

**Rezoning Application:** PD 24-1263

**Zoning Hearing Master Date:** August 18, 2025

**BOCC Land Use Meeting Date:** October 7, 2025



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** HBWB Development Services, LLC

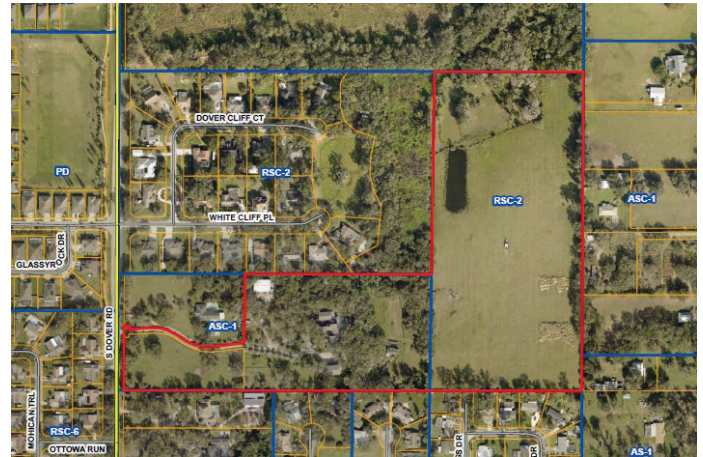
**FLU Category:** RES-4

**Service Area:** Urban

**Site Acreage:** Approximately 32.33 acres

**Community  
Plan Area:** None

**Overlay:** None



### Introduction Summary:

The applicant seeks to develop an approximately 32.33-acre unified development. The request is for a rezoning from Agricultural, Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-2) to Planned Development (PD) to allow for the development of 62 single-family detached homes.

<b>Zoning:</b>	<b>Existing</b>		<b>Proposed</b>
District(s)	RSC-2	ASC-1	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural	Single-family
Acreage	+/-20.12 acres	+/-12.21 acres	+/-32.33 acres
Density/Intensity	2 units per acre	1 unit per acre	Minimum Lot Size: 6,600 sf Overall Density: +/-1.92 SF home per acre (Max. 62 homes)
Mathematical Maximum*	40 units	12 units	62 SF homes

\*Number represents a pre-development approximation.

<b>Zoning:</b>	<b>Existing</b>		<b>Proposed</b>
District(s)	RSC-2	ASC-1	PD
Setbacks/Buffering and Screening	Front: 25 ft. Rear: 25 ft. Side: 10 ft.	Front: 50 ft. Rear: 50 ft. Side: 15 ft.	Front: 20 ft. Rear: 20 ft. Side: 5 ft.
Height	Max. 35 ft.	Max. 50 ft.	Max. 35 ft.

### Additional Information:

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

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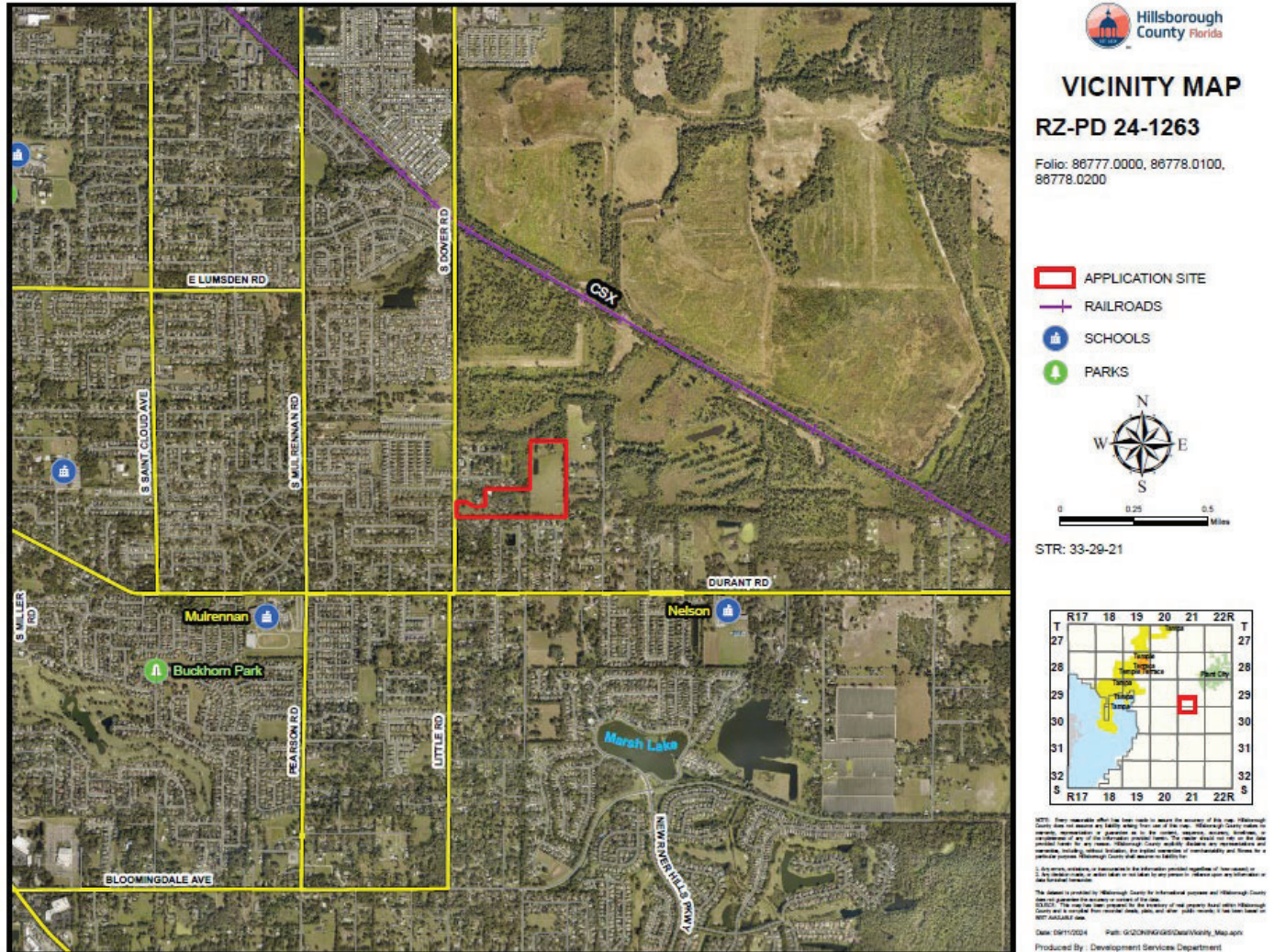
Case Reviewer: Tim Lampkin, AICP

**Planning Commission Recommendation:**

**CONSISTENT**

**Development Services Recommendation:**

**APPROVABLE**, Subject to Conditions.

**2.0 LAND USE MAP SET AND SUMMARY DATA****2.1 Vicinity Map****Context of Surrounding Area:**

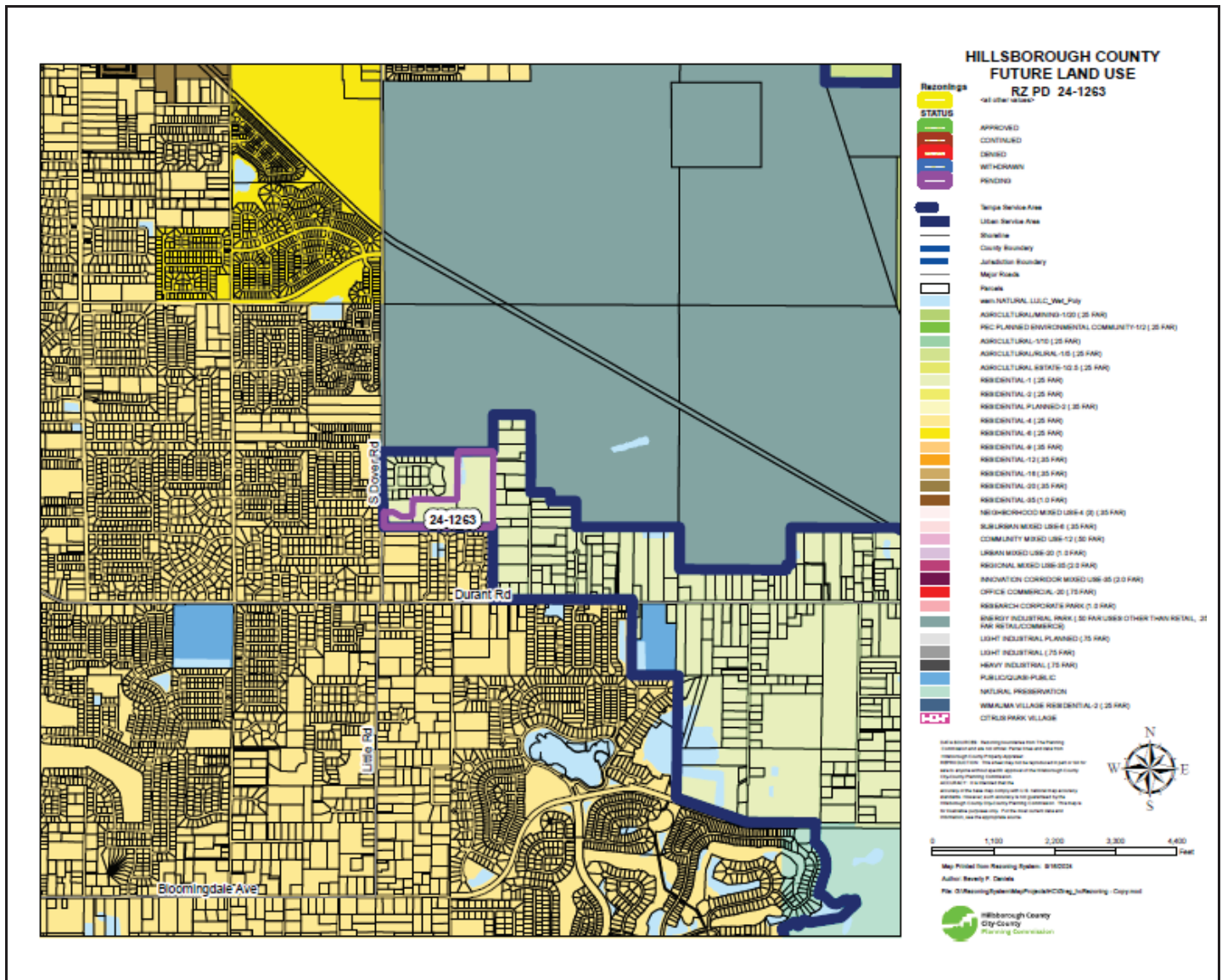
The site is located on the east side of South Dover Road, approximately 1,500 feet north / northeast of the Durant Road and South Dover Road intersection.

The immediate area surrounding the subject property is zoned and developed with single-family residential. North of the subject site is the location of the Energy Innovation Park, Pocket E which is currently designated for Energy Uses.

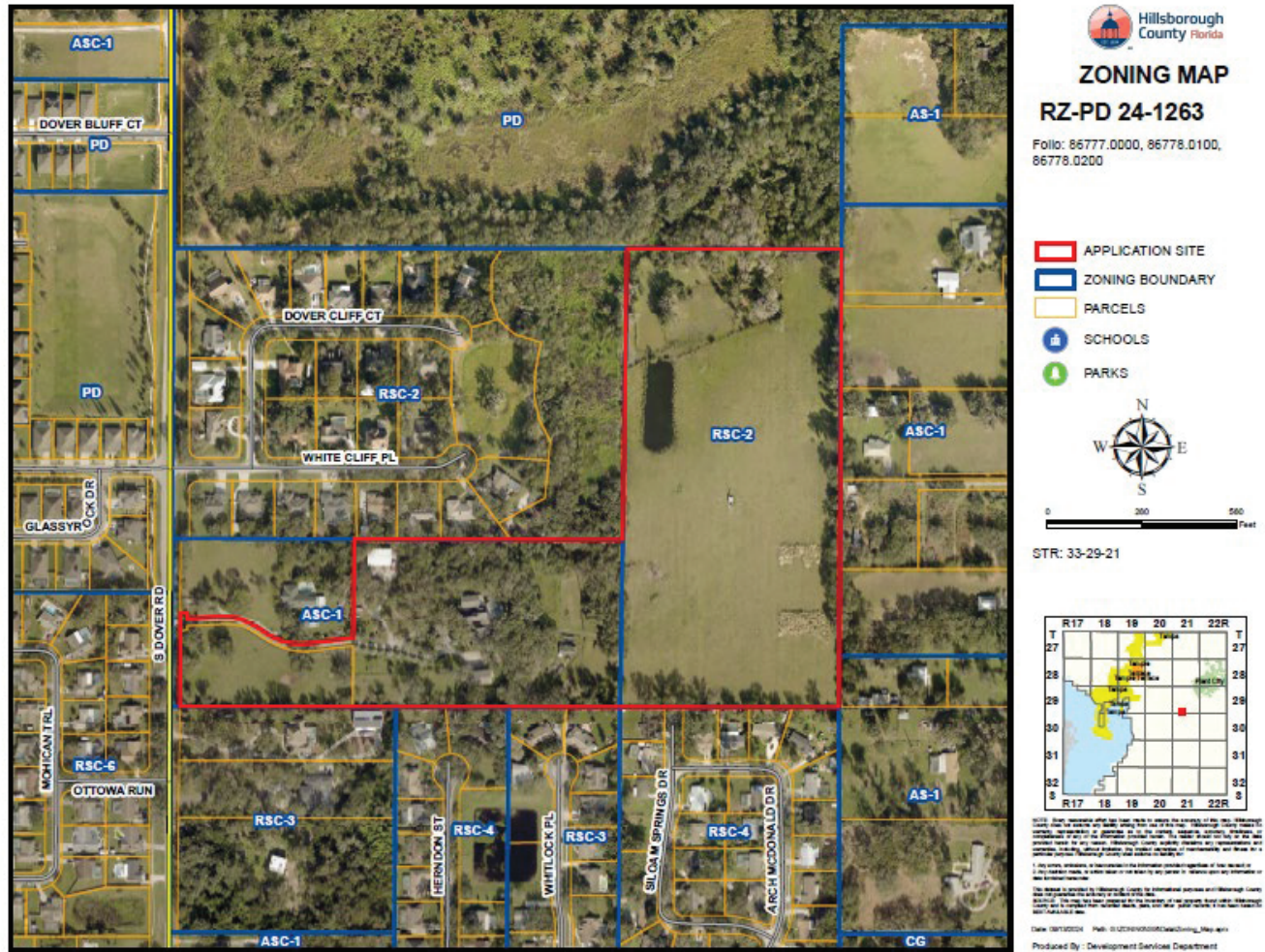


## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density:	RES-4: Residential— 4 dwelling per acre Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Typical Uses:	RES-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

**2.0 LAND USE MAP SET AND SUMMARY DATA****2.3 Immediate Area Map****Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-2	2 du/acre	Single Family	Single Family
	PD 10-0692 / MM 24-0675	Pocket E: Max. FAR—0.50 Density: NA	Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses.	Vacant
	ASC-1	1 du/acre	Agricultural, Single Family Conventional	Single Family
South	RSC-3	Density: 3 units/ac.	Single Family	Single Family
	RSC-4	Density: 4 units/ac.	Single Family	Single Family
East	AS-1	1 du/acre	Single Family, Agriculture	Vacant

	ASC-1	1 du/acre	Agricultural, Single Family Conventional	Single Family
West	RSC-6	Density: 6-units/ac.	Single Family	Single Family





**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
S. Dover Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Siloam Springs Drive	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <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	374	28	36
Proposed	650	48	63
Difference (+/-)	+276	+20	+27

\*Trips reported are based on gross 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	Choose an item.
South		Pedestrian and Gated Emergency	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
S. Dover Road	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: Access Spacing Variance		

**4.0 Additional Site Information & Agency Comments Summary**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	
<input checked="" type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	



## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Comment Sheet.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resources Report
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County Public Schools "Adequate Facilities Analysis: Rezoning".
<b>Impact/Mobility Fees</b> Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038.00 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$23,745  Rural Mobility, Central Parks/Fire - single family homes				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The site is located on the east side of South Dover Road, approximately 1,500 feet north / northeast of the Durant Road and South Dover Road intersection. The request is to allow a Planned Development (PD) for the development of 62 single-family detached homes.

RSC-2 property is located to the north of the subject property. The RSC-2 area is developed with a 26-home subdivision; however, part of the RSC-2 area is vacant property. The site will be separated from the RSC-2 zoning by retention ponds and wetlands. The applicant proposes a 5-foot-wide buffer with enhanced Type "A" Screening adjacent to the single-family homes, where no buffering and screening is required.

To the northwest is property designated ASC-1 comprising approximately 3.21-acres with one single-family home. The applicant also proposes a 5-foot-wide buffer with enhanced Type "A" Screening adjacent to the single-family home along the subject site's western and northern boundary, where no buffering and screening is required. Wetlands and designated stormwater retention areas extend north from the northernmost proposed residential units, creating a separation of approximately 360 feet between the nearest proposed home and the northeastern property boundary.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

### 5.2 Recommendation

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



**6.0 PROPOSED CONDITIONS**

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2025.

1. The development shall be limited to 62 detached single-family detached homes.
2. Single-family dwelling units shall be developed to the following standards:

Minimum Lot Area	6,600 square feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Corner (Front Yard functioning as a Side Yard) Setback	10 feet*
Minimum Rear Yard Setback	20 feet
Maximum Height	35 feet
Minimum Lot Width	60 feet
Minimum Lot Depth	110 feet
Maximum Lot Coverage	65 percent

\*no garage access from this yard permitted

3. Buffer and screening shall be as shown on the site plan.
  - a. A 5-foot-wide buffer with Type "A" screening shall be provided where depicted on the site plan. Type A screening shall be enhanced with the trees eight feet in height at time of planting on 100-foot centers.
  - b. A 10-foot-wide buffer with Type "A" screening shall be provided where depicted on the site plan.
  - c. The required buffers shall not be platted as part of the single-family lots. The buffer areas shall be owned and maintained by the Homeowner's Association or similar entity.
4. The subject site shall be permitted one full vehicular and pedestrian access connection onto S. Dover Road and a gated emergency vehicular access and full pedestrian access onto Siloam Springs Drive.
5. The existing access onto S. Dover Road shall be removed and restored, consistent with the existing conditions of the roadway (sidewalks, sod, curb, etc.).
6. The developer shall provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's eastern boundary as displayed on the PD site plan.
  - a. In addition to any end-of-roadway treatment/signage required by the Manual on Uniform Traffic Control Devices (MUTCD), the developer shall install signage which identifies roadway stub-outs as a "Future Roadway Connection".
7. As S. Dover Road is a substandard collector roadway, the developer will be required to improve the public roadway network, between the project access granted onto S. Dover Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memorandum (DDM) from Transportation Design Manual (TDM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the Transportation Technical Manual (TTM).

8. With the initial increment of development, the developer shall construct a southbound left turn lane on S. Dover Road into the project entrance.
9. If PD 24-1263 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 22nd, 2025, and received on April 24th, 2025) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on June 17th, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing for the projects, S. Dover Road connection as follows:
  - a. A variance of +/- 209 ft from the closest access to the north (on the west side of the road), resulting in an access spacing of +/- 36 ft; and,
  - b. A variance of +/- 149 ft from the closest access to the south (on the east side of the road), resulting in an access spacing of +/- 96 ft
10. All construction ingress and egress shall be limited to the Dover Road project access. The developer shall include a note in each site/construction plan submittal which indicates same.
11. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
12. 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.
13. 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.
14. 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.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. 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.
17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

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

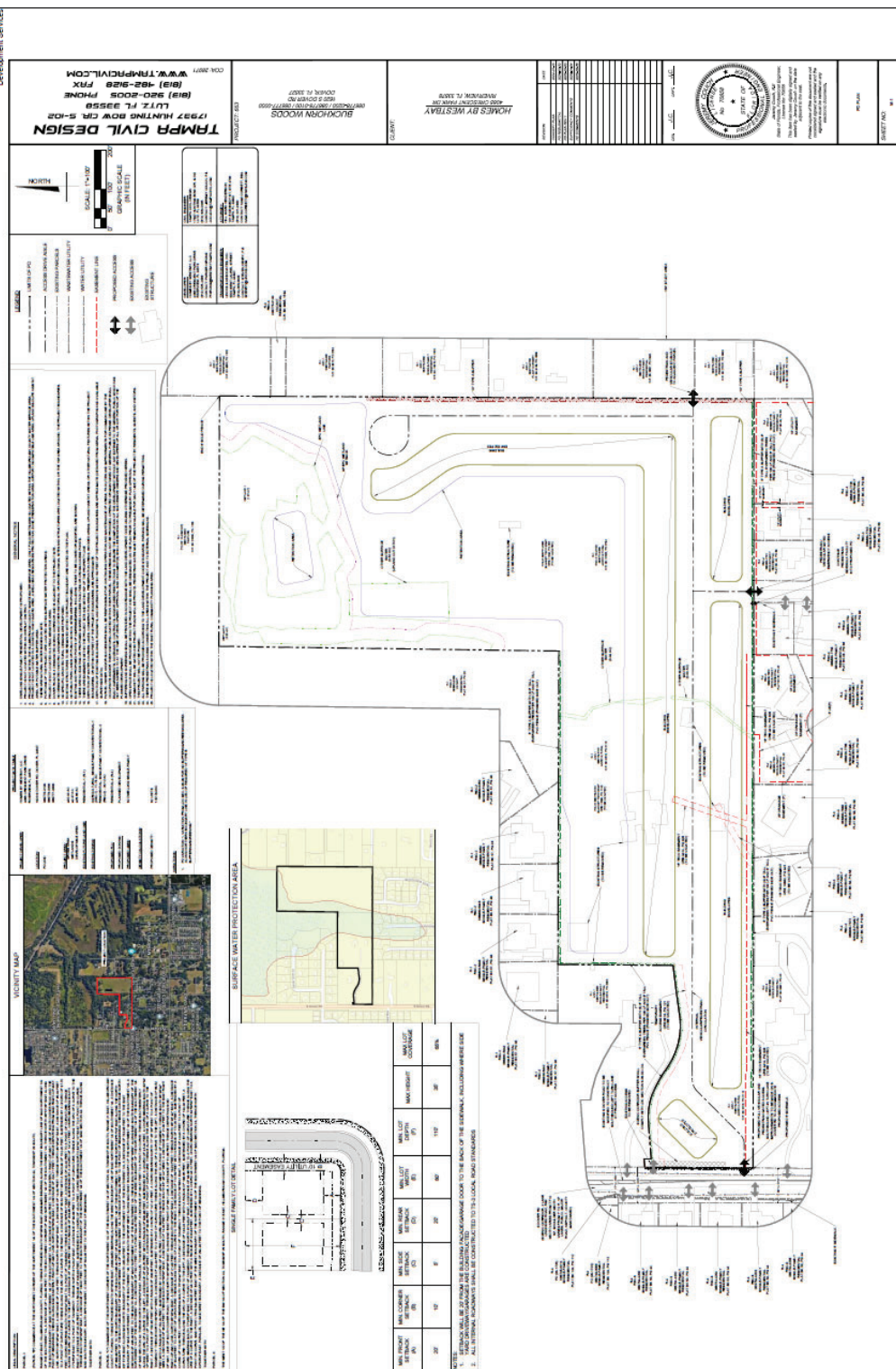


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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

## 8.0 PROPOSED SITE PLAN (FULL)





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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/East Rural

PETITION NO: RZ 24-1263

- 
- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

1. The subject site shall be permitted one full vehicular and pedestrian access connection onto S. Dover Road and a gated emergency vehicular access and full pedestrian access onto Siloam Springs Drive.
2. The existing access onto S. Dover Road shall be removed and restored, consistent with the existing conditions of the roadway (sidewalks, sod, curb, etc.).
3. The developer shall provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's eastern boundary as displayed on the PD site plan.
  - a. In addition to any end-of-roadway treatment/signage required by the Manual on Uniform Traffic Control Devices (MUTCD), the developer shall install signage which identifies roadway stub-outs as a "Future Roadway Connection".
4. As S. Dover Road is a substandard collector roadway, the developer will be required to improve the public roadway network, between the project access granted onto S. Dover Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memorandum (DDM) from Transportation Design Manual (TDM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the Transportation Technical Manual (TTM).

5. With the initial increment of development, the developer shall construct a southbound left turn lane on S. Dover Road into the project entrance.
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7. All construction ingress and egress shall be limited to the Dover Road project access. The developer shall include a note in each site/construction plan submittal which indicates same.
8. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels totaling +/- 32.33 acres from Residential Single Family Conventional – 2 (RSC-2) and Agricultural Single Family Conventional – 1 (ASC-1) to Planned Development (PD). The site is located +/- 300FT north of the intersection of Ottawa Run and S. Dover Road.

Transportation review staff have confirmed with Planning Commission staff that a comprehensive plan update is being finalized, that would affect the future land use designation of the subject parcels, concurrent with the filing of this re-zoning application. When approved, the comprehensive plan update would increase the future land use designation of the subject site from Residential -1 (R-1) to Residential – 4 (R-4).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a traffic study and full site access analysis. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2-R, Single Family Detached (ITE CODE 210) 20 Units	230	17	22
ASC-1, Single Family Detached (ITE CODE 210) 12 Units	144	11	14
<b>Total</b>	<b>374</b>	<b>28</b>	<b>36</b>

#### **Proposed Uses:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE CODE 210) 62 Units	<b>650</b>	<b>48</b>	<b>63</b>

#### **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+276</b>	<b>+20</b>	<b>+27</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on S. Dover Road and Siloam Springs Drive. S. Dover Road is a 2-lane, divided, substandard county-maintained, rural collector roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 75ft of right of way.

Siloam Springs Drive is a 2-lane, undivided, standard county-maintained, rural local roadway. The roadway is characterized by +/- 10 ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks on both sides of the roadway, and within +/- 50 ft of right of way.

## **SITE ACCESS**

The subject site is currently taking access onto S. Dover Road via a full access connection. This existing access connection, which acts as the subject site's primary access, is proposed to be removed and shifted to the south in order to align with the project's southern boundary. The subject site will have a secondary gated emergency vehicular access and full pedestrian access connection onto Siloam Springs Dr. Per the applicant's site access analysis, a 285ft southbound left turn lane is into the project entrance onto S. Dover Road. All internal roadways will be private and constructed to TS-3 standards

In addition to the project's primary and secondary access connections, the subject site will provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 along the project's eastern boundary connecting to the adjacent parcel under Folio No. 86773.0000.

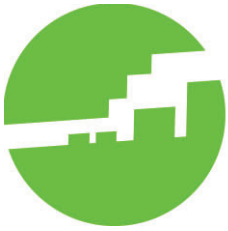
## **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for S. Dover Road is reported below

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Dover Road	Durant Road	SR 60	D	C

Source: [\*2020 Hillsborough County Level of Service \(LOS\) Report\*](#)





**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

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> August 18, 2025 <b>Report Prepared:</b> August 7, 2025	<b>Case Number:</b> PD 24-1263 <b>Folio(s):</b> 86778.0100, 86778.0200, 86777.0000 <b>General Location:</b> East side of South Dover Road and north of Durant Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga;0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Agricultural Single Family Conventional-1 (ASC-1) and Residential Single Family Conventional-2 (RSC-2) to Planned Development (PD) to develop 62 single family dwelling units
<b>Parcel Size</b>	+/- 32.33 acres
<b>Street Functional Classification</b>	South Dover Road – <b>Collector</b> Durant Road – <b>Collector</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-4	ASC-1 + RSC-2	Agricultural
North	Residential-1 + Energy Industrial Park	RSC-2 + PD	Single-Family Residential + Agricultural
South	Residential-4	RSC-3 + RSC-4	Single-Family Residential
East	Residential-1 + Energy Industrial Park	AS-1 + ASC-1 + PD	Single-Family Residential + Agricultural
West	Residential-1 + Residential-4	RSC-2 + RSC-6 + PD	Single-Family Residential

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

The ± 32.33-acre subject site is located on the east side of South Dover Road and north of Durant Road. The site is in the Urban Service Area and is not within the limits of a Community Plan. The subject site has a Future Land Use (FLU) designation of Residential-4 (RES-4), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects. The applicant is requesting to rezone the site from Agricultural Single Family Conventional-1 (ASC-1) and Residential Single Family Conventional-2 (RSC-2) to Planned Development (PD) to develop 62 single family dwelling units.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently is undeveloped agricultural land. There are single family uses surrounding the site. Overall, the proposal will implement a single-family residential development in a complementary manner to the existing residential uses located in this area. The proposal for 62 single family dwelling units meets the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and

intent permitted in each of the Future Land Use categories. The site is in the RES-4 Future Land Use category, which is intended for low density residential development. As the language states, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all developments meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). At the time of filing this report, there were no County Transportation comments in Optix, therefore they were not considered during the analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 which requires new development to be integrated into the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single family residential. The proposed development will complement the surrounding neighborhoods. The proposed rezoning meets the intent of Objective 3.1 and the associated policies relating to compatibility. 62 single family detached dwellings are proposed with a minimum lot size of 6,600 square feet square feet (0.15± acres) and a maximum building height of 35 feet. The proposed density (1.92 dwelling units per acre) and lot sizes are reflective of surrounding neighborhoods, particularly on the west side of South Dover Road. The development clusters the dwellings towards the southern portion of the site to provide ample retention areas and protect environmentally sensitive land on the north side. This is consistent with Objective 6.3 and Policy 6.3.3 of the FLUS, which states that clustering is highly encouraged to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources. The proposal includes adequate setbacks and buffers and proposes to use existing vegetation in lieu of 10' Type B on the northern boundary. A significant amount of retention area is proposed along the north and west sides of the proposed building envelopes, which serves as a buffer from the Dover Woods subdivision. The site plan appears to show an efficient system of internal vehicular and pedestrian circulation with the main access off South Dover Road, and a future vehicular and pedestrian connection at the eastern end of the site.

The proposal is consistent with Objective 2.3 and Policy 2.3.9 of the FLUS as it relates to calculating density where environmentally sensitive lands are present. There are approximately 2.37 acres of wetlands on the site. As the site is less than 25% wetlands, all 32.33 acres can be utilized to calculate density and intensity ( $32.33 \text{ acres} \times 4 \text{ du/ga} = 129 \text{ dwellings maximum}$ ). The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 6.1 and Policy 6.1.1 in the FLUS and Objective 3.5 in the Environmental and Sustainability Section (ESS).

Overall, staff finds that the proposed use is allowable in the RES-4 and is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

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

**FUTURE LAND USE SECTION (FLUS)**

***Urban Service Area***

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

***Future Land Use Categories***

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

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

***Density and Intensity***

***Objective 2.3:*** Utilize density and intensity requirements to encourage growth in efficient and predictable patterns throughout Hillsborough County.

***Policy 2.3.9 Environmentally Sensitive Land Density Calculation***

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

*Wetlands shall:*

- Exclude land below the mean high water line
- Include conservation and preservation areas
- Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category

***Compatibility***

***Objective 3.1:*** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood.

**Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

## **Development**

**Objective 4.1:** Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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

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

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

## **Neighborhood/Community Development**

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

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



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

### **Environmental Protection and Resiliency**

**Objective 6.1:** Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources

**Policy 6.1.1:** Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.

### **Open Space – Clustering (For Conservation and Natural Resources)**

**Objective 6.3:** Clustering is highly encouraged to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources.

**Policy 6.3.3:** Whenever feasible, open space should include all, or as much as possible, the most significant, productive or sensitive natural resources areas on the site. The siting of development should be controlled to minimize fragmentation of natural habitats and limit impacts on the functions of the open space and the natural resources therein.

## **ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)**

**Objective 3.5:** Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

**Policy 3.5.1:** Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

**Policy 3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

**Policy 3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-1263

LEGEND

- HILLSBOROUGH FUTURE LAND USE**
- AGRICULTURAL/MINING-1/20
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2
  - AGRICULTURAL-1/10
  - AGRICULTURAL/RURAL-1/5
  - AGRICULTURAL ESTATE-1/2.5
  - RESIDENTIAL-1
  - RESIDENTIAL-2
  - RESIDENTIAL PLANNED-2
  - RESIDENTIAL-4
  - RESIDENTIAL-6
  - RESIDENTIAL-9
  - RESIDENTIAL-12
  - RESIDENTIAL-16
  - RESIDENTIAL-20
  - RESIDENTIAL-35
  - NEIGHBORHOOD MIXED USE-4 (3)
  - SUBURBAN MIXED USE-6
  - COMMUNITY MIXED USE-12
  - URBAN MIXED USE-20
  - REGIONAL MIXED USE-35
  - INNOVATION CORRIDOR MIXED USE-35
  - OFFICE COMMERCIAL-20
  - RESEARCH CORPORATE PARK
  - ENERGY INDUSTRIAL PLANNED
  - LIGHT INDUSTRIAL PARK
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - PUBLIC/QUASI-PUBLIC
  - NATURAL PRESERVATION
  - WILDLIFE VILLAGE RESIDENTIAL-2
  - CITRUS PARK VILLAGE
- ROADS AND BOUNDARY LINES**
- JURISDICTION BOUNDARY
  - COUNTY BOUNDARY
  - URBAN SERVICE AREA
  - TAMPA SERVICE AREA
  - COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission  
 PARCELS: Hillsborough County Property Appraiser  
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission  
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission  
 ACCURACY: I have reviewed this map for accuracy of the data and the map is accurate to the best of my knowledge. I warrant that the map is accurate to the best of my knowledge. I warrant that the map is accurate to the best of my knowledge. I warrant that the map is accurate to the best of my knowledge.

