Rezoning Application:	25-0177
Zoning Hearing Master Date:	02-18-2025
BOCC Land Use Meeting Date:	04-08-2025



1.0 APPLICATION SUMMARY

Applicant:	Riverview Drive Farms LLC
FLU Category:	R-4
Service Area:	Urban
Site Acreage:	12.84
Community Plan Area:	Riverview and Gibsonton
Overlay:	None
Special District:	Costal High Hazard
Request:	Rezone to AS-1 (R)



Introduction Summary:

The applicant is requesting a rezone from PD to AS-1 (R) to allow for the construction of a single-family home and farm on the property. Access is to be required to be provided to Riverview Drive through one shared access

Zoning:	Existing	Proposed
District(s)	PD 06-1721	AS-1 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural
Acreage	12.84 <u>9.85</u>	12.84
Density/Intensity	2.1 Units per acre	1 Unit per acre
Mathematical Maximum*	27 units	12 units

*number represents a pre-development approximation

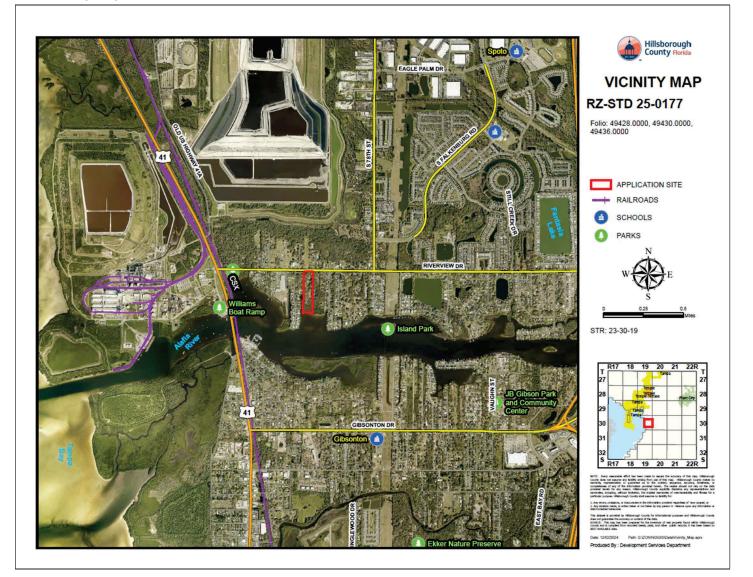
Development Standards:	Existing	Proposed
District(s)	RSC-6 with 15 ft front yards on some properties	AS-1
Lot Size / Lot Width	7000 sq ft/75 ft wide	43,560 sq ft/150 ft wide
Setbacks/Buffering and Screening	25 ft or 15 ft Front, 7.5 ft side, and 25 ft rear	50 ft Front, 15 ft side, and 50 ft rear
Height	40 ft	50 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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

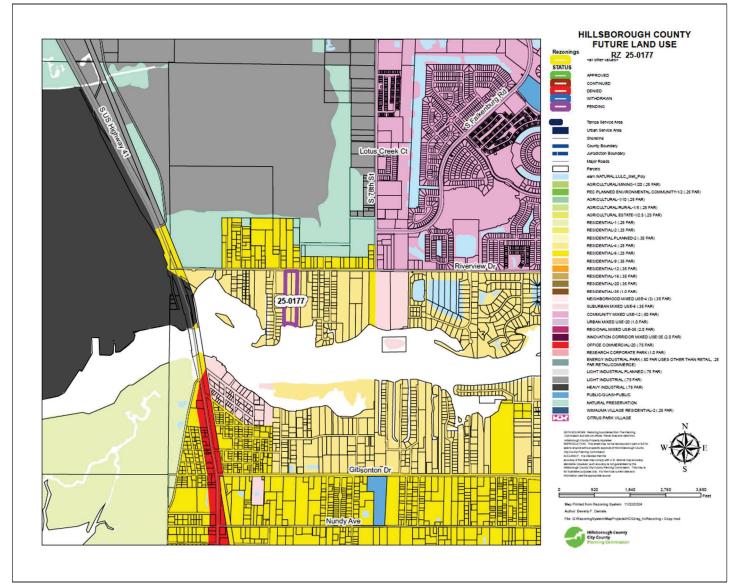
The property is located along Riverview Dr approximately 3,000 ft East of S US 41. The properties surrounding the subject parcel consist of a mix of residential agricultural and light commercial uses in the form or RSC-6, RSC-6 MH, AS-1, AR, BPO, RSB and PD zoned parcels.

APPLICATION NUMBER:	RZ 25-0177
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

2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

South

East

West

AR

AS-1

RSC-6 and

PD 06-1721

.2 du / ga

1 du / ga

6 du / ga



GOVERNMENT

Single family and

agricultural

Single family Residential

GOVERNMENT

Residential

Residential

APPLICATION NUMBER:	RZ 25-0177	
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

2.4 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 9.0 OF STAFF REPORT)

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)

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	84	8	8	
Difference (+/-)	-400	-28	-39	

*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.
Notes:				

Design Exception/Administrative Variance IN 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			

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received		Requested	Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	n/a
	⊠ Yes	🗆 Yes	🗆 Yes	
Natural Resources	🗆 No	🖾 No	🛛 No	n/a
Conservation & Environ. Lands Mgmt.	🗆 Yes	□ Yes	🗆 Yes	n/a
	🛛 No	🗆 No	🗆 No	11/ d
Check if Applicable:	🗌 Potable V	/ater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	Significan	t Wildlife Habitat		
Use of Environmentally Sensitive Land	🛛 Coastal H	igh Hazard Area		
Credit	🗆 Urban/Sul	burban/Rural Scen	ic Corridor	
Wellhead Protection Area	🗌 Adjacent	to ELAPP property		
□ Surface Water Resource Protection Area	\Box Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
Design Exc./Adm. Variance Requested	⊠ Yes □ No	□ Yes ⊠ No	Yes	n/a
Off-site Improvements Provided			□ No	
Service Area/ Water & Wastewater				
⊠Urban □ City of Tampa	Yes	□ Yes	□ Yes	n/a
□Rural □ City of Temple Terrace	□ No	🖾 No	□ No	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 □N/A	□ Yes	□ Yes	Yes	n/a
Inadequate	🛛 No	□ No	□ No	
Impact/Mobility Fees	1	I	1	I
	-		-	_
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
□ Meets Locational Criteria □N/A	🖂 Yes	🗆 Inconsistent	□ Yes	
Locational Criteria Waiver Requested	□ No	🖾 Consistent	🗆 No	
🗆 Minimum Density Met 🛛 🗆 N/A				
5.0 IMPLEMENTATION RECOMMENDATIONS	I	1	1	1

5.0 IMPLEMENTATION RECOMMENDATIONS

APPLICATION NUMBER:	RZ 25-0177	
ZHM HEARING DATE:	02/18/2025	
BOCC LUM MEETING DATE:	04/08/2025	Case Reviewer: Logan McKaig

5.1 Compatibility

The properties in question consist of 12.48 <u>9.85</u> acres within in an area mixed with low and medium density properties with small amounts of low intensity business. The properties currently are within in a Planned Development PD 06-1721 and allowed up to 27 homes on these parcels. By rezoning these parcels to AS-1 it would be reducing the density, which is present within the area.

5.2 Recommendation

Staff finds the request approvable, subject to the applicant proposed restriction:

1. The subject parcel under Folio No.49430.0000 and Folio No. 49436.0000 will have a singular access to Riverview Drive which shall be designed as a shared access facility with the adjacent parcel to the east under Folio No. 49428.0000.

The subject site (folios 49428.0000, 49430.0000 and 49436.0000) shall be required to gain access to Riverview Drive through one (1) shared access point on Riverview Drive.

APPLICATION NUMBER:	RZ 25-0177
ZHM HEARING DATE:	02/18/2025
BOCC LUM MEETING DATE:	04/08/2025

6.0 PROPOSED CONDITIONS

N/A

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.

APPLICATION NUMBER:	RZ 25-0177	
ZHM HEARING DATE:	02/18/2025	
BOCC LUM MEETING DATE:	04/08/2025	Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

 ZHM HEARING DATE:
 02/18/2025

 BOCC LUM MEETING DATE:
 04/08/2025

8.0 PROPOSED SITE PLAN (FULL)

N/A

Case Reviewer: Logan McKaig

APPLICATION NUMBER:	RZ 25-0177
ZHM HEARING DATE:	02/18/2025
BOCC LUM MEETING DATE:	04/08/2025

Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services DepartmentDATE: 02/10/2025REVIEWER: Sarah Rose, Senior PlannerAGENCY/DEPT: TransportationPLANNING AREA/SECTOR: Southshore/RiverviewPETITION NO: RZ 25-0123

This agency has no comments.

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 three parcels totaling \pm 9.85 acres from Planned Development (PD) No. 06-1721 to Agricultural Single Family -1 – Restricted (AS-1-R). The restriction proposed by the applicant states that the subject parcels shall be required to gain access to Riverview Drive through one (1) shared access point on Riverview Drive. The condition shall not be interpreted to prohibit the folios mentioned to be combined with other property to utilize said shared access on Riverview in accordance with Hillsborough County regulations. 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:
 Zet Hour Two-Way Volume
 Total Peak Hour Trips

 Zoning, Land Use/Size
 24 Hour Two-Way Volume
 AM
 Post

 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
AS-1, Single Family Detached Housing	84	8	8
(ITE Code 210) 9 units		0	0

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-400	-28	-39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Riverview Dr. 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.

SITE ACCESS

It is anticipated that the subject parcels will take access to Riverview Dr. Under the proposed restriction, the subject parcel under Folio No.49430.0000 and Folio No. 49436.0000 will have a singular access to Riverview Drive which shall be designed as a shared access facility with the adjacent parcel to the east under Folio No. 49428.0000.

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).

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 nonbinding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Riverview Dr. is for information purposes only.

FDOT Generalized Level of Service				
RoadwayFromToPeak LOSRoadwayFromToDirection LOS				
Riverview Dr.	US HWY 41	US HWY 301	D	D

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

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) 		

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	84	8	8		
Difference (+/-)	-400	-28	-39		

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

Connectivity and Cross Access					
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 Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
TransportationObjectionsConditionsAdditionalRequestedInformation/Commen					
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A	□ Yes □ No			
\square N/A	🖾 No	⊠ N/A			

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 25-0177
Hearing date:	February 18, 2025
Applicant:	Riverview Drive Farms, LLC
Request:	Rezone to AS-1(R)
Location:	7013 and 7015 Riverview Drive, Riverview South side of Riverview Drive, 200 feet west of Henderson Street and Riverview Drive intersection, east of U.S. Highway 41
Parcel size:	9.85 acres +/-
Existing zoning:	PD 06-1721
Future land use designation:	Res-4 (4 du/ga; .25 FAR)
Service area:	Urban Services Area
Community planning area:	Riverview Community Plan, Gibsonton Community Plan, Southshore Areawide Systems Plan

A. APPLICATION REVIEW

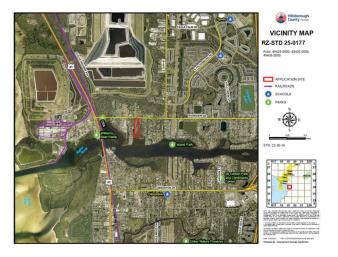
DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:	25-0177
Zoning Hearing Master Date:	02-18-2025
BOCC Land Use Meeting Date:	04-08-2025



1.0 APPLICATION SUMMARY

Applicant:	Riverview Drive Farms LLC
FLU Category:	R-4
Service Area:	Urban
Site Acreage:	12.84
Community Plan Area:	Riverview and Gibsonton
Overlay:	None
Special District:	Costal High Hazard
Request:	Rezone to AS-1 (R)



Introduction Summary:

The applicant is requesting a rezone from PD to AS-1 (R) to allow for the construction of a single-family home and farm on the property. Access is to be required to be provided to Riverview Drive through one shared access

Zoning:	Existing	Proposed
District(s)	PD 06-1721	AS-1 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural
Acreage	12.84 <u>9.85</u>	12.84
Density/Intensity	2.1 Units per acre	1 Unit per acre
Mathematical Maximum*	27 units	12 units

*number represents a pre-development approximation

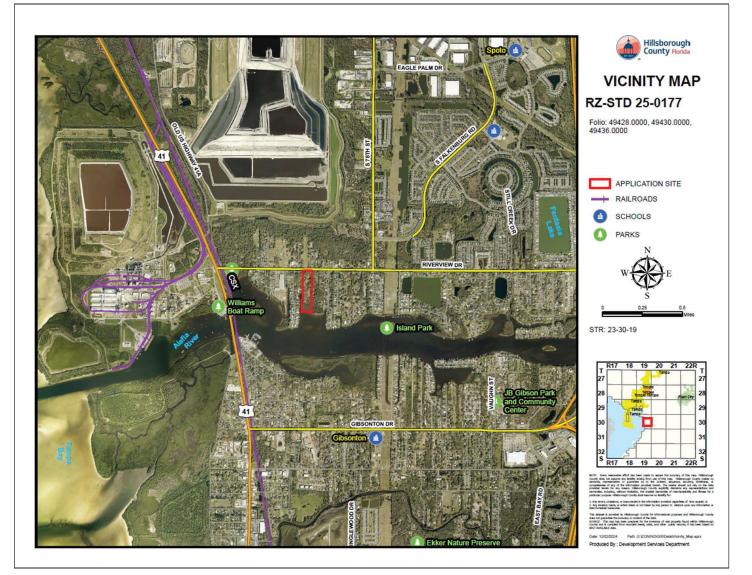
Development Standards:	Existing	Proposed
District(s)	RSC-6 with 15 ft front yards on some properties	AS-1
Lot Size / Lot Width	7000 sq ft/75 ft wide	43,560 sq ft/150 ft wide
Setbacks/Buffering and Screening	25 ft or 15 ft Front, 7.5 ft side, and 25 ft rear	50 ft Front, 15 ft side, and 50 ft rear
Height	40 ft	50 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	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



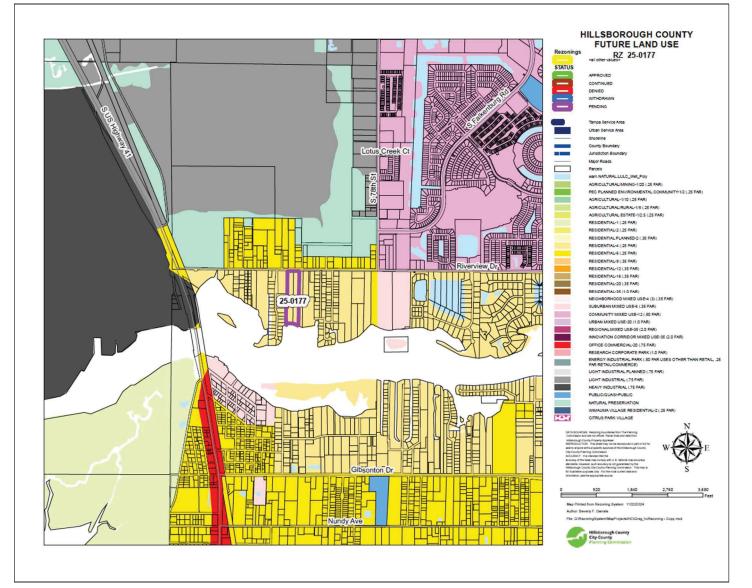
Context of Surrounding Area:

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 or RSC-6, RSC-6 MH, AS-1, AR, BPO, RSB and PD zoned parcels.

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

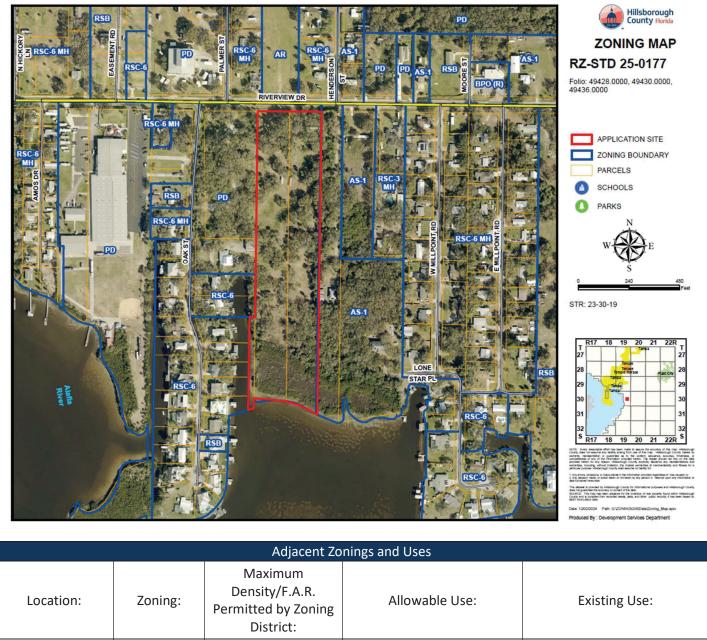
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Location	2011ing.	Permitted by Zoning District:	Allowable ose.	Existing ose.
North	RSC-6 MH	6 du / ga	Single family Residential	Residential
North	AR	.2 du / ga	Single family and agricultural	Vacant
South	AR	.2 du / ga	GOVERNMENT	GOVERNMENT
East	AS-1	1 du / ga	Single family and agricultural	Residential
West	RSC-6 and PD 06-1721	6 du / ga	Single family Residential	Residential

APPLICATION NUMBER:	RZ 25-0177	
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2.0 LAND USE MAP SET AND SUMMARY DATA

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 9.0 OF STAFF REPORT)

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) 		

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	84	8	8	
Difference (+/-)	-400	-28	-39	

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

Connectivity and Cross Access IN 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 INot 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 Requested Additional Information/Comments				
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided N/A 	□ Yes □N/A ⊠ No	□ Yes □ No ⊠ N/A		

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	n/a
Natural Resources	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	n/a
Conservation & Environ. Lands Mgmt.	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	n/a
Check if Applicable:	🗌 Potable V	Vater Wellfield Pro	tection Area	
⊠ Wetlands/Other Surface Waters	Significan	t Wildlife Habitat		
\Box Use of Environmentally Sensitive Land	🛛 Coastal H	igh Hazard Area		
Credit	🗆 Urban/Sul	burban/Rural Scen	ic Corridor	
Wellhead Protection Area	🗆 Adjacent	to ELAPP property		
\Box Surface Water Resource Protection Area	\Box Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	🛛 🖾 Yes	☐ Yes	🛛 Yes	
Design Exc./Adm. Variance Requested	\square No	\boxtimes No		n/a
□ Off-site Improvements Provided				
Service Area/ Water & Wastewater	🛛 🖾 Yes	□ Yes	□ Yes	
⊠Urban □ City of Tampa	\square No	\square res		n/a
□Rural □ City of Temple Terrace				
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 □N/A	□ Yes	□ Yes	☐ Yes	n/a
Inadequate 🗖 K-5 🛛 6-8 🖾 9-12 🖾 N/A	🛛 No	□ No	🗆 No	
Impact/Mobility Fees	I	I	I	1
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
\Box Meets Locational Criteria \Box N/A	🖾 Yes	□ Inconsistent	□ Yes	
Locational Criteria Waiver Requested	□ No	🛛 Consistent	🗆 No	
\Box Minimum Density Met \Box N/A				
5.0 IMPLEMENTATION RECOMMENDATIONS		•	ı	

5.0 IMPLEMENTATION RECOMMENDATIONS

PPLICATION NUMBER:	RZ 25-0177	
THM HEARING DATE:	02/18/2025	
BOCC LUM MEETING DATE:	04/08/2025	Case Reviewer: Logan McKaig

5.1 Compatibility

The properties in question consist of 12.48 <u>9.85</u> acres within in an area mixed with low and medium density properties with small amounts of low intensity business. The properties currently are within in a Planned Development PD 06-1721 and allowed up to 27 homes on these parcels. By rezoning these parcels to AS-1 it would be reducing the density, which is present within the area.

5.2 Recommendation

Staff finds the request approvable, subject to the applicant proposed restriction:

1. The subject parcel under Folio No.49430.0000 and Folio No. 49436.0000 will have a singular access to Riverview Drive which shall be designed as a shared access facility with the adjacent parcel to the east under Folio No. 49428.0000.

The subject site (folios 49428.0000, 49430.0000 and 49436.0000) shall be required to gain access to Riverview Drive through one (1) shared access point on Riverview Drive.

APPLICATION NUMBER:	RZ 25-0177
ZHM HEARING DATE:	02/18/2025
BOCC LUM MEETING DATE:	04/08/2025

6.0 PROPOSED CONDITIONS

N/A

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on February 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Joe Moreda spoke on behalf of the applicant. Mr. Moreda presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Logan McKaig, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Planning Commission

Ms. Willow Michie, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Subject Property's acreage as stated in the Development Services Department staff report was inclusive of all parcels in PD 06-1721, and the area of the proposed rezoning is 9.85 acres.

Applicant Rebuttal

Mr. Moreda stated the applicant had nothing further.

The zoning master closed the hearing on RZ-STD 25-0177.

C. EVIDENCE SUMBITTED

Ms. Ashley Rome, Hillsborough County Development Services Department, submitted to the record at the hearing a copy of a revised staff report.

D. FINDINGS OF FACT

- The Subject Property consists of three folio parcels with approximately 9.85 acres at 7013 and 7015 Riverview Drive, located on the south side of Riverview Drive, 200 feet west of Henderson Street and Riverview Drive intersection, east of U.S. Highway 41.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned PD 06-1721.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan, the Gibsonton Community Plan, and the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of residential singlefamily conventional and mobile home uses and International Independent Showmen's Association properties. Adjacent properties include vacant land and single-family homes to the north across Riverview Drive; a single-family residential parcel to the east; Alafia River to the south; and a single-family residential subdivision to the west.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property is unimproved.
- 6. The applicant's deed shows the property owners acquired the Subject Property on April 28, 2023 via General Warranty Deed recorded May 1, 2023 as instrument 2023184199, public records of Hillsborough County, Florida.
- 7. The applicant is requesting to rezone the Subject Property to AS-1 (R) to allow for construction of one single-family home and a farm. The proposed restriction provides the Subject Property will have one access point on Riverview Drive.
- 8. Development Services Department staff found the Subject Property is part of PD 06-1721, which allows up to 27 homes. Staff found the proposed rezoning would reduce the allowable density. Staff concluded the proposed rezoning is approvable, subject to the proposed restriction requiring the Subject Property's three folios to share a single access point on Riverview Drive.
- 9. Hillsborough County Transportation Review staff stated no objections.
- 10. Planning Commission staff found the proposed rezoning is supportable because of the agricultural component, even though the rezoning does not satisfy the comprehensive plan's minimum density policy applicable in the Res-4 Future Land Use category in the Urban Services Area. Staff found the proposed use is allowed in the Res-4 land use category and is compatible with the existing development pattern in the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to AS-1 (R).

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to AS-1 (R), subject to the following restriction:

The Subject Property, folios 49428.0000, 49430.0000, and 49436.0000, shall be required to gain access to Riverview Drive through one shared access point on Riverview Drive.

Pamela Jo Hatley

Pamela Jo Hatley PhD, D Land Use Hearing Officer March 11, 2025 Date:



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 Report Prepared: February 7, 2025	Case Number: RZ 25-0177 Folio(s): 49428.0000, 49430.0000, 49436.0000 General Location: South of Riverview Drive, east		
Comprehensive Plan Finding	of Oak Street and west of Henderson Street		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Riverview, Gibsonton & SouthShore Area Wide Systems		
Rezoning Request	Rezone to AS-1 and remove 6.35 acres from the existing PD (PD 06-1721) and farm the site		
Parcel Size	9.84 ± acres		
Street Functional Classification	Riverview Drive – County Collector Oak Street – Local Henderson Street – Local		
Commercial Locational Criteria	Not applicable		
Evacuation Area	А		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-4	PD	Vacant Land		
North	Residential-6	AR + RSC-6	Single Family/ Mobile Home + Vacant		
South	Residential-4	N/A	N/A		
East	Residential-4	AS-1	Single Family/ Mobile Home		
West	Residential-4	PD + RSC-6	Single Family/ Mobile Home + Vacant		

Staff Analysis of Goals, Objectives and Policies:

The 9.84 ± acre subject site is located south of Riverview Drive, east of Oak Street and west of Henderson Street. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview, Gibsonton and SouthShore Areawide Systems Community Plans. The applicant is requesting to rezone to Agricultural-Single Family (AS-1) and remove 6.35 acres from the existing Plan Development (PD) (PD 06-1721) and farm the site.

The site is in the Urban Service Area 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." Vacant land is currently on the subject site along with more vacant land being located to the west. Single-Family Mobile Home uses surround the site to the north across Riverview Drive and to the west and east. The proposed rezoning meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 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 (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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the FLU categories.

The site is in the Residential-4 (RES-4) Future Land Use category. The RES-4 category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose

projects. RES-4 is located to the south, west and east of the subject site. To the north of the subject site, the FLU designation of Residential-6 can be found. The proposed rezoning to AS-1 to farm the site meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.5 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. In this case, the surrounding land use pattern is mostly Single-Family Mobile Home. Although the proposed rezoning does not introduce "like uses" to the surrounding area, the proposed agricultural uses is supported by staff.

Generally, a rezoning request would need to satisfy the required minimum density criteria per the Comprehensive Plan. A traditional rezoning request is centered around buildable intensity or number of residential units and typically the request is to intensify the zoning district. Within a standard rezoning request to rezone from PD to AS-1 in the Residential-4 FLU it would not be considered supportable because it lowers the density/intensity, however, due to the agricultural nature of the request, it is supported by staff.

The Comprehensive Plan recognizes the importance of agriculture as an industry and valuable economic resource. Policy 29.1 promotes the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers and policy 29.6 allows agricultural and agricultural related uses to be permitted in non-rural land use categories. A rezoning to AS-1 and the proposed agricultural uses would complement the residential development pattern for the area and is consistent with Objective 29, and Policy 29.6.

Objective 18 and Policy 18.1 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is located within the limits of the Riverview, Gibsonton and SouthShore Areawide Systems Community Plans. 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 to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed. Under the Economic Development Objective in the SouthShore Areawide Systems Plan, Goal 2 intends to recognize that agriculture is allowed and encouraged within the Urban Service Boundary, but that the viable use of the land should be solely determined by the property owner. There are no applicable policies from the Gibsonton Community Plan. The rezoning to AS-1 to farm the site would be consistent with the policy direction. The proposal is consistent with FLUE Objective 18, Policy 18.1, and the Livable Communities Element.

Overall, staff find that the proposed use is an allowable use in the RES-4 category and is compatible with the existing development pattern found within the surrounding area. 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.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **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.

Agricultural-General Considerations

Objective 29: In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.

Policy 29.1: Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.

29.6: Agricultural and agricultural related uses shall be permitted in non-rural land use categories.

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 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

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.

Community Planning

Objective 18: Hillsborough County is comprised of many diverse communities and neighborhoods, each with its own unique identity. While the comprehensive plan is effective in providing an overall growth management strategy for development within the entire County, it does not have detailed planning strategies for individual communities. The County shall develop strategies that ensure the long-range viability of its communities through a community and special area studies planning effort.

Policy 18.1: 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 Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element; these more restrictive community-specific 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.

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

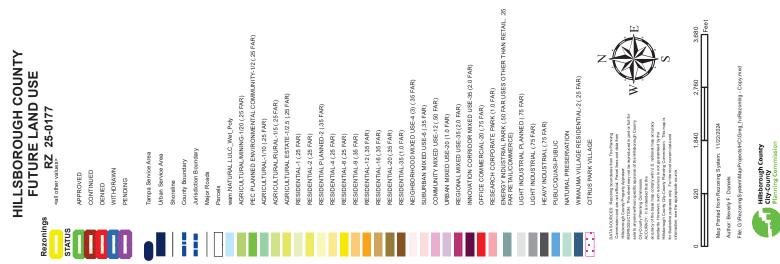
Goal 6: Prioritize the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space.

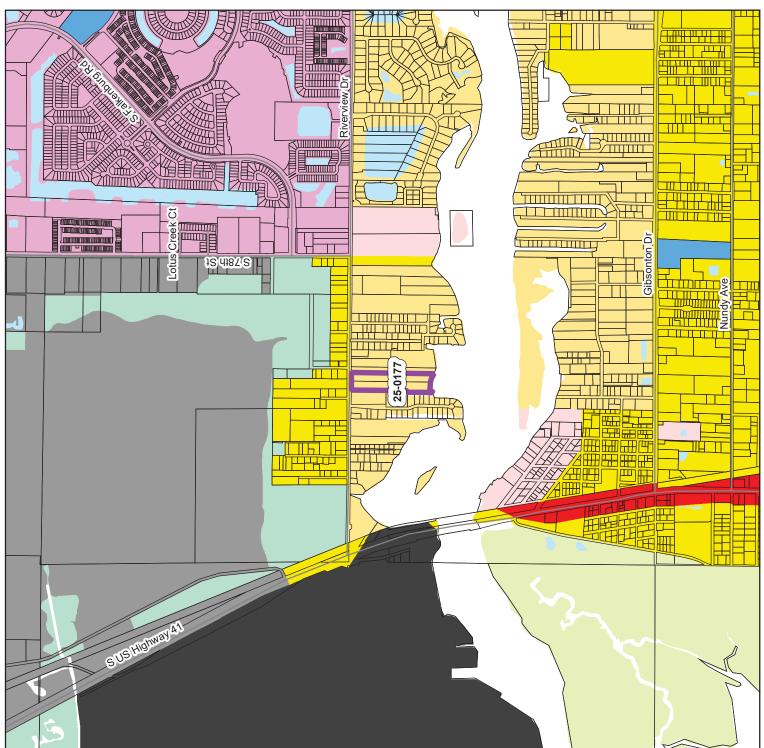
• Reduce to the extent possible Future Land Use Map densities and intensities along the Alafia River to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY PLAN

Economic Development Objective: Goal 2 - Future Conversion of Land

- a. Recognize that agriculture is allowed and encouraged within the Urban Service Boundary, but that the viable use of the land should be solely determined by the property owner. Outside the Urban Service Boundary agriculture and related uses are the preferred use of the property.
- b. Encourage an ongoing strategy to conserve agricultural production within the SouthShore area by encouraging landowners to continue agricultural production through the support of voluntary agricultural easements. The easement would provide agricultural production and discourage premature conversion of property into non-agricultural uses





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services DepartmentDATE: 02/10/2025REVIEWER: Sarah Rose, Senior PlannerAGENCY/DEPT: TransportationPLANNING AREA/SECTOR: Southshore/RiverviewPETITION NO: RZ 25-0123

This agency has no comments.

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 three parcels totaling \pm 9.85 acres from Planned Development (PD) No. 06-1721 to Agricultural Single Family -1 – Restricted (AS-1-R). The restriction proposed by the applicant states that the subject parcels shall be required to gain access to Riverview Drive through one (1) shared access point on Riverview Drive. The condition shall not be interpreted to prohibit the folios mentioned to be combined with other property to utilize said shared access on Riverview in accordance with Hillsborough County regulations. 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:
 Zet Hour Two-Way Volume
 Total Peak Hour Trips

 Zoning, Land Use/Size
 24 Hour Two-Way Volume
 AM
 Post

 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
AS-1, Single Family Detached Housing	84	8	8
(ITE Code 210) 9 units		0	0

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-400	-28	-39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Riverview Dr. 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.

SITE ACCESS

It is anticipated that the subject parcels will take access to Riverview Dr. Under the proposed restriction, the subject parcel under Folio No.49430.0000 and Folio No. 49436.0000 will have a singular access to Riverview Drive which shall be designed as a shared access facility with the adjacent parcel to the east under Folio No. 49428.0000.

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).

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 nonbinding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Riverview Dr. is for information purposes only.

	FDOT	Generalized Leve	l 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

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)

Project Trip Generation	\Box Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	84	8	8
Difference (+/-)	-400	-28	-39

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

Connectivity and Cross Access				
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 Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A	□ Yes □ No	
\square N/A	🖾 No	⊠ N/A	

COMMISSION

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AGENCY COMMENT SHEET

REZONING		
HEARING DATE: January 14, 2025	COMMENT DATE: December 26, 2024	
PETITION NO.: 25-0177	PROPERTY ADDRESS: 7013 Riverview Dr., Riverview	
EPC REVIEWER: Abbie Weeks	FOLIO #: 0494280000, 0494300000, 0494360000	
CONTACT INFORMATION: (813) 627-2600 X 1101	STR: 23-30S-19E	
EMAIL: weeksa@epchc.org		
REQUESTED ZONING: From PD to AS-1		
FINDI		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	December 18, 2024	
WETLAND LINE VALIDITY	EXPIRED July 26, 2012	
WETLANDS VERIFICATION (AERIAL PHOTO,	Tidal wetlands associated with the Alafia River	
SOILS SURVEY, EPC FILES)	located in the southern portion of the property.	
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are		

altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- 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.
- 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.
- 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

Environmental Excellence in a Changing World

RZ 25-0177 December 26, 2024 Page **2** of **2**

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).

• 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.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Wetland delineation surveys were submitted and approved by EPC; however, they expired July 26, 2012. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: <u>landuse@gardnerbrewer.com</u>



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	REQUEST DATE:	12/2/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	12/10/2024
PROPERTY OWNER:	Riverview Drive Farms LLC	PID:	25-0177
APPLICANT:	Riverview Drive Farms LLC		
LOCATION:	7013 Riverview Dr Riverview, FL 3357	8	
FOLIO NO.:	49428.0000, 49430.0000, 49436.0000		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

AGENCY COMMENT SHEET

TO:	Zonin	g/Code Administration, Dev	elopment Services Department
FROM:	Revie	wer: Andria McMaugh	Date: 02/11/2025
	Ageno	ey: Natural Resources	Petition #: 25-0177
	()	This agency has no commen	ıt
	()	This agency has no objectio	ns
	(X)	This agency has no objectio conditions	ns, subject to listed or attached
	()	This agency objects, based of	on the listed or attached issues.
1. N	atural R	esources staff identified a num	ber of significant trees on the site

- 1. 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. **This statement should be identified as a condition of the rezoning.**
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. 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.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>RZ-STD 24-0177</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>12/3/2024</u>

FOLIO NO.: 49428.0000, 49430.0000, 49436.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>12</u> inch water main exists (approximately feet from the site), (adjacent to the site), and is located north of the subject property within the south Right-of-Way of <u>Riverview Drive</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include ______ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A <u>4</u> inch wastewater forcemain exists (approximately <u>3000</u> feet from the project site), (adjacent to the site) <u>and is located east of the subject property within the north Right-of-Way of Riverview Drive</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- □ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include ______ and will need to be completed by the ______ prior to issuance of any building permits that will create additional demand on the system.
- COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS 2 ----X 3 4 IN RE: ZONE HEARING MASTER 5) HEARINGS 6 -----X 7 ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS 8 9 BEFORE: Pamela Jo Hatley 10 Land Use Hearing Master 11 DATE: Tuesday, February 18, 2025 12 TIME: Commencing at 6:00 p.m. Concluding at 9:02 p.m. 13 14 15 16 Hillsborough County BOCC 17 LOCATION: 601 East Kennedy Boulevard Tampa, Florida 33601 18 19 20 21 22 23 Reported by: Crystal Reyes, AAERT No. 1660 24 25

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1	MS. HEINRICH: Our next application is Item C.3,
2	Standard Rezoning 25-0177. The applicant is requesting to
3	rezone property from PD 06-1721 to AS-1 with restrictions.
4	Logan McKaig with Development Services will provide staff
5	findings after the applicant's presentation.
6	MR. MOREDA: Good evening, Madam Hearing Officer.
7	Joe Moreda for the record. Long time no see. Good to see you
8	again. Joe Moreda with Gardner, Brewer, Hudson, 400 North
9	Ashley.
10	We're here to speak to actually two rezonings, while I
11	get set up. These rezonings will essentially rezone five
12	parcels out of a planned development. So I'm assuming at the
13	board level that'll be heard as related items.
14	The first one we're going to speak to is Standard
15	Rezoning District 25-0177. I'm looking for the keys here.
16	There we go. This particular property is located on the south
17	side of Riverview Drive, approximately 200 feet west of
18	Henderson Street intersection, which is all west of US 41.
19	Total rezoning area is approximately 9.84 acres and it is a
20	total of three folios. The property is vacant and undeveloped.
21	The request is to rezone a portion of PD 06-1721,
22	which currently has RSC-6 standards to AS-1 with a restriction.
23	The rezoning will take 9.84 acres out of the 14.41 planned
24	development acreage.
25	As I mentioned before, there is a companion rezoning,

which we'll hear next, which is 25-178. The applicant is seeking to use the property in accordance with AS-1 standards use permissibility. And the request will also include a zoning condition to restrict a single access point to Riverview Drive for all the folios that we just mentioned.

The property is consistent with the adjacent land uses 6 7 to the north, south, east and west. There's a single-family in 8 There's vacant property in the area, which also the area. includes some agricultural zoning. To the west, is a showman's 9 10 club, which is a large plan development, which is essentially like an event center type of operation. The Future Land Use 11 Category for this particular parcel is RES-4. And there's also 12 13 a RES-6.

14 In the area. As I mentioned, the adjacent zonings, I 15 include zoning, which is equal to or much more intense than what we're seeking. We believe that the zoning is compatible with 16 17 the uses in the area and also the zoning in the area as they're 18 equal to or more intense of what's located in the area. We have 19 all approvals from the Planning Commission and from Development 20 Services staff. And we have proposed a condition and working 21 with trans -- with the transportation department to line --22 to -- to limit all the folios to one single access point on Riverview Drive. 23

24 We're available if you have any questions. Thank you. 25 HEARING MASTER: Okay. Just I want to clarify the

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1	acreage. You said I think you said nine acres or something.				
2	MR. MOREDA: 9.84. I pulled that off the worksheet.				
3	HEARING MASTER: Okay. The just the staff report				
4	says 12.84. So do we know which is right?				
5	MR. MOREDA: I'm assuming the				
6	HEARING MASTER: And				
7	MR. MOREDA: sheet was right in the record.				
8	HEARING MASTER: And this one is three folios?				
9	MR. MOREDA: Yes, ma'am. I know the folios are right.				
10	HEARING MASTER: Right. Okay. That's fine. I'll				
11	have staff speak to it maybe when they come up with the staff				
12	report.				
13	MR. MOREDA: I'm I'm available for any other				
14	questions you may have.				
15	HEARING MASTER: That's all. Thank you so much. Be				
16	5 sure and sign in.				
17	MR. MOREDA: Thank you.				
18	HEARING MASTER: All right. Development Services.				
19	MR. McKAIG: Good evening. Logan McKaig,				
20	Development Services for rezoning 25-0177.				
21	The applicant's requesting to rezone from PD to AS-1				
22	with restrictions to allow for the construction of a				
23	single-family home and farm on the property. Access is to be				
24	restricted to for all three parcels to a single point on				
25	Riverview Drive. The property in the properties in question				

1	consists of 12.48 acres within the area of mixed and low
2	mix an area of mixed use with low and medium density
3	properties. The small surrounding low intensity businesses.
4	The properties are currently within planned development.
5	06-1721. On these parcels in question to allow of up to a
6	potential of 27 homes. By rezoning these parcels to AS-1, it
7	would be reducing the density, which is present in the area.
8	Staff finds the request approval subject to the
9	proposed restrictions of combined access onto Riverview Drive.
10	HEARING MASTER: Okay. Thank you. And then just back
11	to my question. I guess according to county records, that staff
12	found the acreage is not is 12.84?
13	MR. McKAIG: Based on the sum of the three properties
14	on GIS.
15	HEARING MASTER: Okay.
16	MR. McKAIG: We can double check that to confirm it,
17	but as far as we have right now, that's what we got in the
18	report.
19	HEARING MASTER: All righty. Thank you.
20	Planning Commission.
21	MS. MICHIE: Willow Michie, Planning Commission staff.
22	The subject site is located south of Riverview Drive,
23	east of Oak Street and west of Henderson Street. The site is in
24	the urban service area and is located within the limits of the
25	Riverview, Gibsonton and South Shore Areawide Systems Community

1 Plans.

Generally, a rezoning request would need to satisfy 2 the required minimum density criteria for the comprehensive 3 4 plan. A traditional -- traditional rezoning request is centered 5 around buildable intensity or number of residential units. And typically the request is to intensify the zoning district. 6 7 Within a standard rezoning request to rezoned from PD to AS-1 in the residential-4 Future Land Use, it would not be considered 8 supportable because it lowers the density/intensity. However, 9 due to the agricultural nature of the request, it is supported 10 11 by staff.

The comprehensive plan recognizes the importance of agriculture as an industry and valuable economic resource. Policy 29.1 promotes the development and maintenance of agricultural market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.

And Policy 9 -- 29.6 allows agricultural and agricultural related uses to be permitted in nonrural land use categories. A rezoning to AS-1 and the proposed agricultural uses would complement the residential development pattern for the area and is consistent the Objective 29 in Policy 29.6. Based upon the above considerations and the goals,

24 objectives and policies, Planning Commission staff finds the 25 proposed rezoning consistent with the Unincorporated

Hillsborough County Comprehensive Plan, subject to the 1 2 conditions set by the development services department. MS. HEINRICH: All right. Thank you very much. 3 4 Is there anyone here or online who wishes to speak in 5 support of this application? I do not hear anyone. Is there anyone here or online who wishes to speak in 6 7 opposition to this application? All right, I don't hear anyone. 8 Development Services, anything further? MS. HEINRICH: I'm go -- I'm checking on that acreage 9 10 right now. Just one moment. 11 HEARING MASTER: Oh, all right. Thank you. 12 MS. HEINRICH: Sorry about that. Michelle Heinrich, 13 Development Services. 14 What the planner was telling me is that the acreage 15 that's on the staff report is for the whole existing PD. And the area that's encompassed by this rezoning is the 9.85. 16 17 HEARING MASTER: Okay. So thank you for clarifying 18 That makes perfect sense. that. 19 All right. Applicant anything further? 20 MR. MOREDA: No, ma'am. Not -- not unless there's 21 questions. 22 HEARING MASTER: Okay. No questions for you. 23 MR. MOREDA: Thank you. HEARING MASTER: All right. Thank you. 24 That closes 25 the hearing on Rezoning Standard 25-0177.

Zoning	Hearing	Mas	ster	Hearing
	January	14,	2025	5

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
IN RE:	X)				
)				
ZONE HEARING MASTER HEARINGS					
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS					
BEFORE:	Susan Finch Land Use Hearing Master				
DATE:	Tuesday, January 14, 2025				
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.				
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601				
Reported by: Crystal Reyes, AAERT No DIGITAL REPORTER	. 1660				

hearing process. 1 Item A.27, Rezoning 25-0123. The applicant 2 MNS Properties of Tampa, LLC. This application is out of order 3 4 to be heard and is being continued to the February 18, 2025 5 Zoning Hearing Master Hearing. Item A.28, Rezoning 25-0174. The applicant is 6 7 Todd Pressman. This application is being continued by the applicant to the March 24, 2025 Zoning Hearing Master Hearing. 8 Item A.29, Rezoning 25-0177. The applicant is 9 Riverview Drive Farms, LLP. This application is being continued 10 11 by staff to the February 18, 2025 Zoning Hearing Master Hearing. 12 Item A.30 Rezoning 25-0178. The applicant is Felix 13 Alberto Moreno and Eclipse Global Investments, LLC. This 14 application is being continued by staff to the February 18, 2025 15 Zoning Hearing Master Hearing. 16 This concludes the withdrawals and continuances. HEARING MASTER: Thank you so much. I appreciate it. 17 18 Let me start by going over our procedures for tonight's hearing. Our hearing today consists of agenda items that 19 20 require a public hearing by a zoning hearing master. I'll 21 conduct a hearing on each agenda item and will file a recommendation within 15 business days following tonight's 22 hearing. That recommendation is then sent to the Board of 23 24 County Commissioners, who will make the final decision on each 25 agenda item.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM/ PHM, LUHO • PAGE $\int OF \frac{4}{2}$ DATE/TIME: 2/18/2025 (p) HEARING MASTER: Panela 10 Harl PLEASE **PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Hanza Bouloudere RZ MAILING ADDRESS 1145 35th Ave N 25-0123 CITY 51 pete STATE FL ZIP 3364 PHONE 336-965-7785 PLEASE PRINT LZAPPLICATION # NAME FAKIR HOSSAIN 25-0122 MAILING ADDRESS 104 OVAL PUDGE AVE CITY True STATE C ZIP 336 PHONE 95560803 PLEASE PRINT **APPLICATION #** Holy Boyer NAME RZ MAILING ADDRESS 15820 DONMAN Rd 24-1289 CITY _______ STATE FLZIP 345 PHONE \$137303947 NAME OL MEVEG **APPLICATION #** MAILING ADDRESS 400 STATE A ZIP 236 BPHONE & 13 392 949 25-6177 CITY XOG PLEASE PRINT **APPLICATION #** Morela iR NAME MAILING ADDRESS 420 A CITY Tall STATE IL ZIP 3603 PHONE 250178 NAME GISElle MORENO **APPLICATION #** RZ VS ashley MAILING ADDRESS 777 / 25-0178 CITY TUMER STATE FI ZIP 3360 PHONE

PAGE 2 OF 4 SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO DATE/TIME: 2/18/2025 6. p.M. HEARING MASTER: POUNDla JO Hot PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE NAME DAU115 **APPLICATION #** llank MAILING ADDRESS 305 S. Blue ,0299 Payer STATE ZIE ZUE ZUE HONE 13 216-192 CITY PLEASE PRINT **APPLICATION #** NAME TOOD PRESS Man mm' MAILING ADDRESS 200 2nd Ave So 24-1110 FOR STATE F/ ZIPUCOT CITY St PHONE PLEASE PRINT **APPLICATION #** JAP EK NAME mm MAILING ADDRESS 6432 SUNSE Bay CIT 04-1110 CITY A. M. BOULL STATE FL ZIP 335772PHONE \$137899682 NAME WIKE O'DELU **APPLICATION #** MM MAILING ADDRESS 12203 SHELBY DR 24-1110 CITY RIVERVIEW STATEFL ZIP 335 PHONE 813765 2706 NAME MICHELLAN **APPLICATION #** 1811 MAILING ADDRESS 130 Eling SKY DC CITY SEAM STATE FL ZIP PHONE 813-748-2618 mW1 A4-1110 PLEASE PRINT **APPLICATION #** NAME Grece McComes MWMAILING ADDRESS SO 5 Old Darby St CITY Selfals STATE Fr ZIP 325 PHONE 24-1110

PAGE 3 OF 4 SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO DATE/TIME: 2/18/2025 6 pm HEARING MASTER: Powela Jo Hartley PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Michele Miles MM MAILING ADDRESS 412 Vine Keeper Ct 24-1110 CITY Seffner STATE Fi ZIP-33584 PHONE 695-8170 NAME Ben Dachepalli **APPLICATION #** MAILING ADDRESS 1001 Water St. 10th Floor XUZ 94-1135 CITY Tampy ______STATE FL. ZIP 33602 PHONE 813-559-5545 NAME Ben Stewart **APPLICATION #** MAILING ADDRESS 5013 Ortegy Forest Dr RZ CITY JACKSONVILLE STATE FL ZIP 322/2PHONE 904-654-6440 24-1135 PLEASE PRINT **APPLICATION #** NAME Kami Corbett MAILING ADDRESS OI & Kennedy Blud Ste 3700 KZ 24-1137 CITY TAMDA STATE FU ZIPZLOD PHONE 83729-842 PLEASE PRINT **APPLICATION #** NAME TOOD PRESSMAN MAILING ADDRESS 2002nd Ave South MM Kete STATE F/ ZIP 77701 PHONE 24-1141 PLEASE PRINT **APPLICATION #** NAME Hashim Sullaiman MAILING ADDRESS 16411 Burniston DY CITY Tampa STATE IL ZIP33647 PHONE 8138418712 24-1141

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE $\underline{\mathcal{U}}$ OF SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO DATE/TIME: 218005(00M) HEARING MASTER: PAWELL JO Hatt PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME DOARIS La Margo WIM MAILING ADDRESS 15118 N24th St 24-1141 CITY LUTZ STATE FL ZIP 3354PHONE \$13835/185 NAME NASHAT SOUTAN **APPLICATION #** MAILING ADDRESS 15/18 LIVING STON AVE $\mathcal{M}\mathcal{M}$ 24-1141 CITY LUK _____ STATE JC ZIP 3335 PHONE & 13. 48. STATE PLEASE PRINT **APPLICATION #** gile Bonge NAME MAILING ADDRESS 15100 Ungern Aunt mm CITY UN STATE PE ZIP 335 M PHONE \$ 7 3 7 354 6.46 24-1141 NAME MICHAEL COSENTINO **APPLICATION #** MAILING ADDRESS (50 STATE STREET EAST CITY CIDEMAR STATE FL ZIP 3467 PHONE 323-3691 25-0072 PLEASE PRINT **APPLICATION #** NAME KY E GOO. 27 VS MAILING ADDRESS 333 COMMENCE STIL OC 5-0352 CITY Mashoillestate TM_ ZIP 3720 HONE_ PLEASE PRINT **APPLICATION #** NAME **MAILING ADDRESS** CITY STATE ZIP PHONE

HEARING TYPE:



DATE: 2/18/2025

HEARING MASTER:

Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-0177	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0178	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 24-1110	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 24-1110	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive and Letter	No
MM 24-1110	Joe Eletto	3. Proponent Letter	No
MM 24-1110	Michelle Van Loan	4. Opposition Letter	No
MM 24-1110	Michele Miles	5. Opposition Letter	No
RZ 24-1135	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 24-1135	Ben Dachepalli	2. Applicant Presentation Packet – Thumb Drive and Letter	No
MM 24-1137	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 24-1137	Kami Corbett	2. Applicant Presentation Packet – Thumb Drive	No
MM 24-1141	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No

FEBRUARY 18, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 18, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances. Michelle Heinrich continued with the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-1289

Michelle Heinrich, DS, called RZ 24-1289.

Marestimony provided.

🕍 Pamela Jo Hatley, ZHM, closed RZ 24-1289. 🛸

C.2. RZ 25-0123

Michelle Heinrich, DS, called RZ 25-0123.

Testimony provided.

Pamela Jo Hatley, ZHM, continued RZ 25-0123 to March 24, 2025, ZHM Hearing. C.3. RZ 25-0177

Michelle Heinrich, DS, called RZ 25-0177.

Testimony provided.

TUESDAY, FEBRUARY 18, 2025

Pamela Jo Hatley, ZHM, closed RZ 25-0177. C.4. RZ 25-0178 Michelle Heinrich, DS, called RZ 25-0178. Testimony provided. Pamela Jo Hatley, ZHM, continued RZ 25-0178 to March 24, 2025, ZHM Hearing. C.5. RZ 25-0299 Michelle Heinrich, DS, called RZ 25-0299. Testimony provided. Pamela Jo Hatley, ZHM, closed RZ 25-0299. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.1. MM 24-1110 Michelle Heinrich, DS, called MM 24-1110. Testimony provided. Pamela Jo Hatley, ZHM, closed MM 24-1110. D.2. RZ 24-1135 Michelle Heinrich, DS, called RZ 24-1135. Marestimony provided. Pamela Jo Hatley, ZHM, closed RZ 24-1135. D.3. MM 24-1137 Michelle Heinrich, DS, called MM 24-1137. Testimony provided. Pamela Jo Hatley, ZHM, closed MM 24-1137.

TUESDAY, FEBRUARY 18, 2025

D.4. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

Testimony provided.

Pamela Jo Hatley, ZHM, continued MM 24-1141 to March 24, 2025, ZHM Hearing.

D.5. RZ 25-0022

Michelle Heinrich, DS, called RZ 25-0022.

Destimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0022.

D.6. RZ 25-0147

Michelle Heinrich, DS, RZ 25-0147 was continued to March 24, 2025, ZHM Hearing.

D.7. MM 25-0353

Michelle Heinrich, DS, called MM 25-0353.

Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0353.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 9:02 p.m.

Rezoning Application:25-0177Zoning Hearing Master Date:02-18-2025BOCC Land Use Meeting Date:04-08-2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Riverview Drive Farms LLC
FLU Category:	R-4
Service Area:	Urban
Site Acreage:	12.84 acres
Community Plan Area:	Riverview and Gibsonton
Overlay:	None
Special District:	Costal High Hazard
Request:	Rezone to AS-1 (R)



Introduction Summary:

The applicant is requesting a rezone from PD to AS-1 (R) to allow for the construction of a single-family home and farm on the property. Access is to be required to be provided to Riverview Drive through one shared access

Zoning:	Existing	Proposed
District(s)	PD 06-1721	AS-1 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural
Acreage	12.84	12.84
Density/Intensity	2.1 Units per acre	1 Unit per acre
Mathematical Maximum*	27 units	12 units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6 with 15 ft front yards on some properties	AS-1
Lot Size / Lot Width	7000 sq ft/75 ft wide	43,560 sq ft/150 ft wide
Setbacks/Buffering and Screening	25 ft or 15 ft Front, 7.5 ft side, and 25 ft rear	50 ft Front, 15 ft side, and 50 ft rear
Height	40 ft	50 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

Application No. 20 Name: Ashley Page 1 of 12 Entered at Public Hearing: Date: 0118125 Exhibit #

APPLICATION NUMBER:

ZHM HEARING DATE: BOCC LUM MEETING DATE:

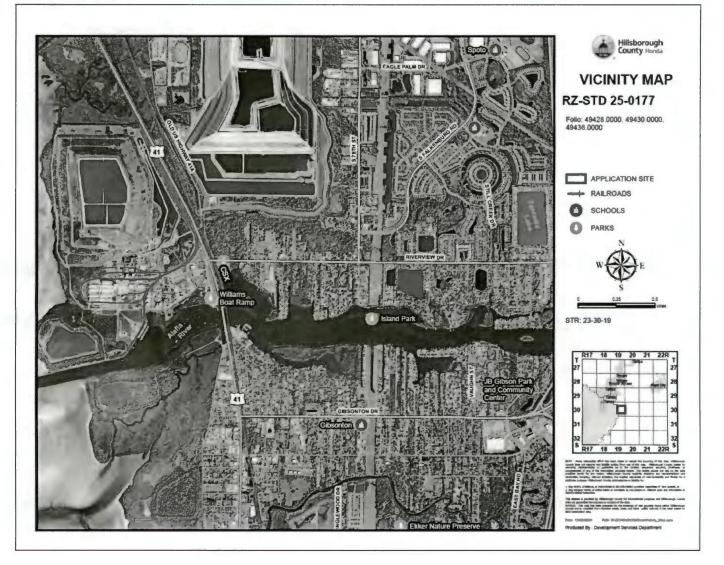
02/18/2025 E: 04/08/2025

RZ 25-0177

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 or RSC-6, RSC-6 MH, AS-1, AR, BPO, RSB and PD zoned parcels.

APPLICATION NUMBER: RZ 25-01	77
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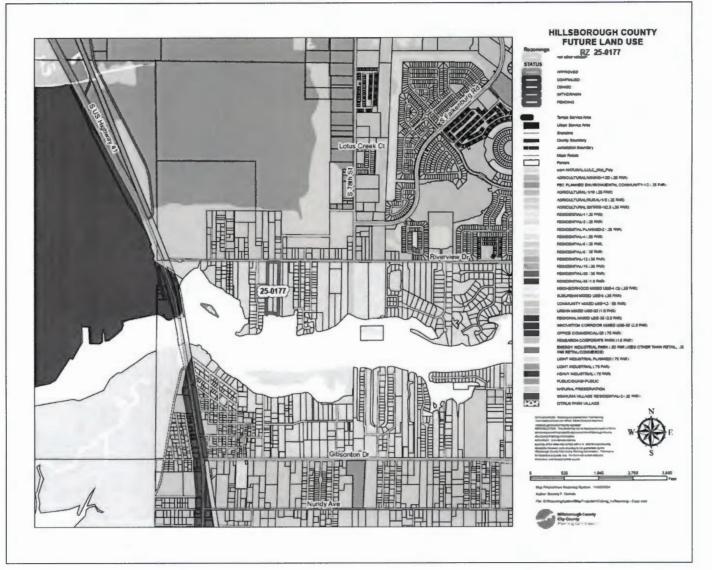
ZHM HEARING DATE: BOCC LUM MEETING DATE:

02/18/2025 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:	Residential - 4
Maximum Density/F.A.R.:	4 DU/GA or .25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects.

APPLICATION NUMBER:	RZ 25-0177

ZHM HEARING DATE: 0 BOCC LUM MEETING DATE: 0

02/18/2025 TE: 04/08/2025

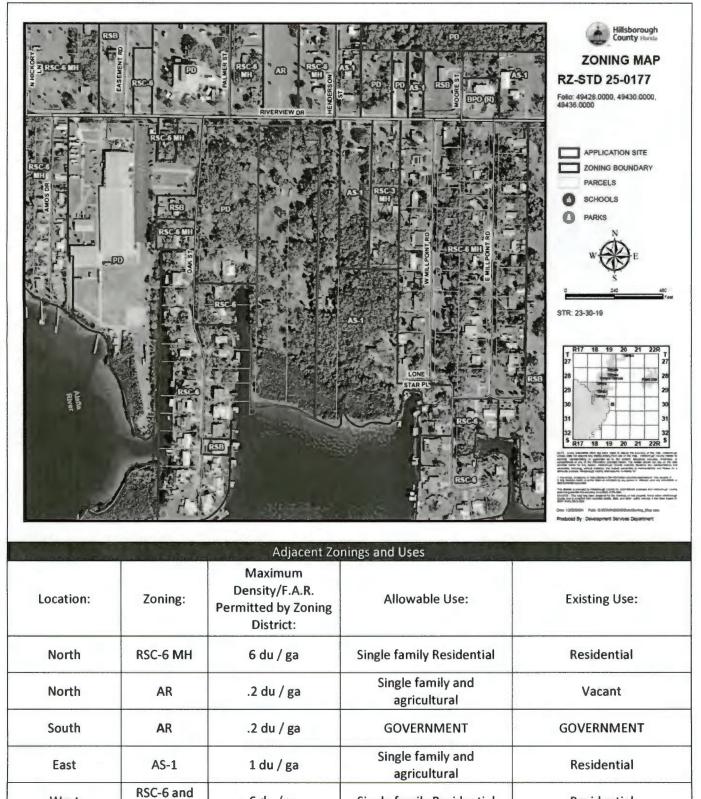
Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

West

PD 06-1721



6 du / ga

Single family Residential

Residential

APPLICATION NUMBER;	RZ 25-0177		
ZHM HEARING DATE:	02/18/2025		
BOCC LUM MEETING DATE:	04/08/2025	Case R	Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

,

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 9.0 OF STAFF REPORT)

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) 	

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	84	8	8	
Difference (+/-)	-400	-28	-39	

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	Choose an item.	Choose an stem	Choose an item.
	Choose an stem.	Choose an item	Choose an item.
	Choose an item.	Choose an item	Choose an item
	Choose an item.	Choose an stem.	Choose an stem.
	Primary Access	Primary Access Connectivity/Access Choose an item. Choose an item. Choose an item. Choose an item.	Primary Access Connectivity/Access Cross Access Choose an item Choose an item Choose an item Choose an item Choose an item Choose an item Choose an item Choose an item Choose an item

Road Name/Nature of Request	Туре	Finding
	Choose an item	Choose an item.
	Choose an stem	Choose an item.

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

APPLICATION NUMBER:	RZ 25-0177	
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	had to a	24	1 Stant	Marin Marin	
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comment	
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	n/a	
Natural Resources	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	n/a	
Conservation & Environ. Lands Mgmt.	□ Yes ⊠ No	Yes No	□ Yes □ No	n/a	
Check if Applicable:	Potable V	Vater Wellfield Pro	tection Area	1	
Wetlands/Other Surface Waters	□ Significan	t Wildlife Habitat			
Use of Environmentally Sensitive Land		igh Hazard Area			
Credit		burban/Rural Scen	ic Corridor		
Wellhead Protection Area					
□ Surface Water Resource Protection Area	□ Other	Adjacent to ELAPP property Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comment	
Transportation	57.14		M		
Design Exc./Adm. Variance Requested	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	n/a	
Off-site Improvements Provided					
Service Area/ Water & Wastewater					
⊠Urban □ City of Tampa	Yes	□ Yes	□ Yes	n/a	
Rural City of Temple Terrace	□ No	🖾 No	□ No		
Hillsborough County School Board					
Adequate 🗆 K-5 🗆 6-8 🗆 9-12 🗆 N/A	Yes	□ Yes	□ Yes	n/a	
Inadequate	🖾 No	□ No	□ No	.,	
Impact/Mobility Fees					
Comprehensive Plan:	Comments	Findings	Conditions	Additional	
	Received	i mangs	Requested	Information/Comment	
Planning Commission					
Meets Locational Criteria N/A	🖾 Yes		□ Yes		
Locational Criteria Waiver Requested	🗆 No	Consistent	🗆 No		
□ Minimum Density Met □ N/A	1		1		

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5.1 Compatibility

The properties in question consist of 12.48 acres within in an area mixed with low and medium density properties with small amounts of low intensity business. The properties currently are within in a Planned Development PD 06-1721 and allowed up to 27 homes on these parcels. By rezoning these parcels to AS-1 it would be reducing the density, which is present within the area.

5.2 Recommendation

Staff finds the request approvable, subject to the applicant proposed restriction:

1. The subject-parcel under Folio No.49430.0000 and Folio No. 49436.0000 will have a singular access to Riverview Drive which shall be designed as a shared access facility with the adjacent parcel to the east under Folio No. 49428.0000.

The subject site (folios 49428.0000, 49430.0000 and 49436.0000) shall be required to gain access to Riverview Drive through one (1) shared access point on Riverview Drive.

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Case	Reviewer:	Logan	McKaig
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6.0 PROPOSED CONDITIONS

N/A

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.

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

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8.0 PROPOSED SITE PLAN (FULL)

N/A

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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 02/10/2025
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Southshore/Riverview	PETITION NO: RZ 25-0123

This agency has no comments.

This agency has no objection.

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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 three parcels totaling +/- 9.85 acres from Planned Development (PD) No. 06-1721 to Agricultural Single Family -1 – Restricted (AS-1-R). The restriction proposed by the applicant states that the subject parcels shall be required to gain access to Riverview Drive through one (1) shared access point on Riverview Drive. The condition shall not be interpreted to prohibit the folios mentioned to be combined with other property to utilize said shared access on Riverview in accordance with Hillsborough County regulations. 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.

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:

A manager of T Tanana

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-1, Single Family Detached Housing	84	8	8
(ITE Code 210) 9 units			

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	-400	-28	-39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Riverview Dr. 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.

SITE ACCESS

It is anticipated that the subject parcels will take access to Riverview Dr. Under the proposed restriction, the subject parcel under Folio No.49430.0000 and Folio No. 49436.0000 will have a singular access to Riverview Drive which shall be designed as a shared access facility with the adjacent parcel to the east under Folio No. 49428.0000.

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).

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 nonbinding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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The roadway level of service provided for Riverview Dr. 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

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)

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

Project Trip Generat	ion DNot applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	84	8	8
Difference (+/-)	-400	-28	-39

*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.

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Transportation	Objections	Conditions Requested	Additional Information/Comments
Design Exception/Adm. Variance Requested		🗆 Yes	
Off-Site Improvements Provided	□ Yes □N/A ⊠ No	🗆 No	
× N/A		⊠ N/A	

PARTY OF RECORD

