

**Rezoning Application:** 25-0178  
**Zoning Hearing Master Date:** 04-15-2025  
**BOCC Land Use Meeting Date:** 06-10-2025

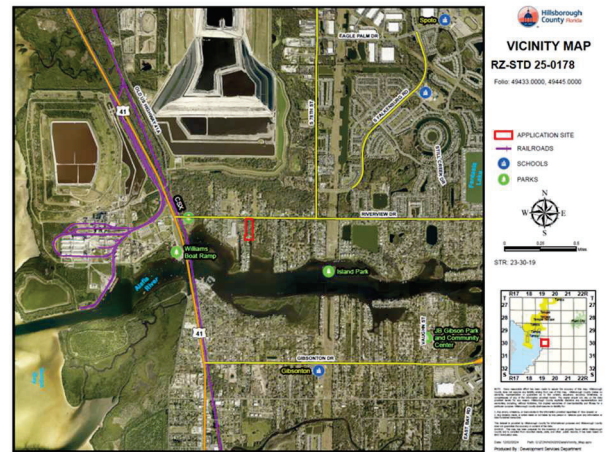


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Felix Alberto Moreno Et Al  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 4.5 acres  
**Community Plan Area:** Riverview and Gibsonton  
**Overlay:** None  
**Special District:** Costal High Hazard  
**Request:** Rezone to RSC-6



### Introduction Summary:

The applicant is requesting to rezone the property from PD to RSC-6.

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

\*number represents a pre-development approximation

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

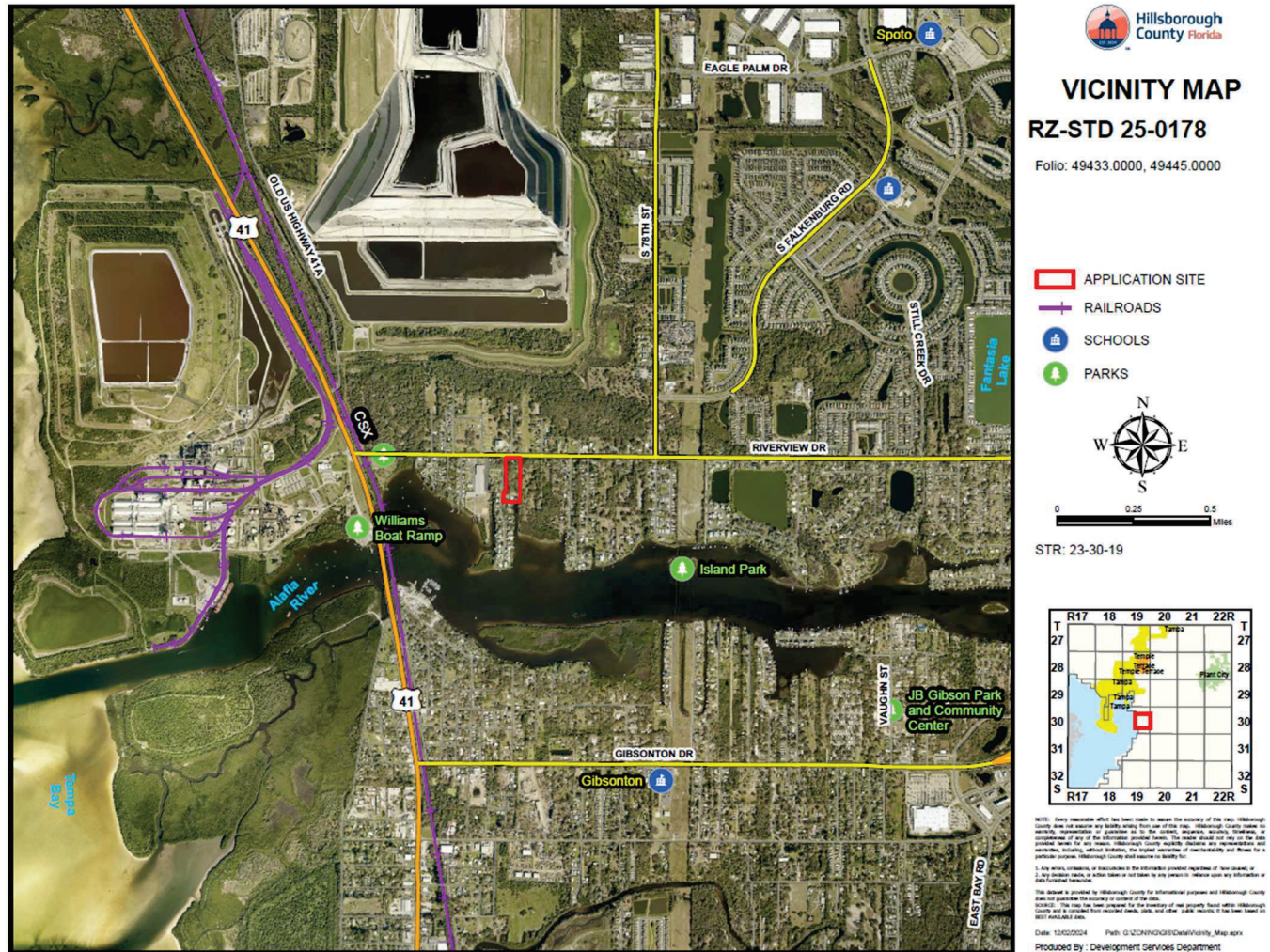
### Additional Information:

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



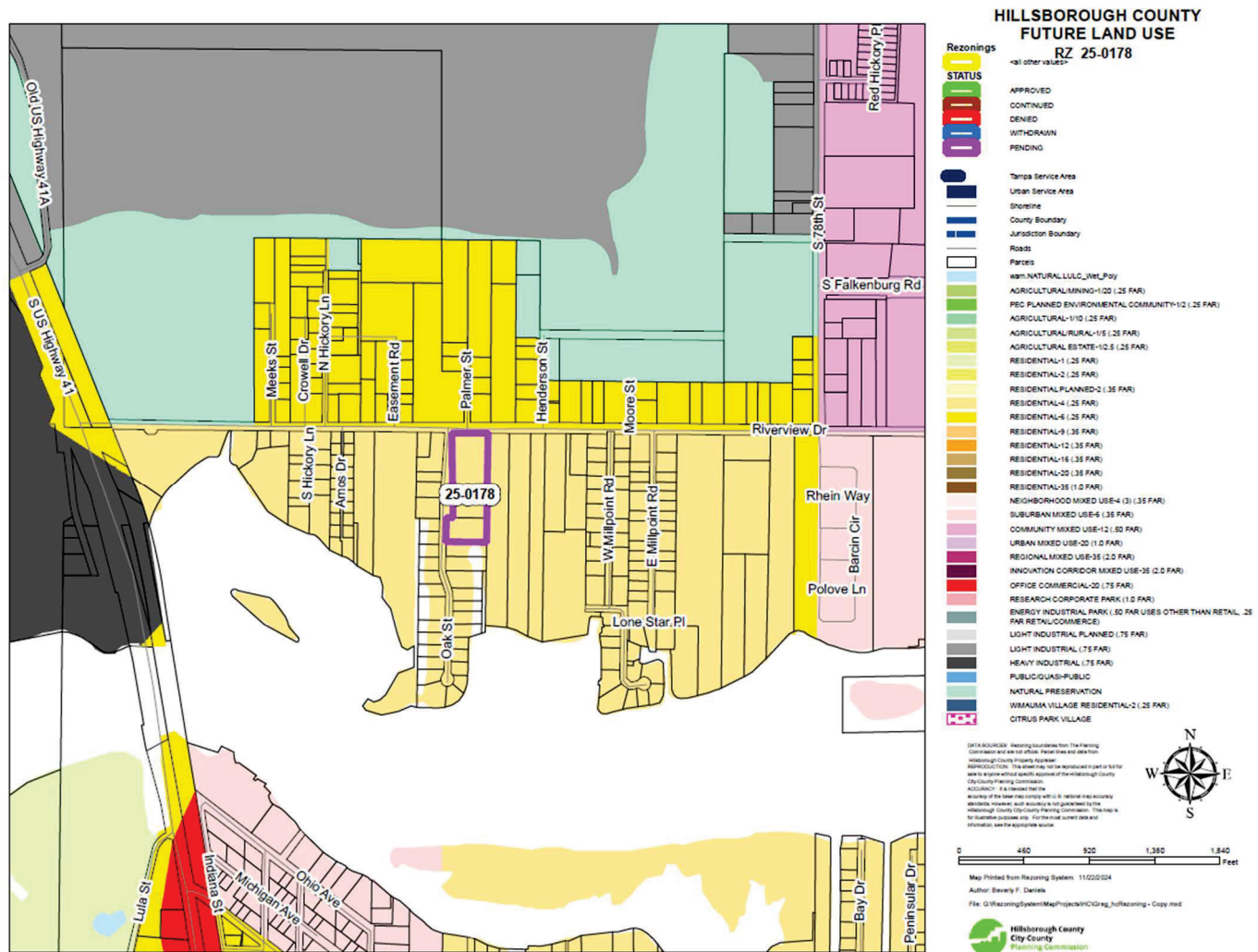
**Context of Surrounding Area:**

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

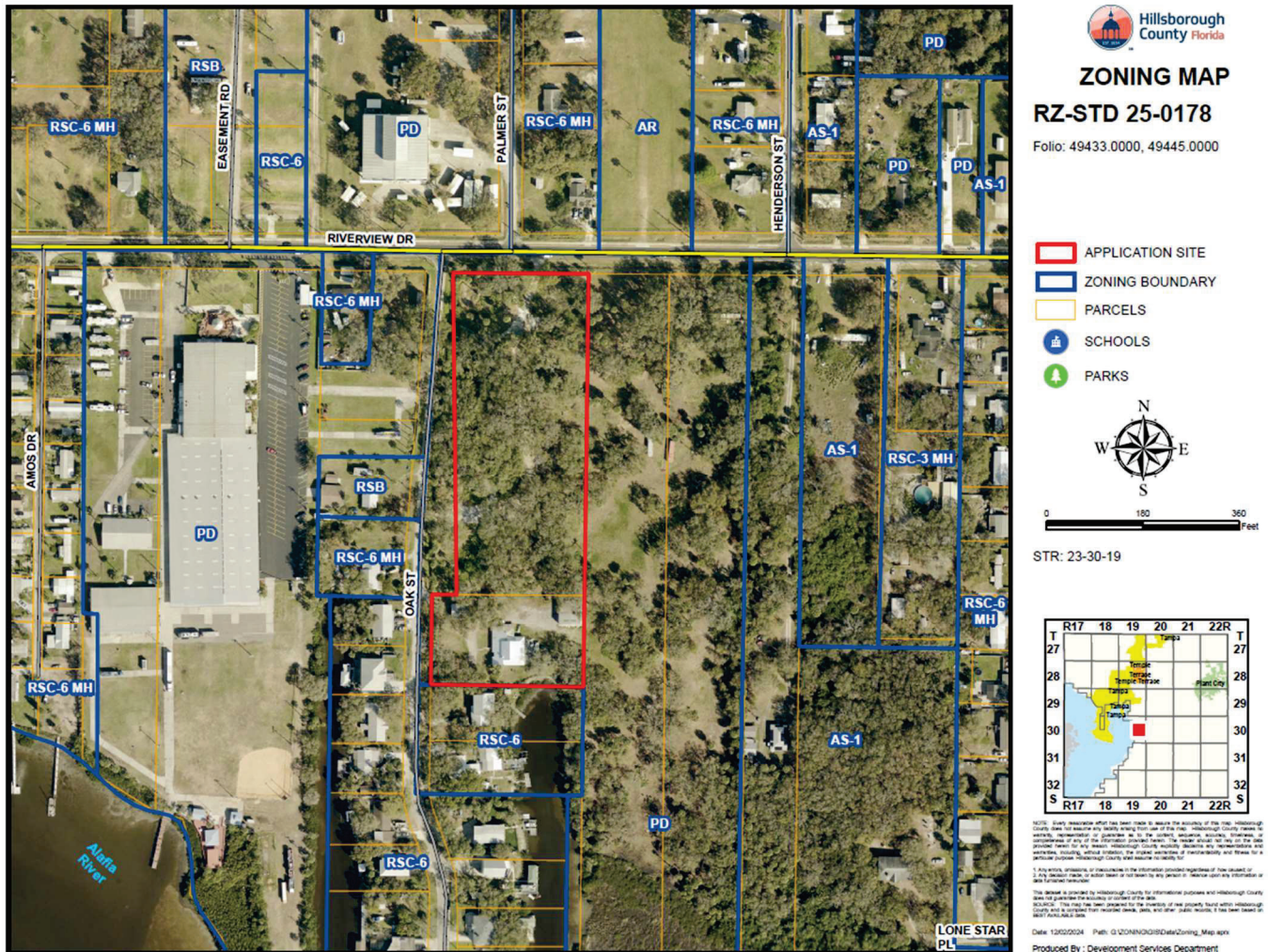
### 2.2 Future Land Use Map



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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 MH/ PD	6 du/ga 0.22 FAR	Residential/ commercial and Museum	Residential/ commercial and Museum
East	PD	6 du/ga	Residential	Vacant
South	RSC-6	6 du/ga	Residential	Residential
West	RSC-6/ RSC-6MH /RSB/PD	6 du/ga 0.25 far	Residential, Commercial, and RSB uses	Residential, Commercial, and RSB Uses

## 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)

n/a



## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

## Transportation Comment Sheet

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

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

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	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

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

INFORMATION/REVIEWING AGENCY				
<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 <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
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 type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <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> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
<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 type="checkbox"/> No	n/a
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

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

### **5.2 Recommendation**

Staff recommends approval.



6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

*J. Brian Grady*

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

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

**APPLICATION NUMBER: RZ 25-0178**

ZHM HEARING DATE: 04-15-2025

BOCC LUM MEETING DATE: 06-10-2025

Case Reviewer: Logan McKaig

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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

**8.0 PROPOSED SITE PLAN (FULL)**

**N/A**



**APPLICATION NUMBER: RZ 25-0178**

ZHM HEARING DATE: 04-15-2025

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Case Reviewer: Logan McKaig

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~02/10/2025~~ 04/04/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Southshore/Riverview

PETITION NO: RZ 25-0178 -  
REVISED

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

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

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

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

Proposed Uses:

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

Trip Generation Difference:

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

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Riverview Dr. and Oak Street.

Riverview Dr. is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 5ft sidewalk on the north side of the roadway, and within +/- 65ft of the right of way. Oak St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 16 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

**SITE ACCESS**

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

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



result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

~~The applicant is proposing the previously referenced restriction that would prohibit access to Riverview Dr. to avoid inserting the project's access on a collector road in favor of placing the access on a lower classified local road (Oak St.), in accordance with the intent of section 06.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation Section staff did not identify any concerns that would require a more detailed staff report be filed.~~

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

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

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

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

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

## Transportation Comment Sheet

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

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

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	484	36	47
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Difference (+/-)	-182	-13	-18

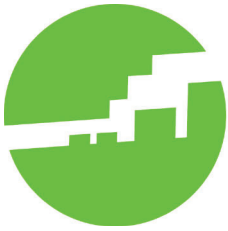
\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

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



**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> April 15, 2025  <b>Report Prepared:</b> April 4, 2025	<b>Case Number:</b> RZ 25-0178  <b>Folio(s):</b> 49433.0000, 49445.0000  <b>General Location:</b> North of the Alafia River, south of Riverview Drive, and east of US Highway 41
<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>	Gibson-ton, SouthShore Areawide Systems, and Riverview
<b>Rezoning Request</b>	Planned Development (PD) to Residential Single Family Conventional-6 (RSC-6)
<b>Parcel Size</b>	4.53 ± acres
<b>Street Functional Classification</b>	Riverview Drive – <b>County Collector</b> Oak Street – <b>Local</b> US Highway 41 – <b>State Principal Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	A



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

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

The 4.53 ± acre subject site is located north of the Alafia River, south of Riverview Drive, and east of US Highway 41. The site is in the Urban Service Area (USA) and is located within the limits of the Gibsonton and Riverview Community Plans, and the SouthShore Areawide Systems Plan. The applicant is requesting to rezone the subject site from PD to Residential Single-Family Conventional-6 (RSC-6).

The site is in the Urban Service Area (USA) where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has vacant and single-family residential uses, with vacant land to the north, east, and west of the subject site. Single-family uses surround the subject site on all sides. The proposal to remove the property from the existing PD and retain RSC-6 development standards meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objectives 7 and 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use

category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land Use (FLU) categories. The site is in the Residential-4 (RES-4) FLU category. The RES-4 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. In accordance with the language stated above, this request meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development code regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2. Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUE Objective 9 and FLUE Policies 9.1 and 9.2.

The site is within the Coastal High Hazard Area (CHHA). FLUE Policy 10.11 states that development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the CHHA and level of service standards established for shelter capacity and clearance times. According to Policy 10.19, all new buildings, structures, uses and substantial expansions of existing uses, for commercial or industrial development in more than five acres of land or residential subdivisions exceeding ten lots, within the Coastal High Hazard Area (CHHA), other than government-owned or leased facilities, shall be approved through a planned unit development.

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

The site is within the limits of the Gibsonton and Riverview Community Plans, and SouthShore Areawide Systems Plan. Goal 2 of the Gibsonton Community Plan desires to improve and enhance its neighborhoods by revitalizing older residential areas and incorporating new single-family and rental units offering a range of housing choices. Goal 2 of the Riverview Plan reflects the vision of Riverview using the District Concept Map. The Riverview District Concept Map illustrates the unique qualities and land uses related to distinct geographic areas identified as districts. The site is in the Residential District, which encourages attractive residential developments that complement the surrounding character and promote housing diversity. Goal 6 of the Riverview Community Plan aims to reduce to the extent possible, Future Land Use Map densities and intensities along the Alafia River and other natural resources such as open space. This goal's intent is to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed. The subject site is located just north along the Alafia River. The rezoning request proposes a reduction in use and overall lots in comparison to the existing PD zoning of the property. The proposal meets the intent of the Gibsonton and Riverview Community Plans. The SouthShore Areawide Systems Community Plan did not have policies that were relevant to the proposal.

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

### **Recommendation**

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

#### ***Urban Service Area***

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

**Policy 1.4:** *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

#### ***Land Use Categories***

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

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

#### ***Relationship to Land Development Regulations***

**Objective 9:** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development*

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

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

### **Land Use Suitability**

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

**Policy 10.19:** All new buildings, structures, uses and substantial expansions of existing uses, for commercial or industrial development on more than five acres of land or residential subdivisions exceeding ten lots, within the Coastal High Hazard Area (CHHA), other than government-owned or leased facilities, shall be approved through a planned unit development process.

### **Neighborhood/Community Development**

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

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

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

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

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

**Policy 16.10:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation,

*access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

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

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

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

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

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

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

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

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

1. **Hwy 301 Corridor** - Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
2. **Downtown** - Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
3. **Riverfront** - Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
4. **Mixed Use** - Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
5. **Residential** - Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
6. **Industrial** - Attract employment centers and desirable industry with appropriate

infrastructure in areas without conflicting with surrounding land use.

7. **Open Space** - Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

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

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

**LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan**

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



# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-0178

<all other values>

Rezoning

STATUS



Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

warm NATURAL LULC\_Wet\_Poly

AGRICULTURAL/MINING-120 (25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the rezoning boundaries shown on this map be used in conjunction with the official zoning map. The map is not a warranty of accuracy. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 11/22/2024

Author: Beverly F. Daniels

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