

bA InioqlliM W

25-0178

IO somA

S Hickory Ln

Polove Ln

Lone Star PL

Oak St

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR) HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

Map Printed from Rezoning System: 11/22/2024 Author: Beverly F. Daniels File: G:\RezoningSystem

Peninsular Dr

Indiana

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