



**Rezoning Application:** PD 24-0722  
**Zoning Hearing Master Date:** October 28, 2024  
**BOCC CPA Public Hearing Date:** December 10, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Todd Pressman  
**FLU Category:** R-6 & SMU-6  
**Service Area:** Urban  
**Site Acreage:** 3.14 acres  
**Community Plan Area:** Riverview  
**Overlay:** None



**Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to facilitate single-family residential development. The total proposed number of lots for the project is sixteen (16) single-family lots. This application is to run concurrently with PRS 24-0729 to remove parcel #77479.4608 from an existing Planned Development, PD 07-1767 (PRS 15-0082).

| Zoning:                | Existing                               |  | Proposed                    |
|------------------------|--|--|-----------------------------|
| District(s)            | AS-1                                   | PD 07-1767   | PD 24-0722                  |
| Typical General Use(s) | Single-Family Residential/Agricultural | Single-Family Residential (Conventional/Townhomes) | Single-Family Residential   |
| Acreage                | ~1.91 acres                            | ~1.23 acres  | 3.14 acres                  |
| Density/Intensity      | 1 DU per acre                          | 3.38 DU per acre                                   | 5.1 DU per acre             |
| Mathematical Maximum*  | 1 dwelling unit                        | 2 dwelling units                                   | Sixteen (16) dwelling units |

\*number represents a pre-development approximation

| Development Standards:           | Existing                             |  | Proposed  |
|----------------------------------|--------------------------------------|--|---|
| District(s)                      | AS-1                                 | PD 07-1767   | PD 24-0722                                      |
| Lot Size / Lot Width             | 1 acre / 150'                        | SF - 5,500sf, 50' / TH - 2,000sf, 20'                                  | 4,000 sf / 40 feet                              |
| Setbacks/Buffering and Screening | Front: 50'<br>Side: 15'<br>Rear: 50' | Front: SF 15' / TH 20'<br>Side: SF 5' / TH 0'<br>Rear: SF 15' / TH 10' | Front: 20 feet<br>Side: 5 feet<br>Rear: 10 feet |
| Height                           | 50'                                  | 35'  | 36'   |

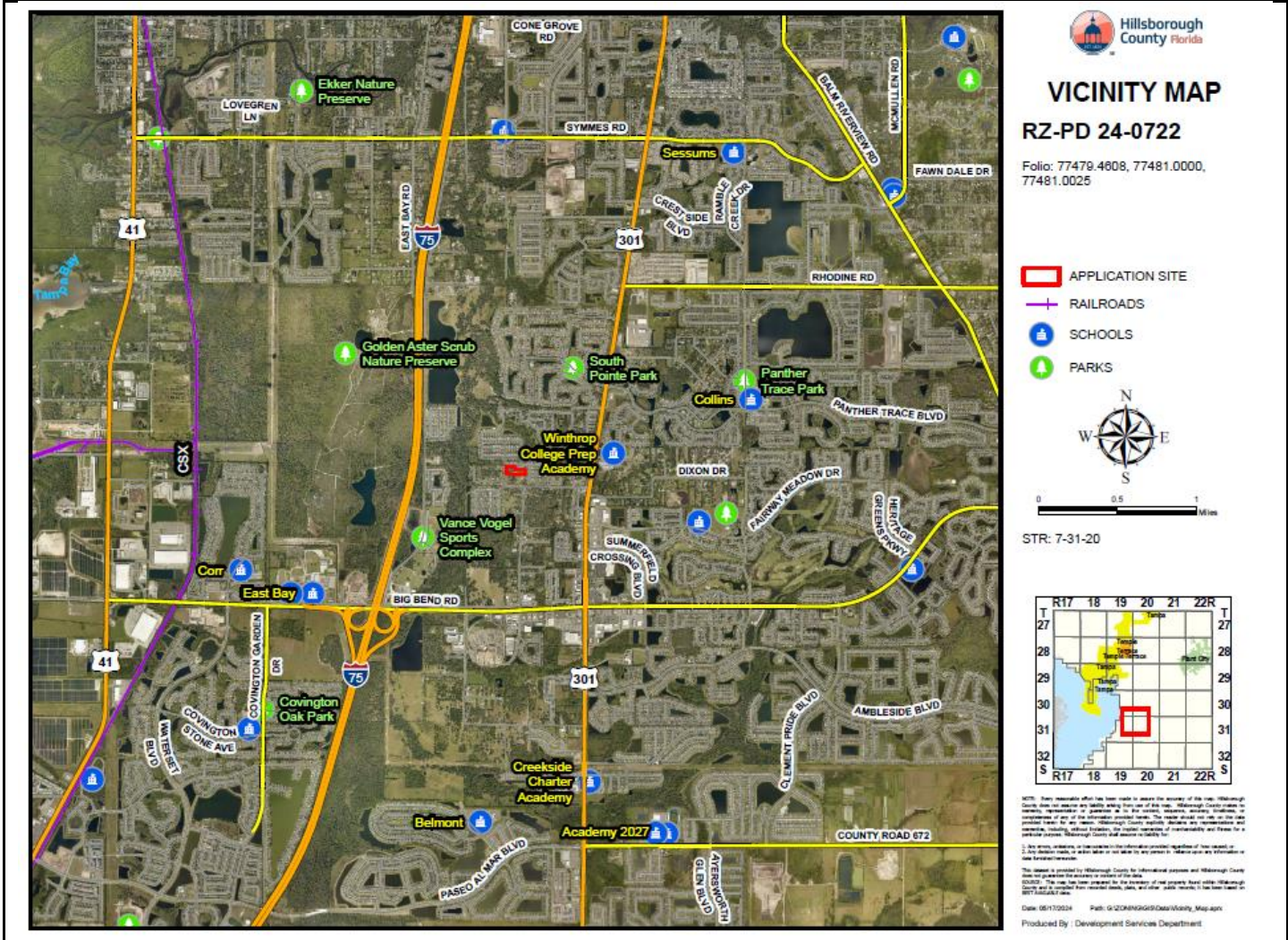
**Additional Information:**

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

|  |   |
|--|---|
| <b>Planning Commission Recommendation:</b><br>Consistent | <b>Development Services Recommendation:</b><br>Approvable, subject to proposed conditions |
|--|---|

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

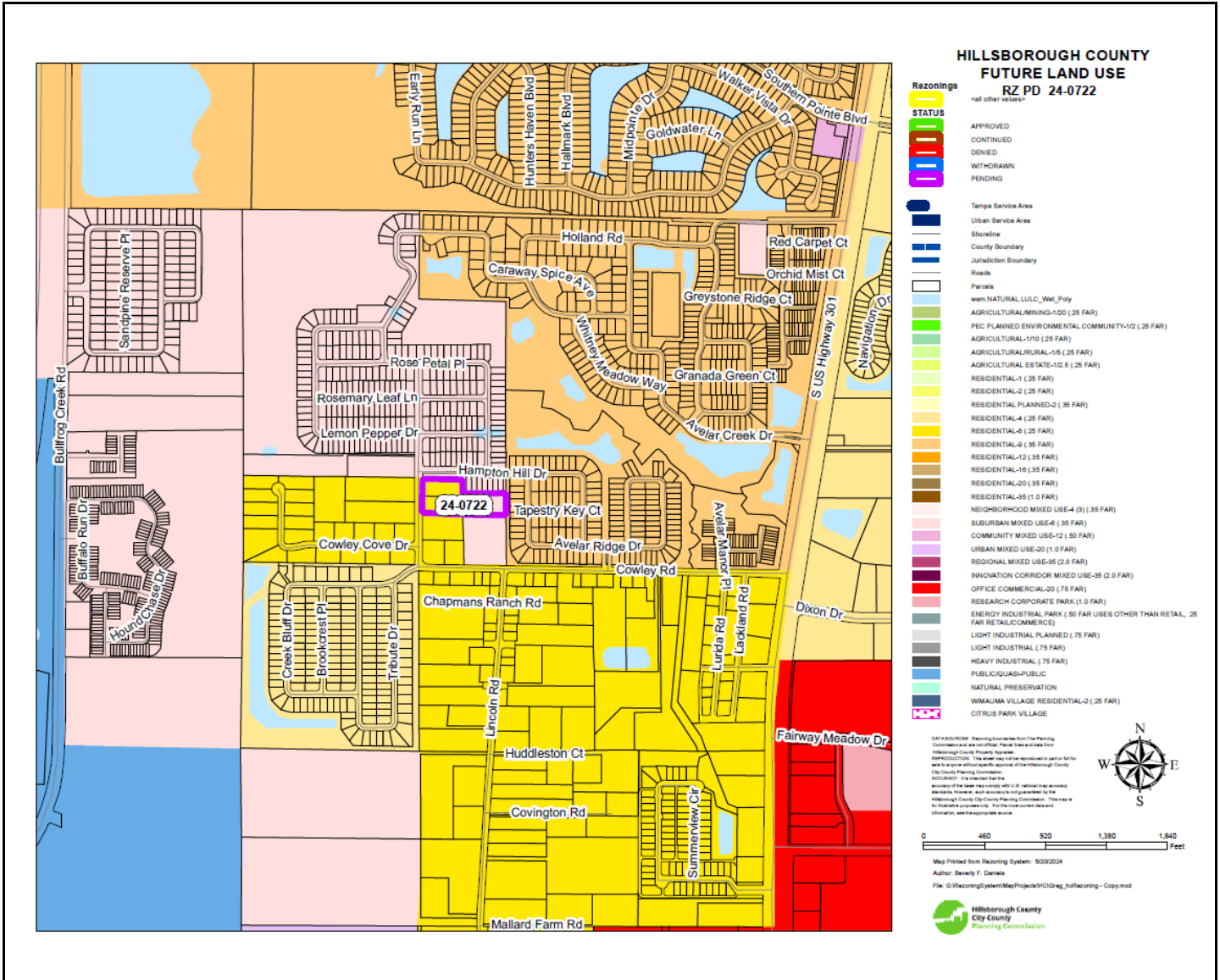


#### Context of Surrounding Area:

The subject site is generally located at 10006 Cowley Road and consists of three folios: #77481.0000, #77481.0025, and #77479.4608. The property is within the Urban Service Area and within the Riverview and Southshore Community Planned Areas. The surrounding area primarily consists of single-family residential uses at various densities. Multi-family and commercial uses are also in the area along Highway 301 nearby to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

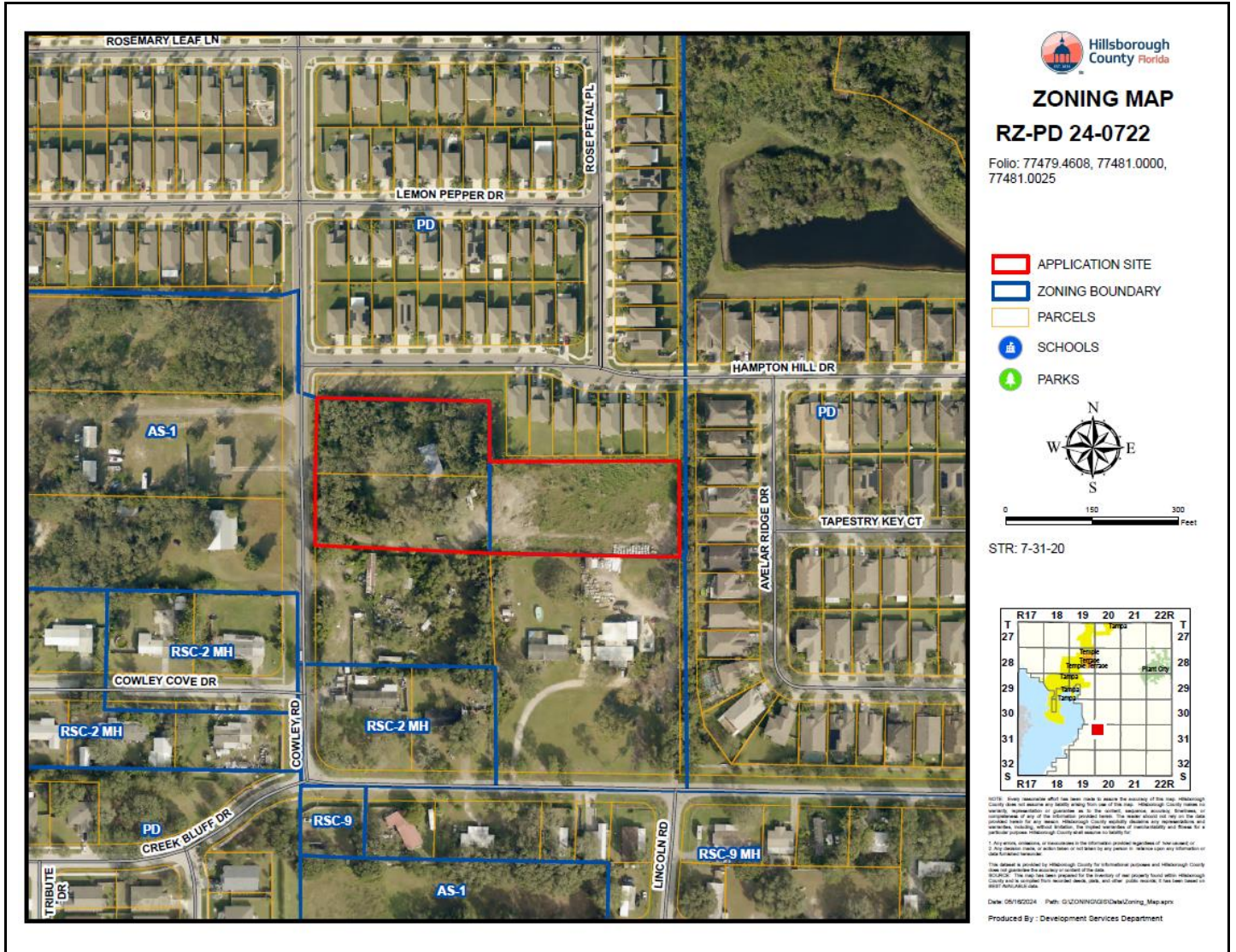
2.2 Future Land Use Map



|  |   |  |
|--|---|--|
| Subject Site Future Land Use Category: | Residential – 6 (RES-6)   | Suburban Mixed Use-6 (SMU-6)   |
| Maximum Density/F.A.R.:                | 6.0 dwelling units per gross acre   | 6.0 dwelling units per gross acre  |
| Typical Uses:                          | Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific use. | Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

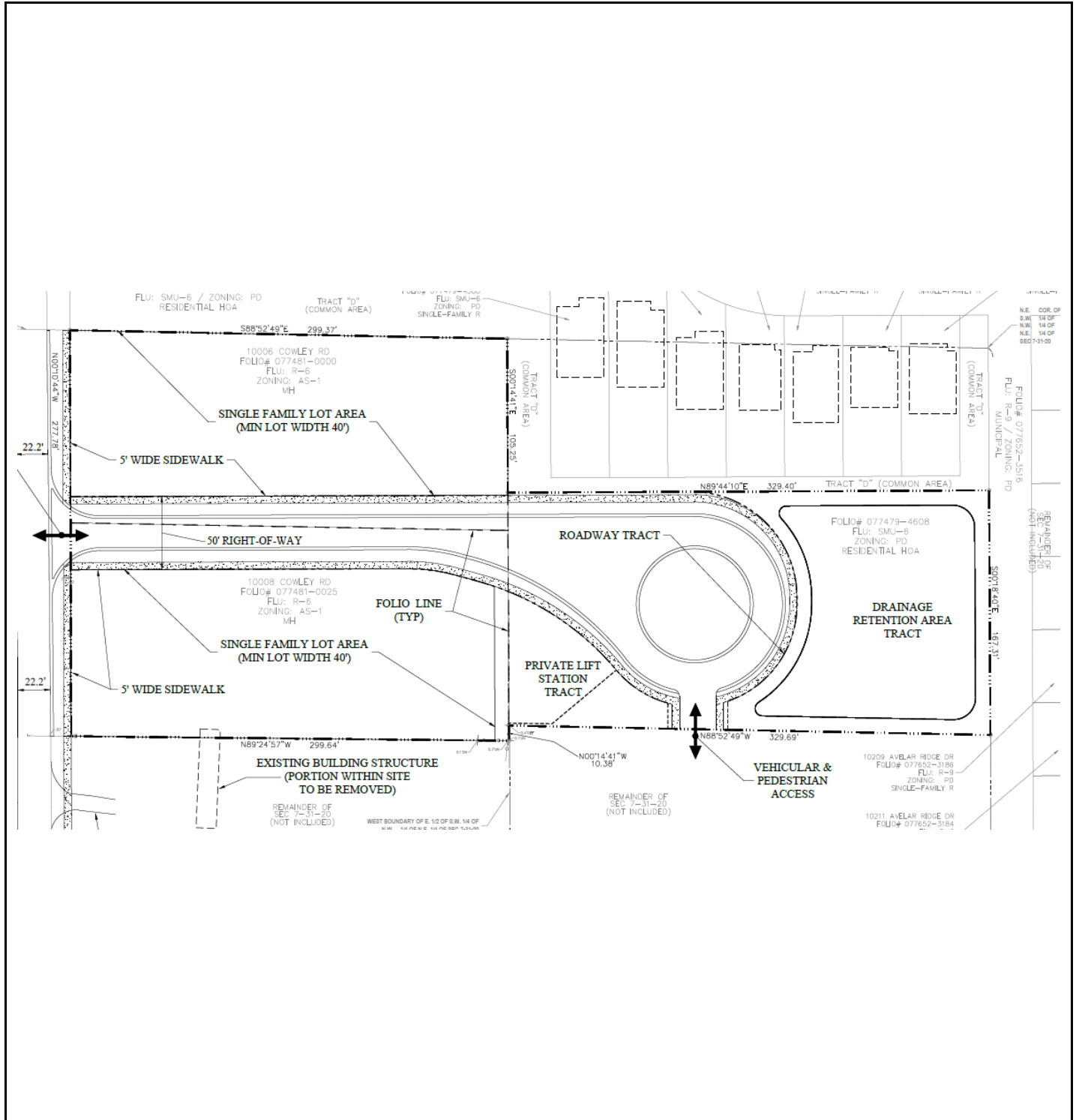


Adjacent Zonings and Uses

| Location: | Zoning:    | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:                          | Existing Use:             |
|-----------|------------|--|---|---------------------------|
| North     | PD 07-1767 | 3.38 DU per acre                                     | Single-Family (Conventional/Townhomes)  | Single-family Residential |
| South     | AS-1       | 1 DU per acre  | Agriculture, Single Family Conventional | Single-family Residential |
| East      | PD-04-1682 | 4.6 DU per acre                                      | Single Family Conventional              | Single-family Residential |
| West      | AS-1       | 1 DU per acre  | Agriculture, Single Family Conventional | Single-family Residential |

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)**

| <b>Adjoining Roadways (check if applicable)</b> |                      |  |   |
|---|----------------------|--|---|
| Road Name                                       | Road Name            | Road Name  | Road Name   |
| Cowley Rd.                                      | County Local - Rural | 4 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input checked="" type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other |

| <b>Project Trip Generation</b> |                            |                      |                      |
|--------------------------------|----------------------------|----------------------|----------------------|
|                                | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing                       | 18                         | 2                    | 2                    |
| Proposed                       | 151                        | 11                   | 15                   |
| Difference (+/1)               | (+) 133                    | (+) 9                | (+) 13               |

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

| <b>Connectivity and Cross Access</b> |                |                                |              |           |
|--------------------------------------|----------------|--------------------------------|--------------|-----------|
| Project Boundary                     | Primary Access | Additional Connectivity/Access | Cross Access | Finding   |
| North                                |                | None                           | None         | Meets LDC |
| South                                |                | Vehicular & Pedestrian         | None         | Meets LDC |
| East                                 |                | None                           | None         | Meets LDC |
| West                                 | x              | None                           | None         | Meets LDC |
| Notes:                               |                |                                |              |           |

| <b>Design Exception/Administrative Variance</b> |                            |            |
|---|----------------------------|------------|
| Road Name/Nature of Request                     | Type                       | Finding    |
| Cowley Rd/Substandard Roadway                   | Design Exception Requested | Approvable |
| Notes:  |                            |            |

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

| <b>INFORMATION/REVIEWING AGENCY</b>   |  |   |  |  |
|---|--|---|--|--|
| <b>Environmental:</b>   | <b>Comments Received</b>   | <b>Objections</b>   | <b>Conditions Requested</b>  | <b>Additional Information/Comments</b> |
| Environmental Protection Commission   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | Wetlands NOT present                   |
| Natural Resources   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |
| Conservation & Environ. Lands Mgmt.   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |
| Check if Applicable:<br><input type="checkbox"/> Wetlands/Other Surface Waters<br><input type="checkbox"/> Use of Environmentally Sensitive Land Credit<br><input type="checkbox"/> Wellhead Protection Area<br><input type="checkbox"/> Surface Water Resource Protection Area<br><input type="checkbox"/> Potable Water Wellfield Protection Area<br><input type="checkbox"/> Significant Wildlife Habitat<br><input type="checkbox"/> Coastal High Hazard Area<br><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor<br><input type="checkbox"/> Adjacent to ELAPP property<br><input type="checkbox"/> Other _____ |  |   |  |  |
| <b>Public Facilities:</b>   | <b>Comments Received</b>   | <b>Objections</b>   | <b>Conditions Requested</b>  | <b>Additional Information/Comments</b> |
| <b>Transportation</b><br><input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested<br><input checked="" type="checkbox"/> Off-site Improvements Provided  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | See Staff Report                       |
| <b>Service Area/ Water &amp; Wastewater</b><br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa<br><input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |
| <b>Hillsborough County School Board</b><br>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A<br>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |
| <b>Impact/Mobility Fees</b><br>School: \$8,227<br>Single Family Detached (Fee estimate is based on a 2,000 s.f.) Fire: \$335<br>Total per House: \$19,890<br>Mobility: \$9,183<br>Parks: \$2,145  |  |   |  |  |
| <b>Comprehensive Plan:</b>  | <b>Comments Received</b>   | <b>Findings</b>   | <b>Conditions Requested</b>  | <b>Additional Information/Comments</b> |
| <b>Planning Commission</b><br><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Locational Criteria Waiver Requested<br><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Inconsistent<br><input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

This is a request to rezone a 3.14-acre tract from AS-1 & PD 17-1767 to a Planned Development to facilitate a single-family residential development at a density of 5.1 dwelling unit per acre or sixteen (16) lots. Subject site is composed of three folios and is generally located at 10006 Cowley Road. Surrounding area is primarily residential with the majority of properties developed with single-family homes. Zonings in the vicinity include AS-1, RSC-2 MH, RSC-9 and residential PDs. The nearest commercial and multi-family residential uses lie to east at the intersection of Cowley Road and US Highway 301. More commercial uses are located south of the intersection.

The lot development standards for the proposed Planned Development are like the RSC-10 zoning district with 4,000 square foot lots and a minimum width of 40 feet. The maximum height of the development is proposed to be 36 feet. The density of the development is capped at 5.1 lots per acre and will be allowed a maximum of 16 lots. The development includes the construction of a public roadway with a cul-de-sac turnaround accessing off Cowley Road. A stub out is proposed in the cul-de-sac for a future connection to the south.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The surrounding area is residential and is primarily comprised of single-family homes. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.



## 6.0 PROPOSED CONDITIONS

### Requirements prior to Certification:

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 22<sup>nd</sup>, 2024.

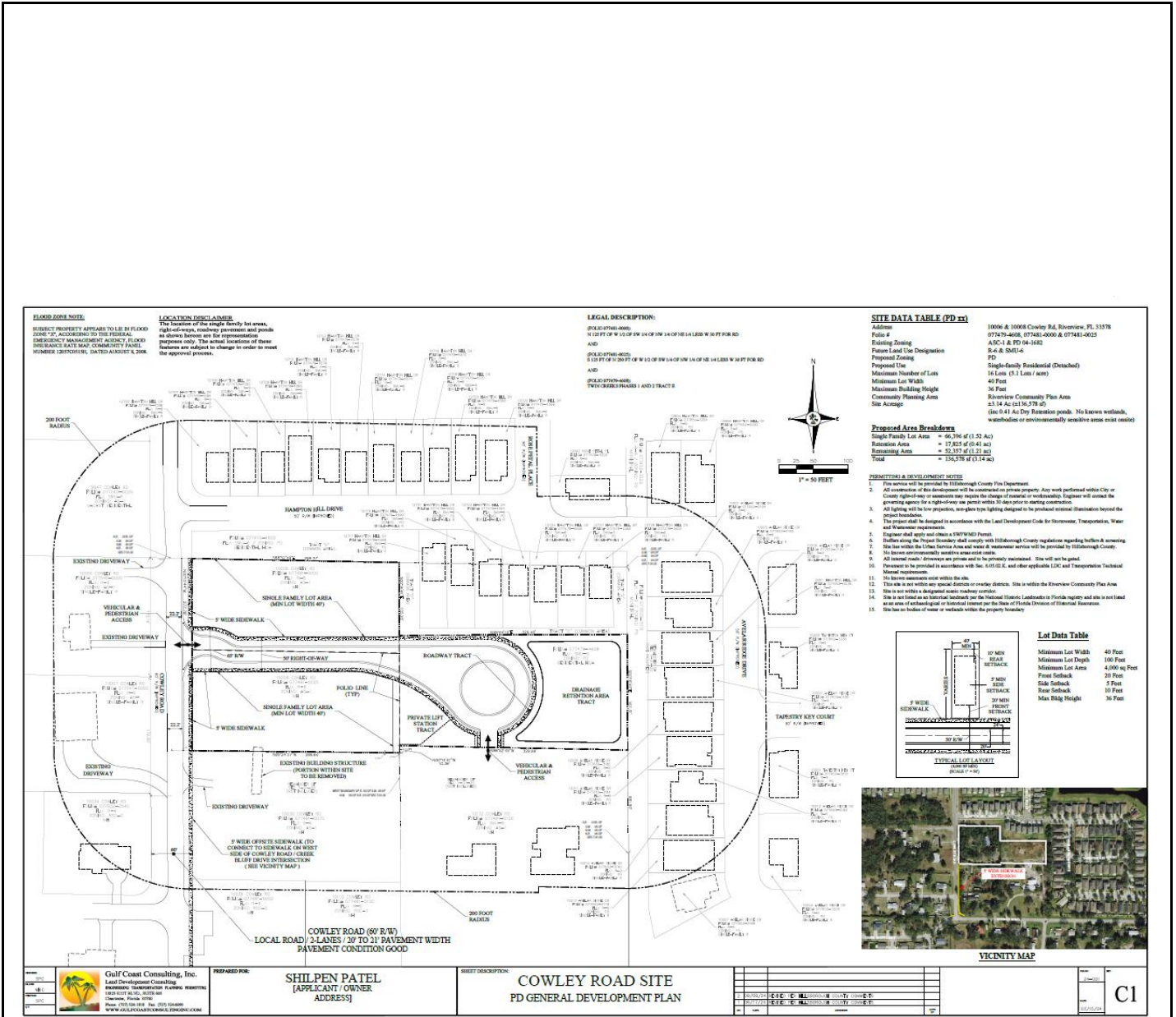
1. The project shall be limited to sixteen (16) single-family dwelling units.
2. Development Standards of the project shall be as followed:
  - Maximum Density – 5.1 Dwelling units per gross acre
  - Minimum Lot Size – 4,000 square feet
  - Minimum Lot Width – 40 feet
  - Minimum front yard setback – 20 feet
  - Minimum side yard setback – 5 feet
  - Minimum rear yard setback – 10 feet
  - Maximum building height – 36 feet
3. Properties development with lot widths under 50 feet shall meet the following
  - a. Each unit shall provide a driveway that is a minimum of 18 feet in width. Driveways shall be located in an alternating pattern on the left or right side of the unit’s front façade. Homes should not have the same driveway location (left or right side) as the adjacent home(s). The alternating pattern may be adjusted at corner lots, lots adjacent to corner lots and as necessary to accommodate transformers and other fixed infrastructure.
  - b. Street trees may include alternate shade and ornamental trees, subject to final design and approval by Natural Resources staff.
  - c. Areas utilizing lots under 50 feet in width shall provide dual mailboxes or a mail kiosk. Dual mailboxes shall be located between the driveways on two adjacent lots in the location where the driveways are in the closest proximity with on another. Mail kiosks or dual mailboxes shall be finished with similar architectural design as the main dwellings they serve.
  - d. Each unit’s primary entrance door shall face the roadway.
4. The project shall be permitted one full access connection on Cowley Rd. as shown on the PD site plan.
5. The project shall construct a roadway stubout to the southern boundary with folio#77481.0100 for future connection, as shown on the PD site plan. Notwithstanding how the roadway stubout is depicted on the PD site plan, the design and dimensions of the stubout shall be consistent with the County Transportation Technical Manual, TS-3 local roadway typical section. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a “Future Roadway Connection”.
6. If PD 24-0722 is approved, the County Engineer will approve the Design Exception (dated September 9, 2024, and found approvable on September 30, 2024), for Cowley Rd. substandard road improvements. As Cowley Rd. is a substandard rural local roadway, the developer will be required to construct a new 5-foot-wide sidewalk on the east side of Cowley Rd. from the southern terminus of the project frontage to the south to connect to the existing sidewalk on the west side of Cowley Rd. and Creek Bluff Dr. consistent with the Design Exception.
7. The developer shall construct a 5-foot sidewalk along the project frontage on Cowley Rd.

- 8. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, and platted as private roads. Gated access shall not be permitted.
- 9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 10. All construction ingress and egress shall be limited to the project access as shown on the PD site plan.
- 11. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

|  |  |
|--|--|
| <b>Zoning Administrator Sign Off:</b>  |  |
| <b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b><br>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures. |  |

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)**

8.0 PROPOSED SITE PLAN (FULL)



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department      **DATE:** 10/03/2024

**REVIEWER:** Richard Perez, AICP

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:** RV/CENTRAL

**PETITION NO:** PD 24-0722

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

### **CONDITIONS OF APPROVAL**

- The project shall be permitted one full access connection on Cowley Rd. as shown on the PD site plan.
- The project shall construct a roadway stubout to the southern boundary with folio#77481.0100 for future connection, as shown on the PD site plan. Notwithstanding how the roadway stubout is depicted on the PD site plan, the design and dimensions of the stubout shall be consistent with the County Transportation Technical Manual, TS-3 local roadway typical section. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a “Future Roadway Connection”.
- If PD 24-0722 is approved, the County Engineer will approve the Design Exception (dated September 9, 2024, and found approvable on September 30, 2024), for Cowley Rd. substandard road improvements. As Cowley Rd. is a substandard rural local roadway, the developer will be required to construct a new 5-foot-wide sidewalk on the east side of Cowley Rd. from the southern terminus of the project frontage to the south to connect to the existing sidewalk on the west side of Cowley Rd. and Creek Bluff Dr. consistent with the Design Exception.
- The developer shall construct a 5-foot sidewalk along the project frontage on Cowley Rd.
- Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, and platted as private roads. Gated access shall not be permitted.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the project access as shown on the PD site plan.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three (3) parcels totaling +/- 3.14 acres, from Agricultural/Single Family 1 (AS-1) and Planned Development (PD) #07-1767, as amended by PRS 15-0082, to a new PD zoning district to construct 16 single family dwelling units. The site is located on the east side Cowley Rd., approximately 70 feet south of Hampton Hill Dr. The Future Land Use designations are Suburban Mixed Use 6 (SMU-6) and Residential 6 (R-6).

The property is developed with a single-family home.

Staff notes that PD# 07-1767, as amended, is approved for 265 single family detached units and is built-out. Therefore the +/-1.24 acres included in this request does not currently retains any entitlements. PRS # 24-0729 is a concurrent application under review to remove said acreage from existing PD zoning district.

**Trip Generation Analysis**

The applicant submitted a trip generation as required by the Development Review Procedures Manual (DRPM). 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, 11<sup>th</sup> Edition.

While the portion of the subject property zoned PD #07-1767, as amended by PRS 15-0082, does not currently retain any development entitlements because the larger PD is already built-out, staff is assigning a single dwelling unit to represent a minimal development potential.

**Existing Zoning**

| Land Use/Size                                      | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|--|------------------------|-----------------------|----|
|  |                        | AM                    | PM |
| AS-1: 1 Single Family Detached Unit (ITE Code 210) | 9                      | 1                     | 1  |
| PD: 1 Single Family Detached Units (ITE Code 210)  | 9                      | 1                     | 1  |
| <b>Total Trips</b>                                 | 18                     | 2                     | 2  |

**Proposed Rezoning**

| Land Use/Size                                 | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|---|------------------------|-----------------------|----|
|   |                        | AM                    | PM |
| PD: 16 Single Family Detached Units (ITE 210) | 151                    | 11                    | 15 |

**Trip Generation Difference**

| Land Use/Size     | 24 Hour Two-Way Volume | Total Peak Hour Trips |              |
|-------------------|------------------------|-----------------------|--------------|
|                   |                        | AM                    | PM           |
| <b>Difference</b> | <b>(+)133</b>          | <b>(+)9</b>           | <b>(+)13</b> |

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development by +133 average daily trips and +9 a.m. peak hour trips, and +13 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Cowley Road is a substandard 2-lane, undivided, county maintained, rural local roadway. The roadway is characterized by +/- 21 ft of pavement, no bike lanes or sidewalks on either side, within +/- 60 ft of the right of way.

According to the Hillsborough County Transportation Technical Manual, a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct +/-400 linear feet of 5ft sidewalk from the southern terminus of the project frontage south to the intersection of Cowley Rd. and Creek Bluff Dr. to connect to existing sidewalks in addition to the required sidewalk required along the project frontage. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: Cowley Rd. herein.

### **SITE ACCESS AND CONNECTIVITY**

The PD site plan proposes a full access vehicular and pedestrian connection on Cowley Rd. and the proposed PD site plan provides a roadway stubout to the south (folio#77481.0100) as required per the County LDC, Sec. 6.02.01 subdivision access requirements.

Internal project roadways shall be privately maintained and ungated. The roadways will be designed to the County TTM, TS-3 local roadway standard.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

Construction access shall be limited to the Cowley Rd. project access to minimize disruption to adjacent residential neighborhoods.

### **REQUESTED DESIGN EXCEPTION: Cowley Rd.- Substandard Roadway**

As Cowley Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated September 9, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 30, 2024). The developer will be required to construct +/-400 linear feet of sidewalk on the east side of Cowley Rd., from the southern terminus of the project frontage to the south and connect to the existing sidewalk on the west side of Cowley Rd. and Creek Bluff Dr., as shown in the requested Design Exception. Staff notes that the total linear feet of 5-foot-wide sidewalk to be constructed does not include the sidewalk required along the project frontage by the County Land Development Code.

If this zoning is approved, the County Engineer will approve the Design Exception request.

### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Cowley Rd. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.



**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Monday, September 30, 2024 2:50 PM  
**To:** Sean Cashen [SCashen@gulfcoastconsultinginc.com]  
**CC:** todd@pressmaninc.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]  
**Subject:** FW: RZ PD 24-0722 - Design Exception Review  
**Attachments:** 24-0722 DEAd 09-09-24.pdf

Sean,

I have found the attached Design Exception (DE) for PD 24-0722 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

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**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Friday, September 27, 2024 6:58 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Perez, Richard <PerezRL@hcfl.gov>  
**Subject:** RZ PD 24-0722 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

[scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com)  
[todd@pressmaninc.com](mailto:todd@pressmaninc.com)  
[follinj@hcfl.gov](mailto:follinj@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)  
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)

**Hillsborough County Florida**

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

|  |  |
|--|--|
| <b>Request Type</b> (check one)  | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance<br><input checked="" type="checkbox"/> Technical Manual Design Exception Request (Connection to Substandard Road)<br><input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)<br><input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| <b>Submittal Type</b> (check one)  | <input type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input checked="" type="checkbox"/> Additional Information   |
| <b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)  | <input checked="" type="checkbox"/> 1. Initial Submittal 6-14-24 <input type="checkbox"/> 4.<br><input checked="" type="checkbox"/> 2. Revised DE Submittal 9-9-24 <input type="checkbox"/> 5.<br><input type="checkbox"/> 3. <input type="checkbox"/> 6.  |
| <p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>                                   |  |
| <b>Project Name/ Phase</b>   | Cowley Road Site (PD 24-0722)  |
| <p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>  |  |
| <b>Folio Number(s)</b>   | 77481.0000, 77481.0025, 77479.4608   |
| <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers  |  |
| <p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>  |  |
| <b>Name of Person Submitting Request</b>   | Sean P. Cashen, P.E.   |
| <p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>   |  |
| <b>Current Property Zoning Designation</b>   | ASC-1 & PD 04-1682   |
| <p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p> |  |
| <b>Pending Zoning Application Number</b>   | 24-0722  |
| <p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>   |  |
| <b>Related Project Identification Number (Site/Subdivision Application Number)</b>   | N/A  |
| <p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>  |  |



September 9, 2024

Mr. Michael J. Williams, P.E.  
Development Review Director, County Engineer  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> Floor  
Tampa, Florida 33602

Dear Mr. Williams:

**RE: PD 24-0722; 10008 Cowley Rd., Riverview, FL 33578**  
**Design Exception for Cowley Road**  
**Folio Nos.: 077481.0000, 077481.0025, 077479.4608**

This Design Exception is part of a rezoning request to change the existing zoning on 3.14 acres from PD 04-1682 and ASC-1 to PD 24-0722. The PD zoning requested is for a proposed 16-lot subdivision located to the west of Cowley Road.

The subject property is currently under rezoning review. We are requesting a Design Exception per the Hillsborough County Transportation Manual (TTM) Section 1.7, to meet the requirements of the Land Development Code (LDC) Section 6.04.03.L. and instead allow for some reasonable improvements as described herein.

1. *EXISTING CONDITIONS* - Cowley Road has an approximate 60-foot wide right-of-way with approximately 10-foot to 10.5-foot wide travel lanes and pavement width varies from 20 feet to 21 feet along this section of the roadway in the vicinity of this proposed PD. The existing pavement condition appears to be good. There are no paved shoulders or bike lanes. The existing grassed shoulders are approx. 6 feet in width at approx. 6% slope and appear to be adequate. The existing grassed shoulders are approx. 6 feet in width at approx. 6% slope and appear to be adequate. No Sidewalk exists on either side of this roadway. There are no known or observed drainage deficiencies or vehicular off-tracking adjacent to Cowley Road.
2. *PROPOSED IMPROVEMENTS* – The developer proposes constructing approximately 385 linear feet of offsite sidewalk along the east side of Cowley Road and connect to the existing sidewalk on the west side of the Cowley Road / Creek Bluff Drive intersection as shown on the enclosed Offsite Sidewalk Plan Exhibit. See attached PD Plan Exhibit detailing this offsite sidewalk. There are also proposed internal sidewalk improvements which will provide pedestrian access/connectivity from this site, south of this PD property, to Cowley Road.

The Typical Section (TS) for this roadway is assumed to be TS-7 (See TTM). The required right-of-way for the TS-7 is 96 feet. The observed right-of-way of Cowley Road is 60 feet near the site. These measurements and the corresponding requirements of the TS-7 are shown in the table below (All measurements are approximate and vary along the roadway.):

| Design Element   | TS-7 Requirement   | Observed and Proposed Conditions  |
|--|--|---|
| Sod area for fence/hedge clearance ( <i>Outside</i> of sidewalk) | 2 feet on both sides   | Sidewalk to be provided by subject developer on east side of Cowley Road within project site with proposed sidewalk extension south the intersection with Creek Bluff Drive. No Sidewalks exist to either side of Cowley Road. The developer will meet the requirements of 2 feet of sod on either side of the proposed five-foot wide sidewalk within project site on west side of road as well as offsite sidewalk extension. |
| Sidewalk   | 5 feet on both sides   |   |
| Sod area ( <i>Inside</i> sidewalk)                               | 2 feet on both sides   |   |
| Swale and clear zone and depth of swale                          | 27 feet total each side consisting of 8' shoulder and 19' wide swale; 2 feet swale depth | No Discernible swales within Cowley Road RW. There is not sufficient right-of-way to provide the full required 27 feet (at 2' depth) swales within the segment of Cowley Road adjacent to site.   |
| Shoulder widths  | 8 feet (5' paved)  | 6' grassed shoulder   |
| Right-of-Way widths  | 96 feet  | Approx 60 feet  |
| Lane widths  | 12 feet  | 10 – 10.5 feet  |

3. *JUSTIFICATION FOR THE REQUEST* (a) The trip generation associated with this project is low (See attached Trip Generation.). (b) The proposed improvements enhance safety as compared to the existing condition by providing additional pedestrian facilities beyond those required along the project frontage. (c) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards.

Enclosed for your review are the following:

- 1. Trip Generation Table 1; Vicinity Map; Aerial; PD General Site Plan; Offsite Sidewalk Plan; TS-7 Detail.**

September 9, 2024  
Page 3 of 4

If you have any questions/comments regarding this request, please call me at (727) 524-1818.

Sincerely,

Digitally signed by  
 sean p cashen  
 Date: 2024.09.09  
 13:33:46  
 -04'00'

The seal is circular with a double border. The outer border contains the text 'SEAN P. CASHEN' at the top and 'PROFESSIONAL ENGINEER' at the bottom. The inner border contains 'STATE OF FLORIDA'. In the center, it says 'No. 505' and 'P.E.'. There is a star on either side of the number. A large, stylized signature in red ink is written over the seal and extends across the page.

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean P. Cashen, P.E. Title: \_\_\_\_\_  
Principal

Based upon the information provided by the application, this request is:

- Disapproved
- Approved with Conditions
- Approved

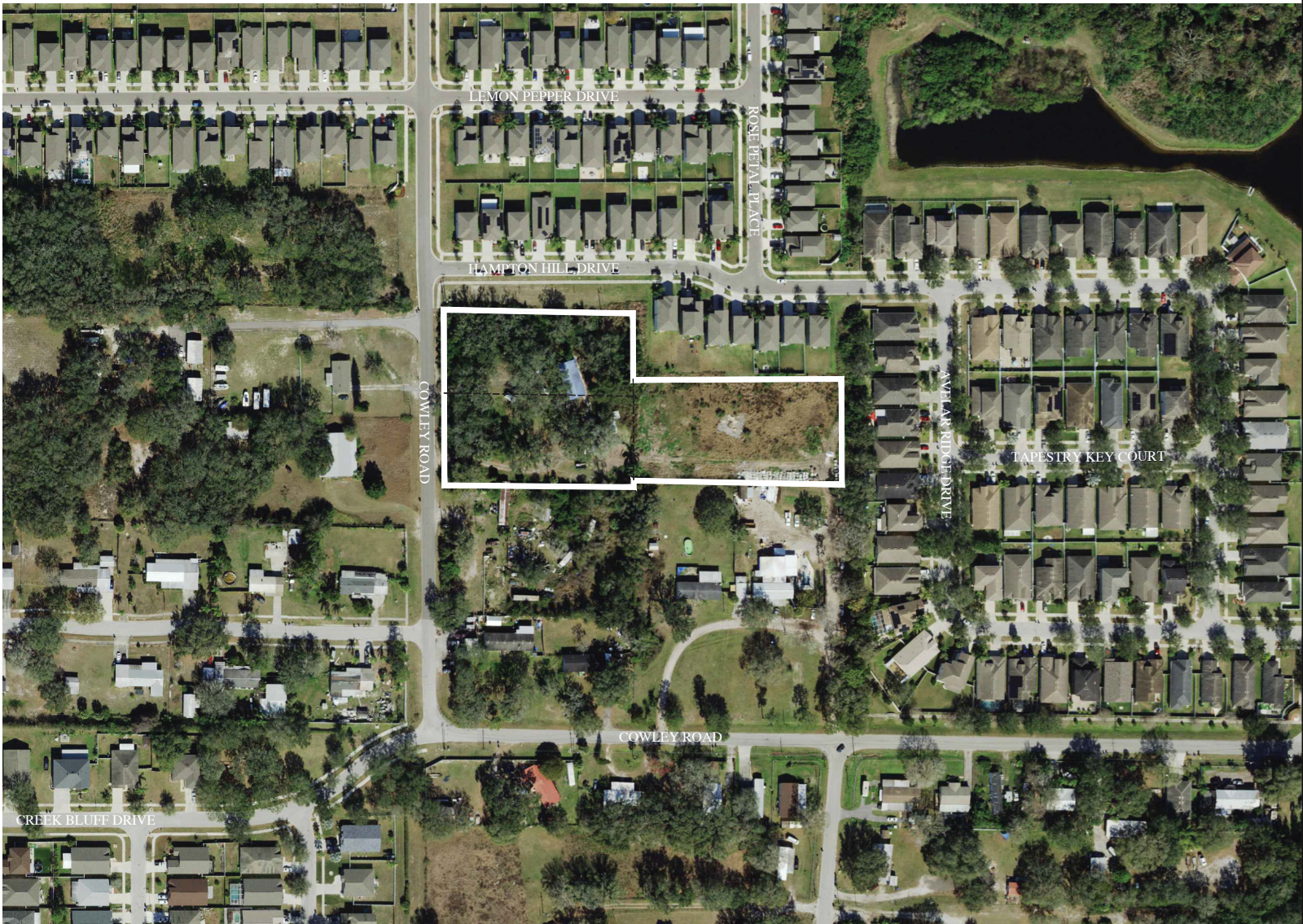
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.  
Hillsborough County Engineer

**TABLE 1: Trip Generation**

| ITE Code | Land Use Type                  | Lots      | Daily Trips | AM Peak-Hour Trips In | AM Peak-Hour Trip Out |  | PM Peak-Hour Trips In | PM Peak-Hour Trips Out |
|----------|--------------------------------|-----------|-------------|-----------------------|-----------------------|--|-----------------------|------------------------|
| 210      | Single-Family Detached Housing | 16        | 151         | 3                     | 9                     |  | 10                    | 6                      |
|          | <b>SUBTOTAL</b>                | <b>16</b> | <b>151</b>  | <b>3</b>              | <b>9</b>              |  | <b>10</b>             | <b>6</b>               |



**VICINITY MAP**





Cowley Road Site  
Aerial Exhibit

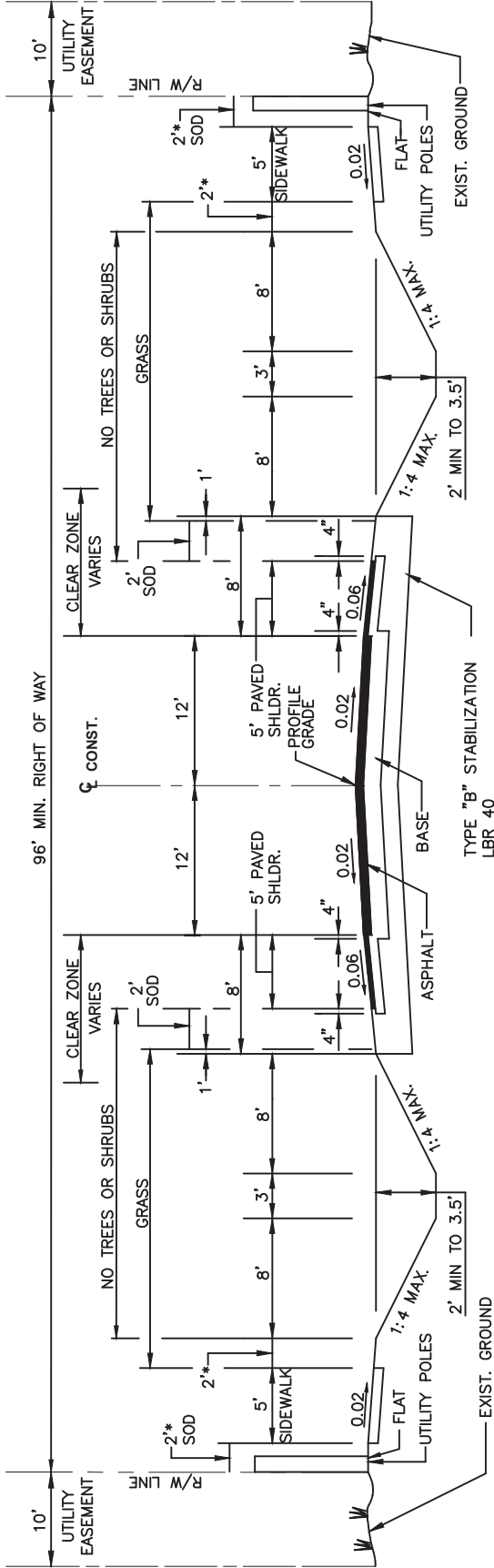
CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN BOUNDARY  
AND CONSTRUCTION OF THE WETLAND  
CONSTRAINTS SUBJECT TO SITE PLAN APPROVAL



Gulf Coast Consulting, Inc.  
10000 Highway 90, Suite 100  
Houston, Texas 77054  
Phone: (281) 241-1111 Fax: (281) 241-1112  
www.gulfcoastconsulting.com







**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**



**TRANSPORTATION  
TECHNICAL  
MANUAL**

REVISION DATE:  
12 10/17

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) |                      |  |   |
|--|----------------------|--|---|
| Road Name                                | Classification       | Current Conditions   | Select Future Improvements  |
| Cowley Rd.                               | County Local - Rural | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input checked="" type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request |                            |                      |                      |
|--|----------------------------|----------------------|----------------------|
|  | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing   | 18                         | 2                    | 2                    |
| Proposed   | 151                        | 11                   | 15                   |
| Difference (+/-)   | (+)133                     | (+)9                 | (+)13                |

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

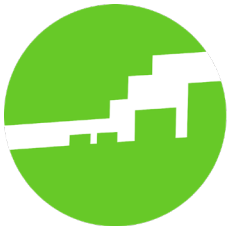
| Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request |                |                                |              |           |
|--|----------------|--------------------------------|--------------|-----------|
| Project Boundary   | Primary Access | Additional Connectivity/Access | Cross Access | Finding   |
| North  |                | None                           | None         | Meets LDC |
| South  |                | Vehicular & Pedestrian         | None         | Meets LDC |
| East   |                | None                           | None         | Meets LDC |
| West   | X              | None                           | None         | Meets LDC |
| Notes:   |                |                                |              |           |

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request |                            |            |
|---|----------------------------|------------|
| Road Name/Nature of Request   | Type                       | Finding    |
| Cowley Rd/Substandard Roadway   | Design Exception Requested | Approvable |
| Notes:  |                            |            |

| 4.0 Additional Site Information & Agency Comments Summary  |   |  |                                 |
|--|---|--|---------------------------------|
| Transportation   | Objections  | Conditions Requested   | Additional Information/Comments |
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested<br><input checked="" type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A<br><input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | See report.                     |

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**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

| <b>Unincorporated Hillsborough County Rezoning Consistency Review</b>            |  |
|--|--|
| <b>Hearing Date:</b> October 15, 2024<br><b>Report Prepared:</b> October 3, 2024 | <b>Case Number:</b> PD 24-0722<br><b>Folio(s):</b> 77481.0000, 77481.0025 & 77479.4608<br><b>General Location:</b> South of Hampton Hill Drive, east of Cowley Road and west of US Highway 301 South |
| <b>Comprehensive Plan Finding</b>  | <b>CONSISTENT</b>  |
| <b>Adopted Future Land Use</b>   | Residential-6 & Suburban Mixed Use-6 (6 du/ga ; 0.25 FAR)  |
| <b>Service Area</b>  | Urban  |
| <b>Community Plan(s)</b>   | Riverview & SouthShore Areawide Systems  |
| <b>Rezoning Request</b>  | Planned Development (PD) to allow single-family uses   |
| <b>Parcel Size</b>   | 3.04 ± acres   |
| <b>Street Functional Classification</b>  | Hampton Hill Drive – <b>Local</b><br>Cowley Road – <b>Local</b><br>US Highway 301 South – <b>State Principal Arterial</b>  |
| <b>Commercial Locational Criteria</b>  | Not applicable   |
| <b>Evacuation Area</b>   | None   |

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

| Vicinity         | Future Land Use Designation          | Zoning                       | Existing Land Use   |
|------------------|--------------------------------------|------------------------------|---|
| Subject Property | Residential-6 + Suburban Mixed Use-6 | AS-1 + PD                    | HOA Property + Single Family Residential                                    |
| North            | Suburban Mixed Use-6 + Residential-9 | PD                           | HOA Property + Single Family Residential                                    |
| South            | Suburban Mixed Use-6 + Residential-6 | AS-1 + RSC-2 + RSC-9 + ASC-1 | Single Family Residential + Vacant Land                                     |
| East             | Residential-9 + Residential-6        | PD                           | Single Family Residential + Vacant Land                                     |
| West             | Residential-6 + Suburban Mixed Use-6 | AS-1 + RSC-2 + PD            | HOA Property + Single Family Residential + Public/Quasi-Public/Institutions |

**Staff Analysis of Goals, Objectives and Policies:**

The 3.04 ± acre subject site is located south of Hampton Hill Drive, east of Cowley Road and west of US Highway 301 South. The site is in the Urban Service Area and is located within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The applicant is requesting a Planned Development (PD) to allow single-family uses.

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.” The site currently consists of HOA Property and single-family uses. Single-family uses surround the subject site. The proposal to allow single-family uses is compatible with the surrounding area and meets the intent of 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 category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A



contains a description of the character and intent permitted in each of the Future Land use categories. Folios 77481.0000 and 77481.0025 are located in the Residential-6 (RES-6) Future Land Use category. The RES-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Folio 77479.4608 is located in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. As the language states above, residential is allowed; therefore, it meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

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

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to 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; therefore, the proposed residential use will complement the surrounding area and meets the intent of FLUE Objective 16 and its accompanying policies.

The site is within the limits of the Riverview and SouthShore Areawide Systems Community Plans. Goal 2 of the Riverview Community Plan is to reflect the vision of Riverview using the Riverview District Concept Map which illustrates the unique qualities and land uses related to distinct geographic areas identified as districts. The subject site is in the Residential District which encourages attractive residential development that complements the surrounding character and promotes housing diversity. The proposal meets the intent of Goal 2 of the Riverview Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-6 and SMU-6 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Riverview and SouthShore Areawide Systems Community Plans. The proposed Planned Development 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 Planned Development **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.

### **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.

## **LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN**

### **IV. Goals**

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

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

1. **Hwy 301 Corridor** - Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
2. **Downtown** - Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
3. **Riverfront** - Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
4. **Mixed Use** - Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
5. **Residential** - Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
6. **Industrial** - Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
7. **Open Space** - Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-0722

Rezoning Status Legend

- APPROVED (Yellow)
- CONTINUED (Green)
- DENIED (Red)
- WITHDRAWN (Blue)
- PENDING (Purple)

Geographic Features Legend

- Tampa Service Area (Dark Blue)
- Urban Service Area (Light Blue)
- Shoreline (Blue)
- County Boundary (Black)
- Jurisdiction Boundary (Dashed Blue)
- Roads (Black)
- Parcels (Thin Black)

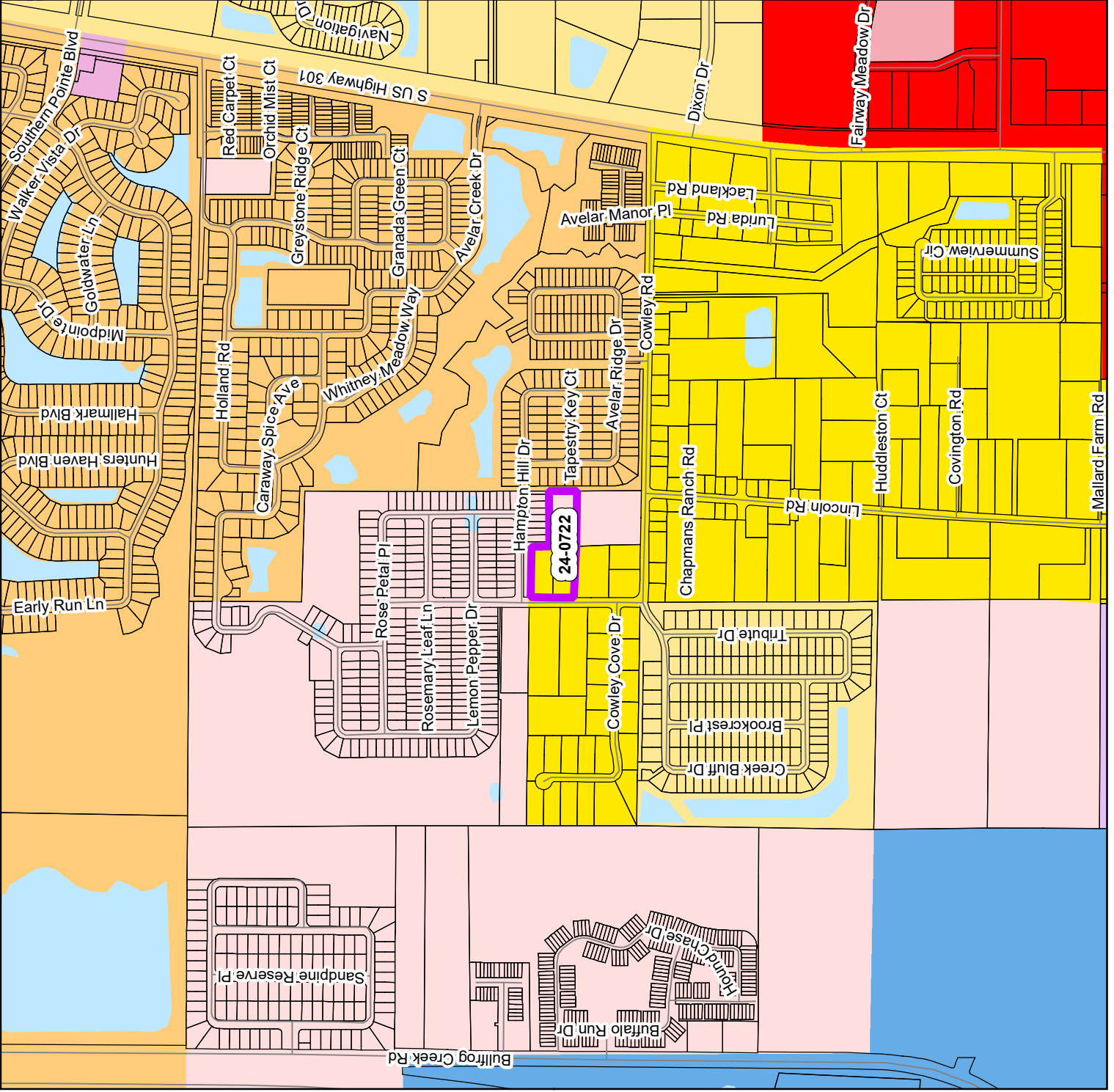
Land Use Codes Legend

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

Map Information

Map Printed from Rezoning System - 5/20/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Rezoning - Copy.mxd

Scale: 0, 460, 920, 1,380, 1,840 Feet



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