**Rezoning Application:** PD 25-0588

Zoning Hearing Master Date: September 15, 2025

BOCC Land Use Meeting Date: November 12, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: D.R. Horton, Inc.

FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 124.04 acres

Community

Plan Area:

Riverview/Southshore

Overlay: None



## **Introduction Summary:**

The applicant seeks to develop an approximately 124.04-acre unified development. The request is for a rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 210 single-family detached homes.

| Zoning:                | Existing                                      |   | Proposed  |  |
|------------------------|---|---|---|--|
| District(s)            | AR  | AS-1                                      | PD  |  |
| Typical General Use(s) | Single-Family<br>Residential/Agricultural     | Single-Family<br>Residential/Agricultural | Single-family   |  |
| Acreage                | +/-7.45 acres                                 | +/- 116.59 acres                          | +/-124.04 acres   |  |
| Density/Intensity      | Minimum 5 acre<br>per SF home (217,800<br>sf) | Minimum 1 acre<br>per SF home (43,560 sf) | Minimum Lot Size: 4,600 sf<br>Overall Density:<br>+/-1.7 SF home per acre |  |
| Mathematical Maximum*  | 1 unit  | 116 units                                 | 210 units   |  |

<sup>\*</sup>number represents a pre-development approximation

Waiver(s) to the Land Development Code

| Zoning:                             | Exi            | sting                         | Proposed       |  |  |
|-------------------------------------|----------------|-------------------------------|----------------|--|--|
| District(s)                         | AR             | AS-1                          | PD             |  |  |
| Lot Size / Lot Width                | 5 acres / 150' | 1 acre / 150'                 | 4,600 sf / 40' |  |  |
| Setbacks/Buffering and<br>Screening | Front: 50 ft.  | Front: 50 ft.                 | Front: 20 ft.  |  |  |
|                                     | Rear: 50 ft.   | Rear: 50 ft.                  | Rear: 10 ft.   |  |  |
|                                     | Side: 25 ft.   | Side: 15 ft.                  | Side: 5 ft.    |  |  |
| Height                              | Max. 50 ft.    | Max. 50 ft.                   | Max. 35 ft.    |  |  |
| Additional Information:             |                |                               |                |  |  |
| PD Variation(s)                     |                | uested as part of this applic | ation          |  |  |

None requested as part of this application.

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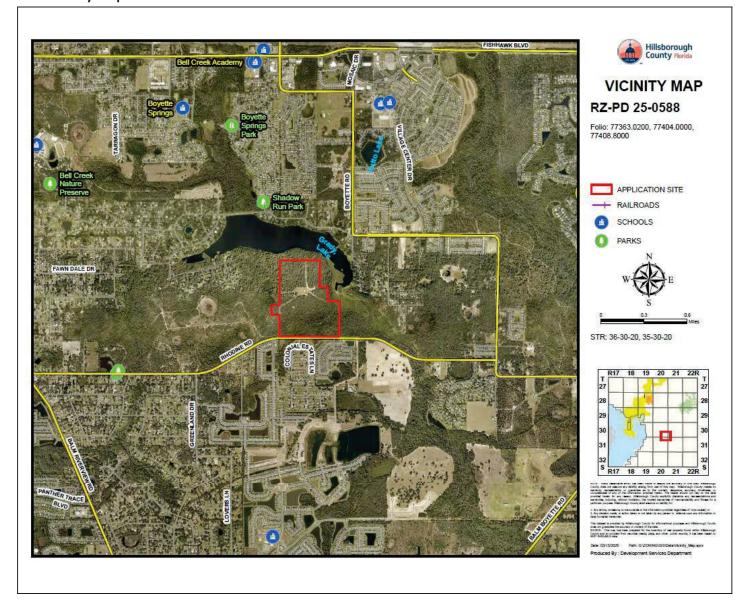
**Development Services Recommendation:** 

**CONSISTENT** 

APPROVABLE, Subject to Conditions.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



## **Context of Surrounding Area:**

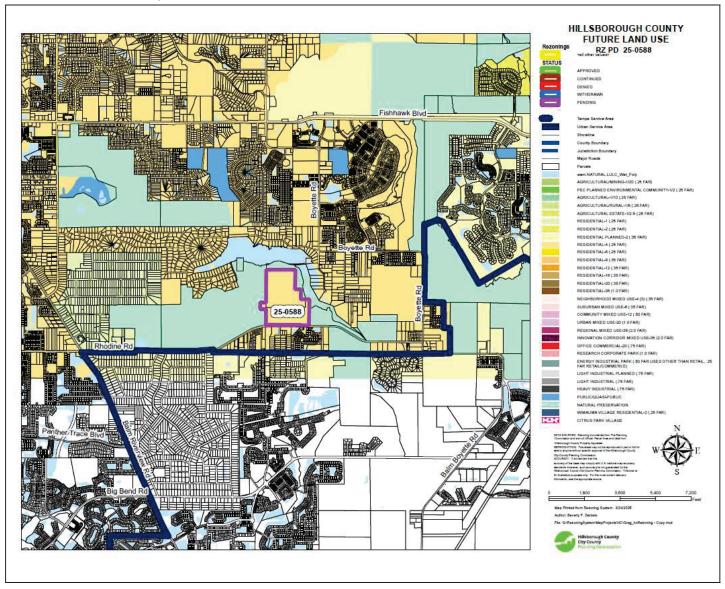
The site is located on the north side of Rhodine Road, approximately +/-1.84 miles east of the Balm Riverview Road and Rhodine Road intersection and is in the Urban Service Area within the limits of the Riverview/Southshore Community Plan. To the immediate north is County-owned property adjacent to Grady Lake. Property to the immediate west, which is an area of significant native habitat, is vacant.

South of the proposed development across Rhodine Road are single-family residential homes.

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## 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:                       | Residential: 4 dwelling per acre FAR: 0.25 (Neighborhood Commercial, office, or mixed use projects)              |
| Typical Uses:                          | Typical uses include agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. |

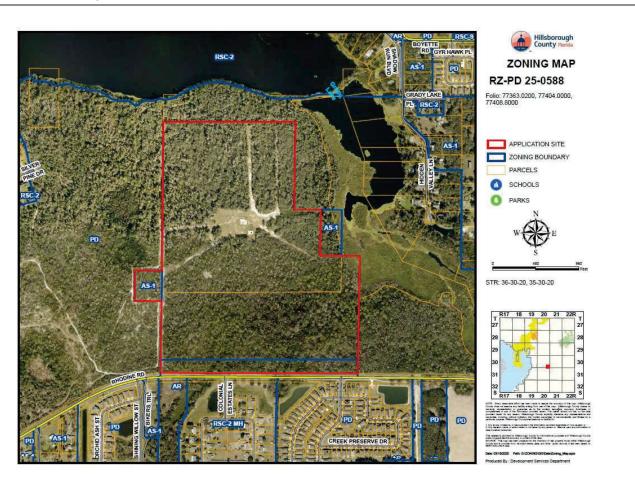
Case Reviewer: Tim Lampkin, AICP

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

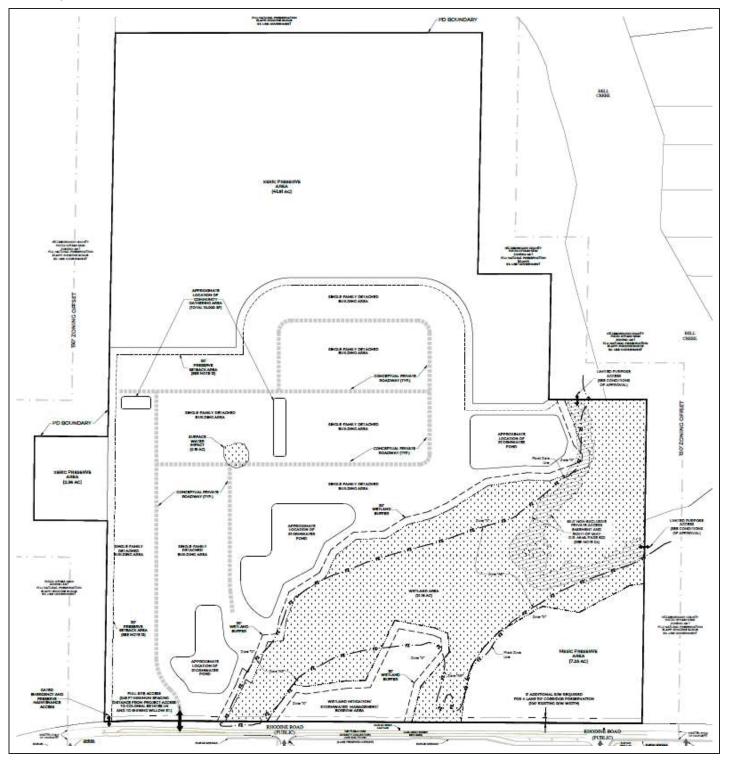
## 2.3 Immediate Area Map



| Adjacent Zonings and Uses |                            |  |                            |   |  |
|---------------------------|----------------------------|--|----------------------------|---|--|
| Location:                 | Zoning:                    | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:             | Existing Use:   |  |
| North                     | PD 88-0153<br>& Lake Grady | Density:<br>+/-1.32 du/acre                          | Single Family              | Hillsborough County<br>Natural Preservation<br>Area; Vacant |  |
|                           | RSC-2                      | 2 du/acre  | Single Family              | Single Family   |  |
| South                     | PD<br>04-0978              | Min. Lot Size: 5,750 sf<br>Density: 2.84 units/ac.   | Single Family (detached)   | Single Family   |  |
|                           | AR                         | 1 du/5 acres   | Single Family, Agriculture | Vacant  |  |
|                           | AS-1                       | 1 du/acre  | Single Family, Agriculture | SF / Agriculture  |  |
| East                      | PD 88-0153<br>& Lake Grady | Density:<br>+/-1.32 du/acre                          | Single Family              | Hillsborough County<br>Natural Preservation<br>Area; Vacant |  |
| West                      | PD 88-0153                 | Density:<br>+/-1.32 du/acre                          | Single Family              | Hillsborough County<br>Natural Preservation<br>Area; Vacant |  |

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## 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 OF STAFF REPORT)

| Adjoining Roadways (check if applicable) |  |   |  |  |
|--|--|---|--|--|
| Road Name                                | Classification   | Current Conditions  | Select Future Improvements   |  |
| Rhodine Rd.                              | County Collector<br>- Rural  | 2 Lanes<br>⊠Substandard Road<br>⊠Sufficient ROW Width (for 2-<br>Lane Section)                  | <ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☑ Other - TBD</li> </ul> |  |
|  | Choose an item. Choose an item. Lanes □ Substandard Road □ Sufficient ROW Width  Choose an item. Lanes □ Substandard Road □ Sufficient ROW Width | ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other |  |  |
|  |  | ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other |  |  |
|  | Choose an item.  | Choose an item. Lanes □Substandard Road □Sufficient ROW Width                                   | ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other  |  |

| Project Trip Generation ☐Not applicable for this request |                     |                      |                      |  |
|--|---------------------|----------------------|----------------------|--|
|  | Average Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |  |
| Existing   | 1,166               | 85                   | 116                  |  |
| Proposed   | 1,996               | 147                  | 200                  |  |
| Difference (+/-)   | (+) 830             | (+) 62               | (+) 84               |  |

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

| Project Boundary | Primary Access | Additional<br>Connectivity/Access | Cross Access | Finding   |
|------------------|----------------|-----------------------------------|--------------|-----------|
| North            |                | Pedestrian & Vehicular            | None         | Meets LDC |
| South            | X              | Pedestrian & Vehicular            | None         | Meets LDC |
| East             |                | Pedestrian & Vehicular            | None         | Meets LDC |
| West             |                | None                              | None         | Meets LDC |

Notes: Nothern and eastern connections are limited purpose access points. Also, gated emergency and limited purpose maintenance access proposed along southern frontage.

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

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## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY   |   |                     |                         |  |
|--|---|---------------------|-------------------------|--|
| Environmental:   | Comments<br>Received  | Objections          | Conditions<br>Requested | Additional<br>Information/Comments   |
| Environmental Protection Commission  | ⊠ Yes<br>□ No   | ☐ Yes<br>⊠ No       | ⊠ Yes<br>□ No           | See Agency Comment<br>Sheet.   |
| Natural Resources  | ⊠ Yes<br>□ No   | ☐ Yes<br>⊠ No       | ⊠ Yes<br>□ No           |  |
| Conservation & Environ. Lands Mgmt.  | ⊠ Yes<br>□ No   | ☐ Yes<br>⊠ No       | ⊠ Yes<br>□ No           |  |
| Check if Applicable:   | ☐ Potable W   | /ater Wellfield Pro | tection Area            |  |
|  | Significan     Significan | t Wildlife Habitat  |                         |  |
| $\square$ Use of Environmentally Sensitive Land  | ☐ Coastal Hi  | igh Hazard Area     |                         |  |
| Credit   | ☐ Urban/Su  | burban/Rural Scen   | ic Corridor             |  |
| ☐ Wellhead Protection Area   | ☐ Adjacent  | to ELAPP property   |                         |  |
| $\square$ Surface Water Resource Protection Area   | ☐ Other   |                     |                         |  |
| Public Facilities:   | Comments<br>Received  | Objections          | Conditions<br>Requested | Additional Information/Comments  |
| Transportation  ☐ Design Exc./Adm. Variance Requested  ☐ Off-site Improvements Provided  | ⊠ Yes<br>□ No   | ☐ Yes<br>⊠ No       | ⊠ Yes<br>□ No           | See Transportation Report.   |
| Service Area/ Water & Wastewater  ⊠Urban □ City of Tampa  □Rural □ City of Temple Terrace  | ⊠ Yes<br>□ No   | □ Yes<br>⊠ No       | ☐ Yes<br>⊠ No           | See Water Resources Report   |
| Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 □ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A   | ⊠ Yes<br>□ No   | □ Yes<br>⊠ No       | □ Yes<br>⊠ No           | See Hillsborough County<br>Public Schools "Adequate<br>Facilities Analysis: Rezoning". |
| Impact/Mobility Fees Single Family Detached (Fee estimate is based on Mobility: \$9,183 * 210 = \$1,928,430 Parks: \$2,145 * 210 = \$450,450 School: \$8,227 * 210 = \$1,727,670 Fire: \$335 * 210 = \$70,350 Total per House: \$19,890 * 210 = \$4,176,900 Urban Mobility, South Parks/Fire - 210 single family |   |                     |                         |  |

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| Comprehensive Plan:                    | Comments<br>Received | Findings       | Conditions<br>Requested | Additional Information/Comments |
|--|----------------------|----------------|-------------------------|---------------------------------|
| Planning Commission                    |                      |                |                         |                                 |
| ☐ Meets Locational Criteria   ⊠N/A     | ⊠ Yes                | ☐ Inconsistent | ☐ Yes                   | See Planning                    |
| ☐ Locational Criteria Waiver Requested | □ No                 |                | ⊠ No                    | Commission Report               |
| ☑ Minimum Density Met □ N/A            |                      |                |                         |                                 |

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|--------------------------|------|------|
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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

## **5.1 Compatibility**

The site is located on the north side of Rhodine Road, approximately +/-1.84 miles east of the Balm Riverview Road and Rhodine Road intersection and is located in the Urban Service Area within the limits of the Riverview/Southshore Community Plan. The request is for a rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 210 single-family detached homes on +/-124.04 acres.

To the west is vacant property and the location of the Rhodine Scrub Nature Preserve. The applicant proposes a 30-foot preserve area adjacent to the xeric nature preserve located adjacent to the western property and also to the xeric nature preserve located on the northern portion of the subject site. The site plan illustrates a +/-41.81-acre xeric preserve area located on the northern portion of the proposed development providing a significant setback from both Lake Grady to the north and Bell Creek to the east.

Located across Rhodine Road to the immediate south of the proposed development is a PD developed with single-family homes with a minimum 5,750-square-foot lot size and overall density of +/-2.84 single-family homes per acre. Staff finds the proposed development similar to the standards approved for PD 04-0978 located to the south, which has also been predominantly developed. A 7.35-acre preserve area will be provided in the southeast portion of the project. Stormwater ponds and preservation areas are internal to the residential development.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). 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.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration.

The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

#### 5.2 Recommendation

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

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Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Revise the zoning located to the north and west from "AS-1" to "PD 88-0153".
- Revise the zoning located on the east, northeast and the southeast labels from "AS-1" to "PD 88-0153".
- Correct note citation for the 30' preserve setback area from 13 to 17.

#### 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan stamped received May 27, 2025.

- 1. The development shall be limited to 210 detached single-family detached homes.
- 2. Buffer and screening shall be provided as delineated on the general site plan.
- 3. Single-family dwelling units shall be developed to the following standards:

| Minimum Lot Area           | 4,600 square feet |  |
|----------------------------|-------------------|--|
| Minimum Front Yard Setback | 20 feet           |  |
| Minimum Side Yard Setback  | 5 feet            |  |
| Minimum Side Yard Setback  | 10 feet           |  |
| (Facing Street)*           |                   |  |
| Minimum Rear Yard Setback  | 10 feet           |  |
| Maximum Height             | 35 feet           |  |
| Minimum Lot Width          | 40 feet           |  |
| Maximum Building Coverage  | 65 percent        |  |

<sup>\*</sup>No garage or driveway access from this yard is permitted.

- 4. The subject property shall be subject to the following landscaping and screening:
  - a. A 30-foot xeric preserve setback shall be provided along the western boundary and along the northern xeric habitat area.
  - b. A 30-foot wetland buffer shall be provided.
- 5. The project shall be served by and limited to one (1) full access connection to Rhodine Rd. Notwithstanding the above, turning movements may be restricted in the future. Additionally:
  - a. The developer shall also construct one (1) gated emergency access to Rhodine Rd. west of the primary access connection, which may also serve as a maintenance access to preserve areas;
  - b. The project shall be permitted two (2) limited purpose access connections along the northern and eastern project boundaries, as generally shown on the PD site plan. Such limited purpose access connections shall be restricted to effectuating any ingress/egress rights afforded under the easement described in Official Records Book 4646, Page 822; and,
  - c. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
    - i. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
    - ii. Construction access shall be limited to the one (1) primary access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same;

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and,

- iii. Additional limited purpose access connections may be proposed for the sole purpose of providing maintenance access to the wetland mitigation/stormwater management/borrow area and +/- 7.35 ac. Mesic Preserve Area. If proposed, all such access shall be gated and subject to review and approval by Hillsborough County.
- 6. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to northbound left turn lane on Rhodine Rd. at the project access.
- 7. As Rhodine Rd. is a substandard collector roadway, the developer will be required to improve the public roadway network between its project access and 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 Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.
- 8. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 5 feet of right-of-way along its Rhodine Rd. frontages, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- 9. The subject application is adjacent to the Rhodine Scrub Nature Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- 10. 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.
- 11. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 12. 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.
- 13. 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

| APPLICA | TION NUMB | ER: | PD 25-058 |
|---------|-----------|-----|-----------|

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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.

- 14. 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).
- 15. 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.
- 16. The revised site plan provided May 28, 2025 depicts two limited purpose accesses. There is also a 60' non-exclusive private access easement and right-of-way in the eastern portion of the project. The access and easement imply wetland impacts if the easement is not released or vacated per general notes 24 of the site plan. 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.
- 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

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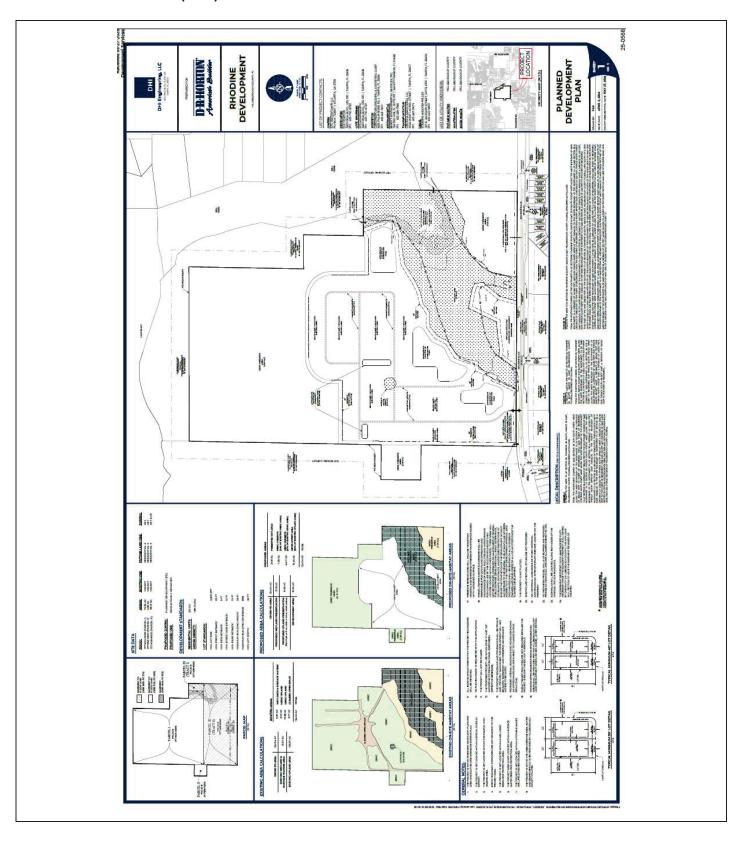
## SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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: ZO | NING TECHNICIAN, Development Services Department               | DATE: 06/08/2025            |  |
|--------|--|-----------------------------|--|
| REVIE  | WER: James Ratliff, AICP, PTP, Principal Planner               | AGENCY/DEPT: Transportation |  |
| PLANN  | NING AREA: RV  | PETITION NO: RZ 25-0588     |  |
|        | This agency has no comments.                                   |                             |  |
|        | This agency has no objection.                                  |                             |  |
| X      | This agency has no objection, subject to listed or attached or | conditions.                 |  |
|        | This agency objects, based on the listed or attached conditi   | ons.                        |  |
|        |  |                             |  |

## CONDITIONS OF APPROVAL

- 1. The project shall be served by and limited to one (1) full access connection to Rhodine Rd. Notwithstanding the above, turning movements may be restricted in the future. Additionally:
  - a. The developer shall also construct one (1) gated emergency access to Rhodine Rd. west of the primary access connection, which may also serve as a maintenance access to preserve areas;
  - b. The project shall be permitted two (2) limited purpose access connections along the northern and eastern project boundaries, as generally shown on the PD site plan. Such limited purpose access connections shall be restricted to effectuating any ingress/egress rights afforded under the easement described in Official Records Book 4646, Page 822; and.
  - c. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
    - i. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
    - ii. Construction access shall be limited to the one (1) primary access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same; and,
    - iii. Additional limited purpose access connections may be proposed for the sole purpose of providing maintenance access to the wetland mitigation/stormwater management/borrow area and +/- 7.35 ac. Mesic Preserve Area. If proposed, all such access shall be gated and subject to review and approval by Hillsborough County.
- 2. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to northbound left turn lane on Rhodine Rd. at the project access.
- 3. As Rhodine Rd. is a substandard collector roadway, the developer will be required to improve the public roadway network between its project access and 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 Land Development Code (LDC). Deviations from Hillsborough County

Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.

4. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 5 feet of right-of-way along its Rhodine Rd. frontages, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

## **PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting to rezone multiple parcels, totaling +/- 124.04 ac., from Agricultural Single-Family 1 (AS-1) and Agricultural Rural (AR) to Planned Development (PD). The applicant is seeking entitlements to permit up to 210 single-family detached dwelling units.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips 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 <u>Trip Generation Manual</u>, *11*<sup>th</sup> *Edition*.

Existing Zoning:

| I 4 II /C:  | 24 Hour Two-Way | Total Peak Hour Trips |     |
|---|-----------------|-----------------------|-----|
| Land Use/Size   | Volume          | AM                    | PM  |
| AS-1 and AR, 117 Single Family Detached<br>Dwelling Units (LUC 210) | 1,166           | 85                    | 116 |

Proposed Use:

| I 4 II/C:   | 24 Hour Two-Way | Total Pe | ak Hour Trips |
|---|-----------------|----------|---------------|
| Land Use/Size   | Volume          | AM       | PM            |
| PD, 210 Single Family Detached Dwelling Units (LUC 210) | 1,996           | 147      | 200           |

| I 1 II/C:     | 24 Hour Two-Way | Total Pe | eak Hour Trips |
|---------------|-----------------|----------|----------------|
| Land Use/Size | Volume          | AM       | PM             |
| Difference    | (+) 830         | (+) 62   | (+) 84         |

## EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Rhodine Rd. is a 2-lane, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 100-foot-wide right-of-way. There is a +/- 5-foot-wide sidewalk along the south side of Rhodine Rd. in the vicinity of the proposed project. There are no bicycle facilities present on Rhodine Rd. in the vicinity of the proposed project.

Along the project's frontage, Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The minimum right-of-way necessary to accommodate a 4-lane, urban, collector is 110 feet (per TS-4 within the Hillsborough County Transportation Technical Manual). Given there is only 100 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional 10 feet of right-of-way needed along the roadway (i.e. 5 feet north of the existing Rhodine Rd. right-of-way).

## SITE ACCESS AND CONNECTIVITY

Project access is proposed via one (1) access connection to Rhodine Rd. The developer is proposing a gated access west of the primary access which will serve as gated emergency access and access to the preserve areas to certain preserve areas within the project.

Staff has proposed additional conditions regarding access to other preserve areas within the project. There are also two other limited purpose access arrows shown on the PD site plan which correspond to the ingress/egress easement shown on the PD site plan and as contained in Official Records Book 4646, Page 822. This easement seems to have been provided to serve to connect two disconnected properties that are cut off by water bodies or other environmentally sensitive areas. Those lands are now under ownership of the county. The applicant has indicted they will pursue vacating of this easement; however, in the event this is unsuccessful, the applicant has added arrows to reflect these limited purpose access connections. No project traffic may utilize these connections.

As indicated in the project's transportation analysis, an eastbound to northbound left turn lane on Rhodine Rd. into the project driveway is warranted pursuant to Sec. 6.04.04.D. of the LDC.

#### RHODINE RD. – SUBSTANDARD ROADWAY

As Rhodine Rd. is a substandard collector roadway, the applicant is required to improve the roadway system to applicable standards (between the proposed project access and nearest roadway meeting an applicable standard) or otherwise obtain a Sec. 6.04.02.B. Administrative variance from the Sec. 6.04.03.L. requirement. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. Consistent with recently policy changes, the applicant has chosen to defer determination as to what path will be taken to the site/construction plan review stage.

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

Level of Service (LOS) information for adjacent roadway sections is reported below.

| Roadway     | From               | То          | LOS<br>Standard | Peak Hour<br>Directional<br>LOS |
|-------------|--------------------|-------------|-----------------|---------------------------------|
| Rhodine Rd. | Balm-Riverview Dr. | Boyette Rd. | D               | С                               |

Source: Hillsborough County 2020 Level of Service Report.

## **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

| APPLICATION NUMBER:       | RZ PD 25-0588  |
|---------------------------|--|
| DATE OF HEARING:          | September 15, 2025   |
| APPLICANT:                | D.R. Horton, Inc.  |
| PETITION REQUEST:         | The request is to rezone a parcel of land from AS-1 and AR to PD |
| LOCATION:                 | North of the intersection of Colonial Estates Lane & Rhodine Rd. |
| SIZE OF PROPERTY:         | 124.04 acres m.o.l.  |
| EXISTING ZONING DISTRICT: | AS-1 and AR  |
| FUTURE LAND USE CATEGORY: | RES-4  |
| SERVICE AREA:             | Urban  |
|                           |  |

**COMMUNITY PLANNING AREA:** 

Riverview/Southshore

## **DEVELOPMENT REVIEW STAFF REPORT**

**Rezoning Application:** PD 25-0588
Zoning Hearing Master Date: September 15, 2025

BOCC Land Use Meeting Date: November 12, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: D.R. Horton, Inc.

FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 124.04 acres

Community Plan Area:

Riverview/Southshore

Overlay: None



#### Introduction Summary:

The applicant seeks to develop an approximately 124.04-acre unified development. The request is for a rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 210 single-family detached homes.

| Zoning:                | Ex  | Proposed                                  |   |
|------------------------|---|---|---|
| District(s)            | AR  | AS-1                                      | PD  |
| Typical General Use(s) | Single-Family<br>Residential/Agricultural     | Single-Family<br>Residential/Agricultural | Single-family   |
| Acreage                | +/-7.45 acres                                 | +/- 116.59 acres                          | +/-124.04 acres   |
| Density/Intensity      | Minimum 5 acre<br>per SF home (217,800<br>sf) | Minimum 1 acre<br>per SF home (43,560 sf) | Minimum Lot Size: 4,600 sf<br>Overall Density:<br>+/-1.7 SF home per acre |
| Mathematical Maximum*  | 1 unit  | 116 units                                 | 210 units   |

\*number represents a pre-development approximation

| Zoning:                                | Exist  |  | ting   | Proposed  |
|--|--|--|--|---|
| District(s)                            | AR   |  | AS-1   | PD  |
| Lot Size / Lot Width                   | 5 acres / 150'                               |  | 1 acre / 150'  | 4,600 sf / 40'  |
| Setbacks/Buffering and<br>Screening    | Front: 50<br>Rear: 50<br>Side: 25<br>Max. 50 | ft.<br>ft.                                 | Front: 50 ft.<br>Rear: 50 ft.<br>Side: 15 ft.<br>Max. 50 ft. | Front: 20 ft.<br>Rear: 10 ft.<br>Side: 5 ft.<br>Max. 35 ft. |
| Height Max. 50 Additional Information: |  |  | Max 55 tel   | IVIdX. 35 It.   |
| PD Variation(s)                        |  | None requested as part of this application |  | ation   |
| Waiver(s) to the Land Development Code |  | None req                                   | uested as part of this applic                                | ation.  |

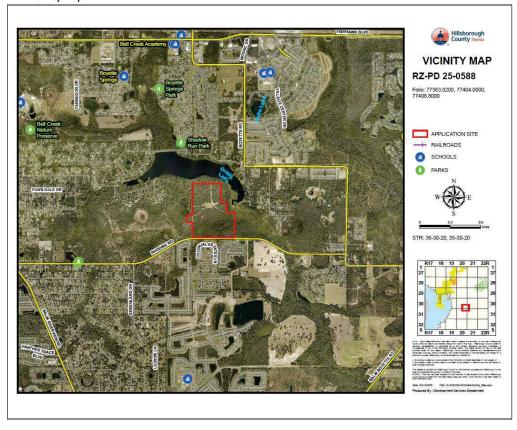
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Created 8-17-21

| PD 25-0588         |                                      |
|--------------------|--------------------------------------|
| September 15, 2025 |                                      |
| November 12, 2025  | Case Reviewer: Tim Lampkin, AICP     |
|                    |                                      |
| Recommendation:    | Development Services Recommendation: |
|                    |                                      |
|                    | APPROVABLE, Subject to Conditions.   |
|                    | September 15, 2025                   |

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



## **Context of Surrounding Area:**

The site is located on the north side of Rhodine Road, approximately +/-1.84 miles east of the Balm Riverview Road and Rhodine Road intersection and is in the Urban Service Area within the limits of the Riverview/Southshore Community Plan. To the immediate north is County-owned property adjacent to Grady Lake. Property to the immediate west, which is an area of significant native habitat, is vacant.

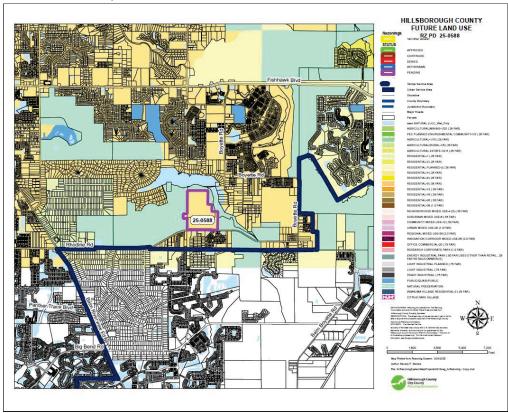
South of the proposed development across Rhodine Road are single-family residential homes.

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| APPLICATION NUMBER:    | PD 25-0588         |                                  |
|------------------------|--------------------|----------------------------------|
| ZHM Hearing Date:      | September 15, 2025 |                                  |
| BOCC LUM Meeting Date: | November 12, 2025  | Case Reviewer: Tim Lampkin, AICP |

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



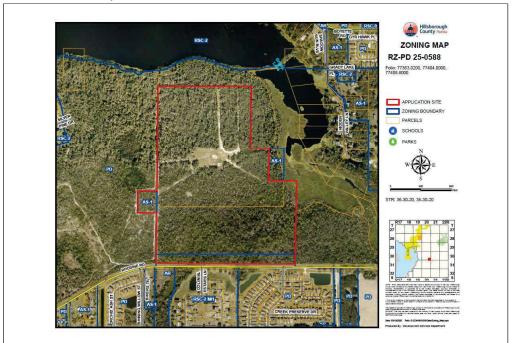
| Subject Site Future Land Use Category: | RES-4  |
|--|--|
| Maximum Density:                       | Residential: 4 dwelling per acre<br>FAR: 0.25 (Neighborhood Commercial, office, or mixed use projects)           |
| Typical Uses:                          | Typical uses include agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. |

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| APPLICATION NUMBER:    | PD 25-0588         |                                  |
|------------------------|--------------------|----------------------------------|
| ZHM Hearing Date:      | September 15, 2025 |                                  |
| BOCC LUM Meeting Date: | November 12, 2025  | Case Reviewer: Tim Lampkin, AICP |

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

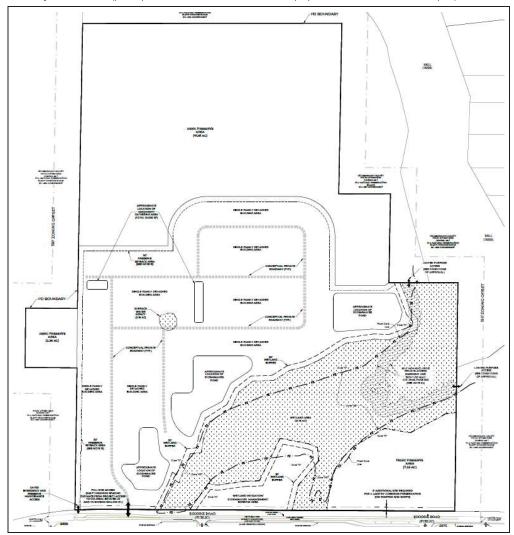


|           | Adjacent Zonings and Uses  |   |                            |   |  |
|-----------|----------------------------|---|----------------------------|---|--|
| Location: | Zoning:                    | Maximum<br>Density/F.A.R.<br>Permitted by Zoning<br>District: | Allowable Use:             | Existing Use:   |  |
| North     | PD 88-0153<br>& Lake Grady | Density:<br>+/-1.32 du/acre                                   | Single Family              | Hillsborough County<br>Natural Preservation<br>Area; Vacant |  |
|           | RSC-2                      | 2 du/acre   | Single Family              | Single Family   |  |
| South     | PD<br>04-0978              | Min. Lot Size: 5,750 sf<br>Density: 2.84 units/ac.            | Single Family (detached)   | Single Family   |  |
|           | AR                         | 1 du/5 acres  | Single Family, Agriculture | Vacant  |  |
|           | AS-1                       | 1 du/acre   | Single Family, Agriculture | SF / Agriculture  |  |
| East      | PD 88-0153<br>& Lake Grady | Density:<br>+/-1.32 du/acre                                   | Single Family              | Hillsborough County<br>Natural Preservation<br>Area; Vacant |  |
| West      | PD 88-0153                 | Density:<br>+/-1.32 du/acre                                   | Single Family              | Hillsborough County<br>Natural Preservation<br>Area; Vacant |  |

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| APPLICATION NUMBER:    | PD 25-0588         |                                  |
|------------------------|--------------------|----------------------------------|
| ZHM Hearing Date:      | September 15, 2025 |                                  |
| BOCC LUM Meeting Date: | November 12, 2025  | Case Reviewer: Tim Lampkin, AICP |

## **2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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| APPLICATION NUMBER:    | PD 25-0588         |                                  |
|------------------------|--------------------|----------------------------------|
| ZHM Hearing Date:      | September 15, 2025 |                                  |
| BOCC LUM Meeting Date: | November 12, 2025  | Case Reviewer: Tim Lampkin, AICP |

## 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  |  |
| Rhodine Rd.                              | County Collector<br>- Rural | 2 Lanes<br>⊠Substandard Road<br>⊠Sufficient ROW Width (for 2-<br>Lane Section) |   |  |
|  | Choose an item.             | Choose an item. Lanes  Substandard Road Sufficient ROW Width                   | ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other |  |
|  | Choose an item.             | Choose an item. Lanes  Substandard Road Sufficient ROW Width                   | ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other |  |
|  | Choose an item.             | Choose an item. Lanes  Substandard Road  Sufficient ROW Width                  | ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other |  |

| Project Trip Generation ☐Not applicable for this request |                     |                      |                      |  |
|--|---------------------|----------------------|----------------------|--|
|  | Average Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |  |
| Existing   | 1,166               | 85                   | 116                  |  |
| Proposed   | 1,996               | 147                  | 200                  |  |
| Difference (+/-)   | (+) 830             | (+) 62               | (+) 84               |  |

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

| Project Boundary | Primary Access | Additional<br>Connectivity/Access | Cross Access | Finding   |
|------------------|----------------|-----------------------------------|--------------|-----------|
| North            |                | Pedestrian & Vehicular            | None         | Meets LDC |
| South            | X              | Pedestrian & Vehicular            | None         | Meets LDC |
| East             |                | Pedestrian & Vehicular            | None         | Meets LDC |
| West             |                | None                              | None         | Meets LDC |

Notes: Nothern and eastern connections are limited purpose access points. Also, gated emergency and limited purpose maintenance access proposed along southern frontage.

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

| APPLICATION NUMBER:    | PD 25-0588         |                                  |
|------------------------|--------------------|----------------------------------|
| ZHM Hearing Date:      | September 15, 2025 |                                  |
| BOCC LUM Meeting Date: | November 12, 2025  | Case Reviewer: Tim Lampkin, AICP |

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| 410 ADDITIONAL STILL IN CHIMATION & ACE.   |                      |                     |                         |                                    |
|--|----------------------|---------------------|-------------------------|------------------------------------|
| INFORMATION/REVIEWING AGENCY   |                      |                     |                         |                                    |
| Environmental:   | Comments<br>Received | Objections          | Conditions<br>Requested | Additional<br>Information/Comments |
| Environmental Protection Commission  |                      | ☐ Yes               | ⊠ Yes                   | See Agency Comment                 |
|  | □ No                 | ⊠ No                | □ No                    | Sheet.                             |
| Natural Deservace  | ⊠ Yes                | ☐ Yes               | ⊠ Yes                   |                                    |
| Natural Resources  | □ No                 | ⊠ No                | □ No                    |                                    |
| Consorration & Fourteen Lands March  | ⊠ Yes                | ☐ Yes               | ⊠ Yes                   |                                    |
| Conservation & Environ. Lands Mgmt.  | □ No                 | ⊠ No                | □ No                    |                                    |
| Check if Applicable:   | ☐ Potable W          | Vater Wellfield Pro | tection Area            |                                    |
|  | Significan           | t Wildlife Habitat  |                         |                                    |
| ☐ Use of Environmentally Sensitive Land  | ☐ Coastal Hi         | igh Hazard Area     |                         |                                    |
| Credit   |                      | burban/Rural Scer   | ic Corridor             |                                    |
| ☐ Wellhead Protection Area   | •                    | to ELAPP property   |                         |                                    |
| ☐ Surface Water Resource Protection Area   | ☐ Other              | to LLAIT property   |                         |                                    |
| Public Facilities:   | Comments             | Objections          | Conditions<br>Requested | Additional Information/Comments    |
| Transportation   |                      |                     |                         |                                    |
| ☐ Design Exc./Adm. Variance Requested  | ⊠ Yes                | ☐ Yes               | ⊠ Yes                   | See Transportation Report.         |
| ☐ Off-site Improvements Provided   | □ No                 | ⊠ No                | □ No                    | See Transportation Reports         |
| Service Area/ Water & Wastewater   |                      |                     |                         |                                    |
| Surban ☐ City of Tampa   |                      | ☐ Yes               | ☐ Yes                   | Can Matau Bassinas Barant          |
|  | □ No                 | ⊠ No                | ⊠ No                    | See Water Resources Report         |
| ☐Rural ☐ City of Temple Terrace  |                      |                     |                         |                                    |
| Hillsborough County School Board   |                      |                     |                         | See Hillsborough County            |
| Adequate <b>⊠</b> K-5 ⊠6-8 ⊠9-12 □N/A  | ⊠ Yes<br>□ No        | │ □ Yes<br>│ ⊠ No   | ☐ Yes<br>⊠ No           | Public Schools "Adequate           |
| Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A  | □ NO                 | ⊠ NO                | ⋈ NO                    | Facilities Analysis: Rezoning".    |
| Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 210 = \$1,928,430 Parks: \$2,145 * 210 = \$450,450 School: \$8,227 * 210 = \$1,727,670 Fire: \$335 * 210 = \$70,350 Total per House: \$19,890 * 210 = \$4,176,900 Urban Mobility, South Parks/Fire - 210 single family homes |                      |                     |                         |                                    |

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| APPLICATION NUMBER:                         | PD 25-0588                              |                                  |
|---|---|----------------------------------|
| ZHM Hearing Date:<br>BOCC LUM Meeting Date: | September 15, 2025<br>November 12, 2025 | Case Reviewer: Tim Lampkin, AICP |

| Comprehensive Plan:                    | Comments<br>Received | Findings       | Conditions<br>Requested | Additional<br>Information/Comments |
|--|----------------------|----------------|-------------------------|------------------------------------|
| Planning Commission                    |                      |                |                         |                                    |
| ☐ Meets Locational Criteria   ⊠N/A     | ⊠ Yes                | ☐ Inconsistent | □ Yes                   | See Planning                       |
| ☐ Locational Criteria Waiver Requested | □ No                 |                | ⊠ No                    | Commission Report                  |
| ☐ Minimum Density Met ☐ N/A            |                      |                |                         |                                    |

| APPLICATION NUMBER:    | PD 25-0588         |                                  |
|------------------------|--------------------|----------------------------------|
| ZHM Hearing Date:      | September 15, 2025 |                                  |
| BOCC LUM Meeting Date: | November 12, 2025  | Case Reviewer: Tim Lampkin, AICP |

## 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The site is located on the north side of Rhodine Road, approximately +/-1.84 miles east of the Balm Riverview Road and Rhodine Road intersection and is located in the Urban Service Area within the limits of the Riverview/Southshore Community Plan. The request is for a rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 210 single-family detached homes on +/-124.04 acres.

To the west is vacant property and the location of the Rhodine Scrub Nature Preserve. The applicant proposes a 30-foot preserve area adjacent to the xeric nature preserve located adjacent to the western property and also to the xeric nature preserve located on the northern portion of the subject site. The site plan illustrates a +/-41.81-acre xeric preserve area located on the northern portion of the proposed development providing a significant setback from both Lake Grady to the north and Bell Creek to the east.

Located across Rhodine Road to the immediate south of the proposed development is a PD developed with single-family homes with a minimum 5,750-square-foot lot size and overall density of +/-2.84 single-family homes per acre. Staff finds the proposed development similar to the standards approved for PD 04-0978 located to the south, which has also been predominantly developed. A 7.35-acre preserve area will be provided in the southeast portion of the project. Stormwater ponds and preservation areas are internal to the residential development.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). 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.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration.

The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

#### 5.2 Recommendation

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

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Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Ms. Nicole MacInnes 2002 West Cleveland Street testified on behalf of D.R. Horton. Ms. MacInnes stated that the property is located off of Rhodine Road, east of Balm Riverview Road and west of the Rhodine Scrub Nature Preserve. The property is about 124 acres in size. She stated that the request is to rezone the property to Planned Development for 210 single-family detached homes which equates to a density of 1.7 dwelling units per acre. She added that the maximum building height will be 35 feet and the minimum lot width is 40 feet. Ms. MacInnes testified that the property has a significant amount of preservation area on-site. There is nearly 45 acres of Xeric Preserve area and almost 8 acres of Mesic Preserve area. She concluded her remarks by stating that there are no variations being requested. She showed a graphic to discuss the location of the preservation areas and a large wetland to the south and southeast.

Mr. David Smith testified on behalf of the applicant regarding land use planning issues. Mr. Smith stated that the site is isolated on three sides by preserves owned by Hillsborough County. He added that the development is an infill project as it has no other development around it except across Rhodine Road. He detailed the surrounding land uses and stated that the proposed density is well under the maximum that could be considered under the Future Land Use category. Mr. Smith testified that the request is consistent with the Riverview Community Plan. Full access is proposed to Rhodine Road and one emergency gated access is located along the western boundary. Two access arrows are shown on the site plan to indicated limited purpose easements that the County is a beneficiary to if ever needed to maintain the environmental lands.

Hearing Master Finch asked Mr. Smith to confirm that the County is the property owner on the other side. Mr. Smith replied that was correct.

Mr. Smith concluded his presentation by stating that the County owns the property to the north, west and east. He stated that the project meets the preservation requirements for significant wildlife habitat as required by the Comprehensive Plan and the Land Development Code.

Ms. MacInnes concluded the applicant's presentation by stating the rezoning is supported by both planning staffs and is compatible with the existing development pattern.

Mr. Tim Lampkin, Development Services staff, testified regarding the County's staff report. Mr. Lampkin stated that the applicant is requesting a rezoning from AS-1 and AR to Planned Development for the development of 210 single-family detached homes on approximately 124 acres. He detailed the location and surrounding area. Mr. Lampkin testified that the applicant proposes a 30-foot preserve buffer adjacent to the on-site preserve. Additionally, a 42-acre Xeric Preserve area is planned on the northern portion of the site which will also provide a substantial setback from Lake Grady to the north and Bell Creek to the east. Mr. Lampkin stated that a 7.35-acre preserve is proposed at the southeast corner. He stated that based upon the existing development pattern and site considerations, staff finds the request approvable.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal cited numerous Objectives and Policies that the request complies with and testified that staff found the rezoning compatible with the development pattern and consistent with both the Riverview Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Ms. MacInnes did not have additional comments.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

No documents were submitted into the record.

## **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

### FINDINGS OF FACT

1. The subject property is 124.04 acres in size and is currently zoned Agricultural Single Family-1 (AS-1) and Agricultural Rural (AR) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.

- 2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 210 single-family detached homes.
- 3. No Planned Development Variations or waivers are requested.
- 4. The Planning Commission staff supports the rezoning request. Staff found the request compatible with the existing development pattern and stated that the application to be consistent with both the Riverview Community Plan and the Comprehensive Plan.
- 5. The subject property is immediately adjacent to Hillsborough County owned property to the north, east and south. The County property is vacant and designated a Natural Preservation area. The property fronts Rhodine Road to the south. Further south is agricultural and single-family residential development.
- 6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 7. The rezoning request to PD for the development of 210 single-family detached homes is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

# FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

## **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

## SUMMARY

The applicant is requesting a rezoning from AS-1 and AR to the PD zoning district for the development of 210 single-family detached homes. No Planned Development variations or waivers are requested.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Riverview Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The rezoning request to PD for the development of 210 single-family detached homes is compatible with the area and consistent with the Land Development Code and the Comprehensive Plan.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

October 4, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

| Unincorporated Hillsborough County Rezoning Consistency Review       |  |  |  |
|--|--|--|--|
| Hearing Date: September 15, 2025  Report Prepared: September 4, 2025 | Case Number: PD 25-0588  Folio(s): 77404.0000, 77363.0200, 77408.8000  General Location: North of Rhodine Road and west of Boyette Road. |  |  |
| Comprehensive Plan Finding   | CONSISTENT   |  |  |
| Adopted Future Land Use  | Residential – 4 (4 du/ga; 0.25 FAR)  |  |  |
| Service Area   | Urban  |  |  |
| Community Plan(s)  | Riverview + SouthShore   |  |  |
| Rezoning Request   | Planned Development (PD) to allow 210 single-family dwelling units   |  |  |
| Parcel Size  | +/- 124.04   |  |  |
| Street Functional Classification                                     | Rhodine Road – County Collector Boyette Road – County Collector  |  |  |
| Commercial Locational Criteria                                       | Not applicable   |  |  |
| Evacuation Area  | None   |  |  |

| Table 1: COMPARISON OF SURROUNDING PROPERTIES |   |                 |  |  |  |
|---|---|-----------------|--|--|--|
| Vicinity                                      | Future Land Use<br>Designation            | Zoning          | Existing Land Use                                  |  |  |
| Subject<br>Property                           | Residential-4                             | AS-1 + AR       | Vacant + Public<br>Communications/Utilities        |  |  |
| North   | Residential-4 + Natural<br>Preservation   | PD              | Public/Quasipublic/Institu<br>tions                |  |  |
| South   | Residential-4 + Residential<br>Planned -2 | AR + PD + RSC-2 | Single-Family Residential +<br>HOA Common Property |  |  |
| East  | Residential-4 + Natural<br>Preservation   | PD              | Public/Quasipublic/Instit<br>utions                |  |  |
| West  | Natural Preservation                      | PD              | Public/Quasipublic/Institu<br>tions                |  |  |

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

The  $124.04 \pm acre subject$  site is north of Rhodine Road and west of Boyette drive. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview and Southshore Areawide Systems Community Plans. The applicant is requesting to rezone to a Planned Development (PD) and develop 210 single-family dwelling units.

The subject 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 proposed single-family use is compatible with the existing residential character and density of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 Future Land Use (FLU) category allows for the consideration of up to 4 dwelling units per

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gross acre. With 124.04 acres, the subject site can be considered for up to 496 dwelling units. The proposal meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan. Goal 2 of this plan requires future development and redevelopment to comply with the adopted Riverview District Concept Map. The proposed development is abiding by the Riverview District Concept Map and is proposing residential within the designated residential areas. Additionally, Goal 6 of the community plan prioritizes the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space. The proposed development is preserving approximately 72.7 acres on the site. The site is also within the limits of the SouthShore Areawide Systems Community Plan. The Environmental Objective seeks to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. The proposed preservation of significant wildlife habitat meets the intent of the goals in the Wimauma Village and SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed 210 single-family home development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan and SouthShore Areawide Systems Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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.

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

#### **FUTURE LAND USE SECTION**

#### **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.

#### Land Use Categories

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- **Goal 2:** Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.
- **Objective 2.1:** The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.
- **Policy 2.1.1:** The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.
- **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.

#### **Community Context and Compatibility**

- **Policy 3.1.3:** 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.
- **Objective 3.2:** Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

  Relationship to Land Development Regulations
- **Policy 3.2.4:** The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These communityspecific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

#### **Development**

**Objective 4.1:** 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

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consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**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 and 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 beintegrated 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

**Policy 4.8.1:** High-intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.

#### LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

**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".

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

#### LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

#### **Environmental Objective**

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The community is working to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. Species habitats represent an extensive, interlocking network of environmental resources.

Goal 1 Sustainability - Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.

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# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 25-0588

CONTINUED

WITHDRAWN PENDING DENIED

Tampa Service Area Urban Service Area County Boundary

Jurisdiction Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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-35 (1.0 FAR)

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

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

URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR) HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

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

PUBLIC/QUASI-PUBLIC

1,800

Map Printed from Rezoning System: 3/24/2025 Author: Beverly F. Daniels



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

#### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

#### BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

| Project Name: D.R. Horton-R   | hodine Road PD  |
|---|---|
| Zoning File: RZ-PD 25-0588  | Modification: None  |
| Atlas Page: None  | Submitted: 10/15/25   |
| To Planner for Review: 10/15/25                                       | Date Due: ASAP  |
| Jacob T. Cremer - Barbas Cremer, PLLC  Contact Person:                | (813) 419-3914/jcremer@barbascremer.com; cwalden@barbascremer.com |
| Right-Of-Way or Land Required for I                                   | Dedication: Yes 🗸 No  |
| The Development Services Departm                                      | ent HAS NO OBJECTION to this General Site Plan.                   |
| The Development Services Departm Site Plan for the following reasons: | ent RECOMMENDS DISAPPROVAL of this General                        |
|   |   |
| Reviewed by: Tim Lampkin  | Date: 10-16-2025  |
| Date Agent/Owner notified of Disapp                                   | roval:  |

25-0588

## AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

| TO: ZO  | 2: ZONING TECHNICIAN, Development Services Department DATE: 06/08/2025 |                         |  |  |
|---|--|-------------------------|--|--|
| REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation |  |                         |  |  |
| PLANN   | NING AREA: RV  | PETITION NO: RZ 25-0588 |  |  |
|   | This agency has no comments.   |                         |  |  |
| This agency has no objection.   |  |                         |  |  |
| X This agency has no objection, subject to listed or attached conditions.         |  |                         |  |  |
|   | This agency objects, based on the listed or attached condition         | ons.                    |  |  |
|   |  |                         |  |  |

#### CONDITIONS OF APPROVAL

- 1. The project shall be served by and limited to one (1) full access connection to Rhodine Rd. Notwithstanding the above, turning movements may be restricted in the future. Additionally:
  - The developer shall also construct one (1) gated emergency access to Rhodine Rd. west
    of the primary access connection, which may also serve as a maintenance access to
    preserve areas;
  - b. The project shall be permitted two (2) limited purpose access connections along the northern and eastern project boundaries, as generally shown on the PD site plan. Such limited purpose access connections shall be restricted to effectuating any ingress/egress rights afforded under the easement described in Official Records Book 4646, Page 822; and.
  - c. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
    - i. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
    - ii. Construction access shall be limited to the one (1) primary access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same; and,
    - iii. Additional limited purpose access connections may be proposed for the sole purpose of providing maintenance access to the wetland mitigation/stormwater management/borrow area and +/- 7.35 ac. Mesic Preserve Area. If proposed, all such access shall be gated and subject to review and approval by Hillsborough County.
- 2. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to northbound left turn lane on Rhodine Rd. at the project access.
- 3. As Rhodine Rd. is a substandard collector roadway, the developer will be required to improve the public roadway network between its project access and 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 Land Development Code (LDC). Deviations from Hillsborough County

Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.

4. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 5 feet of right-of-way along its Rhodine Rd. frontages, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

#### **PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting to rezone multiple parcels, totaling +/- 124.04 ac., from Agricultural Single-Family 1 (AS-1) and Agricultural Rural (AR) to Planned Development (PD). The applicant is seeking entitlements to permit up to 210 single-family detached dwelling units.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips 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 <u>Trip Generation Manual</u>, *11*<sup>th</sup> *Edition*.

**Existing Zoning:** 

| Land Use/Size  | 24 Hour Two-Way | Total Peak Hour Trips |     |
|--|-----------------|-----------------------|-----|
| Land Ose/Size  | Volume          | AM                    | PM  |
| AS-1 and AR, 117 Single Family Detached Dwelling Units (LUC 210) | 1,166           | 85                    | 116 |

#### Proposed Use:

| I 1 II/C:   | 24 Hour Two-Way Total Peak Hou |     | eak Hour Trips |
|---|--------------------------------|-----|----------------|
| Land Use/Size   | Volume                         | AM  | PM             |
| PD, 210 Single Family Detached Dwelling Units (LUC 210) | 1,996                          | 147 | 200            |

| Land Use/Size | 24 Hour Two-Way | Total Peak Hour Trips |        |
|---------------|-----------------|-----------------------|--------|
| Land Ose/Size | Volume          | AM                    | PM     |
| Difference    | (+) 830         | (+) 62                | (+) 84 |

#### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Rhodine Rd. is a 2-lane, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 100-foot-wide right-of-way. There is a +/- 5-foot-wide sidewalk along the south side of Rhodine Rd. in the vicinity of the proposed project. There are no bicycle facilities present on Rhodine Rd. in the vicinity of the proposed project.

Along the project's frontage, Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The minimum right-of-way necessary to accommodate a 4-lane, urban, collector is 110 feet (per TS-4 within the Hillsborough County Transportation Technical Manual). Given there is only 100 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional 10 feet of right-of-way needed along the roadway (i.e. 5 feet north of the existing Rhodine Rd. right-of-way).

#### SITE ACCESS AND CONNECTIVITY

Project access is proposed via one (1) access connection to Rhodine Rd. The developer is proposing a gated access west of the primary access which will serve as gated emergency access and access to the preserve areas to certain preserve areas within the project.

Staff has proposed additional conditions regarding access to other preserve areas within the project. There are also two other limited purpose access arrows shown on the PD site plan which correspond to the ingress/egress easement shown on the PD site plan and as contained in Official Records Book 4646, Page 822. This easement seems to have been provided to serve to connect two disconnected properties that are cut off by water bodies or other environmentally sensitive areas. Those lands are now under ownership of the county. The applicant has indicted they will pursue vacating of this easement; however, in the event this is unsuccessful, the applicant has added arrows to reflect these limited purpose access connections. No project traffic may utilize these connections.

As indicated in the project's transportation analysis, an eastbound to northbound left turn lane on Rhodine Rd. into the project driveway is warranted pursuant to Sec. 6.04.04.D. of the LDC.

#### RHODINE RD. – SUBSTANDARD ROADWAY

As Rhodine Rd. is a substandard collector roadway, the applicant is required to improve the roadway system to applicable standards (between the proposed project access and nearest roadway meeting an applicable standard) or otherwise obtain a Sec. 6.04.02.B. Administrative variance from the Sec. 6.04.03.L. requirement. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. Consistent with recently policy changes, the applicant has chosen to defer determination as to what path will be taken to the site/construction plan review stage.

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

Level of Service (LOS) information for adjacent roadway sections is reported below.

| Roadway     | From               | То          | LOS<br>Standard | Peak Hour<br>Directional<br>LOS |
|-------------|--------------------|-------------|-----------------|---------------------------------|
| Rhodine Rd. | Balm-Riverview Dr. | Boyette Rd. | D               | С                               |

Source: Hillsborough County 2020 Level of Service 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             | <b>Current Conditions</b>   | Select Future Improvements      |
|   |                            | 2 Lanes   | □ Corridor Preservation Plan    |
| Rhodine Rd.   | County Collector           | ⊠Substandard Road   | ☐ Site Access Improvements      |
| Milouille Mu.   | - Rural                    | ⊠Sufficient ROW Width (for 2-                                       | ☐ Substandard Road Improvements |
|   |                            | Lane Section)   | ☑ Other - TBD                   |
|   |                            | Choose an item. Lanes   | ☐ Corridor Preservation Plan    |
|   | Choose an item.            | _   | ☐ Site Access Improvements      |
| Cli   | Choose an item.            | <ul><li>☐ Substandard Road</li><li>☐ Sufficient ROW Width</li></ul> | ☐ Substandard Road Improvements |
|   |                            | □ Sufficient NOW Width  | ☐ Other                         |
|   |                            | Cl  | ☐ Corridor Preservation Plan    |
|   | C1                         | Choose an item. Lanes   | ☐ Site Access Improvements      |
|   | Choose an item.            | ☐ Substandard Road  | ☐ Substandard Road Improvements |
|   |                            | ☐ Sufficient ROW Width  | ☐ Other                         |
|   |                            |   | ☐ Corridor Preservation Plan    |
| Choose an item. Lanes  Choose an item.  Choose an item. | ☐ Site Access Improvements |   |                                 |
|   |                            | ☐ Substandard Road Improvements                                     |                                 |
|   |                            | □Sufficient ROW Width   | ☐ Other                         |

| Project Trip Generation ☐ Not applicable for this request |                     |                      |                      |  |  |
|---|---------------------|----------------------|----------------------|--|--|
|   | Average Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |  |  |
| Existing  | 1,166               | 85                   | 116                  |  |  |
| Proposed  | 1,996               | 147                  | 200                  |  |  |
| Difference (+/-)  | (+) 830             | (+) 62               | (+) 84               |  |  |

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

| Connectivity and Cross Access ☐ Not applicable for this request |                |                                |              |           |
|---|----------------|--------------------------------|--------------|-----------|
| Project Boundary  | Primary Access | Additional Connectivity/Access | Cross Access | Finding   |
| North   |                | Pedestrian & Vehicular         | None         | Meets LDC |
| South   | X              | Pedestrian & Vehicular         | None         | Meets LDC |
| East  |                | Pedestrian & Vehicular         | None         | Meets LDC |
| West  |                | None                           | None         | Meets LDC |

Notes: Nothern and eastern connections are limited purpose access points. Also, gated emergency and limited purpose maintenance access proposed along southern frontage.

| <b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request |                 |                 |  |
|--|-----------------|-----------------|--|
| Road Name/Nature of Request  | Туре            | Finding         |  |
|  | Choose an item. | Choose an item. |  |
|  | Choose an item. | Choose an item. |  |
|  | Choose an item. | Choose an item. |  |
| Choose an item. Choose an item.  |                 |                 |  |
| Notes: Substandard road determination deferred to site/construction plan stage.  |                 |                 |  |

#### **Transportation Comment Sheet**

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

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

#### **AGENCY COMMENT SHEET**

| REZONING  |  |  |
|---|--|--|
| HEARING DATE: July 21, 2025   | COMMENT DATE: July 3, 2025                             |  |
| <b>PETITION NO.:</b> 25-0588  | PROPERTY ADDRESS: 13310 Rhodine Rd,                    |  |
| EPC REVIEWER: Dessa Clock  CONTACT INFORMATION: (813) 627-2600 x 1158 | Riverview  FOLIO #: 0773630200, 0774040000, 0774088000 |  |
| EMAIL: clockd@epchc.org   | STR: 35-30S-20E  |  |

**REQUESTED ZONING:** From AS-1 and AR to PD

| FINDINGS                             |  |  |
|--------------------------------------|--|--|
| WETLANDS PRESENT                     | YES  |  |
| SITE INSPECTION DATE                 | N/A  |  |
| WETLAND LINE VALIDITY                | N/A- under review by SWFWMD                        |  |
| WETLANDS VERIFICATION (AERIAL PHOTO, | Wetlands generally located in the southern and     |  |
| SOILS SURVEY, EPC FILES)             | central portion of the property as depicted on the |  |
|                                      | site plan.   |  |

#### THESE REVISED COMMENTS REPLACE AND SUPERSEDE THE COMMENTS DATED JUNE 10, 2025.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- A wetland impact and mitigation application was submitted to EPC on June 17, 2025 for the proposed impacts to 0.19 acres of Other Surface Water (OSW). The application is currently under review and appears to be trending towards approval.
- The revised site plan provided May 28, 2025 depicts two limited purpose accesses. There is also a 60' non-exclusive private access easement and right-of-way in the eastern portion of the project. The

access and easement imply wetland impacts if the easement is not released or vacated per general notes 24 of the site plan. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- The construction and location of any additional proposed wetland impacts are not approved by this
  correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC
  Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such
  impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
  pending formal agency jurisdictional determinations of wetland and other surface water boundaries
  and approval by the appropriate regulatory agencies.

#### INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

dc/cb



Adequate Facilities Analysis: Rezoning

**Date:** March 25, 2025 **Acreage:** 124 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 25-0588 Future Land Use: RES-4

HCPS #: RZ-680

**Maximum Residential Units: 200** 

**Address:** 13310 Rhodine Rd

Residential Type: Single Family Detached

Parcel Folio Number(s): 77363.0200

77408.8000 77404.0000

| School Data   | Dawson<br>Elementary | Barrington<br>Middle | Riverview<br>High |
|---|----------------------|----------------------|-------------------|
| FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)  | 1044                 | 1471                 | 2736              |
| <b>2024-25 Enrollment</b> K-12 enrollment on 2024-25 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions                      | 789                  | 1352                 | 2393              |
| Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity   | 76%                  | 92%                  | 87%               |
| Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/25/2025   | 45                   | 88                   | 91                |
| Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019 | 48                   | 18                   | 27                |
| <b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application                         | 84%                  | 99%                  | 92%               |

**Notes:** At this time, adequate capacity exists at Dawson Elementary, Barrington Middle and Riverview High Schools for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



#### **AGENCY REVIEW COMMENT SHEET**

**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 06/02/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** DR Horton Inc. **PETITION NO:** 25-0588

LOCATION: 13310 Rhodine Rd

FOLIO NO: 77404 77363.0200 77408.8000

#### **Estimated Fees:**

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 \* 210 = \$1,928,430 Parks: \$2,145 \* 210 = \$450,450 School: \$8,227 \* 210 = \$1,727,670

Fire: \$335 \* 210 = \$70,350

Total per House: \$19,890 \* 210 = \$4,176,900

#### **Project Summary/Description:**

Urban Mobility, South Parks/Fire - 210 single family homes

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 4/4/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/17/2025

**PROPERTY OWNER:** ATC Watertown LLC PID: 25-0588

**APPLICANT:** D.R. Horton, Inc.

**LOCATION:** 13310 Rhodine Road Riverview, FL 33569

**FOLIO NO.:** 7404.0000, 77363.0200 and 77408.8000

#### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). At this time, Hillsborough County EVSD has no objections to the applicant's request.

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Andria McMaugh Date: 04/08/2025

**Agency:** Natural Resources **Petition #: 25-0588** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. This statement should be identified as a condition of the rezoning.
- 3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 7. 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.

#### AGENCY REVIEW COMMENT SHEET

| 10:         | ZUNING TECHNICIAN, Planning Growth Mana  | agement                                    | DATE: 19 Mar. 2025      |  |  |  |
|-------------|--|--|-------------------------|--|--|--|
| REVI        | REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management   |  |                         |  |  |  |
| APPI        | APPLICANT: Jacob Cremer PETITION NO: RZ-PD 25-0588   |  |                         |  |  |  |
| LOC         | LOCATION: Not listed   |  |                         |  |  |  |
| FOLI        | <b>IO NO:</b> 77404.0000, 77408.8000, 77363.0200   | <b>SEC:</b> <u>35</u> <b>TWN:</b> <u>3</u> | <u>0</u> RNG: <u>20</u> |  |  |  |
|             |  |  |                         |  |  |  |
|             |  |  |                         |  |  |  |
|             |  |  |                         |  |  |  |
|             | This agency has no comments.   |  |                         |  |  |  |
|             |  |  |                         |  |  |  |
|             | This agency has no objection   |  |                         |  |  |  |
|             | This agency has no objection.  |  |                         |  |  |  |
|             |  |  |                         |  |  |  |
| $\boxtimes$ | This agency has no objection, subject to listed  | or attached condition                      | ons.                    |  |  |  |
|             |  |  |                         |  |  |  |
|             | This are not being to be and on the listed on the  |  |                         |  |  |  |
| Ш           | This agency objects, based on the listed or atta   | iched conditions.                          |                         |  |  |  |
|             |  |  |                         |  |  |  |
|             | This agency has no objection.  This agency has no objection, subject to listed  This agency objects, based on the listed or attack |  | ons.                    |  |  |  |

COMMENTS: The subject application is adjacent to the Rhodine Scrub Nature Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit..

#### WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

| PETIT      | TION NO.: RZ-PD 25-0588 REVIEWED BY: Clay Walker, E.I. DATE: 3/14/2025   |
|------------|--|
| FOLIC      | NO.: <u>77404.0000, 77363.0200, 77408.8000</u>   |
|            |  |
|            | WATER  |
|            | The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.   |
|            | A 12 inch water main exists (approximately feet from the site), (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Rhodine Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.   |
|            | Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.   |
| WASTEWATER |  |
|            | The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.   |
|            | A <u>8</u> inch wastewater forcemain exists <u> </u> (approximately <u></u> feet from the project site), <u> </u> (adjacent to the site) <u> </u> and is located south of the subject property within the north Right-of-Way of Rhodine Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity. |
|            | Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.   |
| COMM       | MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.  |

## VERBATIM TRANSCRIPT

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING OFFICER HEARINGS

ZONING HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, September 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 7:50 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate) -Second Floor Boardroom 601 East Kennedy Boulevard

Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Notary Public for the State of Florida

#### Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

MS. HEINRICH: Our next item is Item D.1, PD Rezoning 25-0588. The applicant is requesting to rezone property from AS-1 and AR to Planned Development. Tim Lampkin with Development Services will present staff findings after the applicant's presentation.

HEARING MASTER: All right. Is the applicant here? Good evening.

MS. MACINNES: Good evening, Madam Hearing Officer.

My name is Nicole MacInnes. I am the land use attorney at the firm Barbas Cremer. My address is 2002 West Cleveland Street for the record. Here today representing D.R. Horton in connection with a rezoning application.

The property is located in -- off of Rhodine Road.

It's about 124 acres. It's east of Balm Riverview Road, west of the Rhodine Scrub Nature Preserve. It is within the Urban Service Area, the Riverview Community Plan, and the Riverview/Southshore Community Planning area.

D.R. Horton is requesting 210 single-family detached homes at a density of 1.7 units per acre. This property is in the Residential-4 Future Land Use Category. Requesting a maximum height of 35 feet, a lot size and width minimum of 40 feet. There's also a significant amount of preservation area on this property. The property has nearly 45 acres of Xeric Preserve Area, and almost 8 acres of Mesic Preserve Area. And we are not requesting any variations at this time. And there

are no waivers to the Land Development Code requested.

Here's a larger image of our site plan. So Rhodine Road is to the south of this project. The large portion of the Xeric Preserve Area is on the north side of the project. The residential is tucked away in the southwest corner. And there's also a large wetland area that goes through the south and the southeast side of the site. The north, east, and west sides are preserve area. And David Smith will go into that next in our presentation.

I'm going to turn it over to David from Stearns Weaver Miller. Thank you.

HEARING MASTER: Don't forget to sign in. Good evening.

MR. SMITH: Good evening. David Smith with Stearns Weaver Miller. I'm a planner with the law firm.

As Nicole indicated, this project is, essentially, isolated on three sides by preserves owned by Hillsborough County. It's really the epitome of an infill project because there's no other development abutting it, except across Rhodine Road. To the north, we have RES-4 and nature preserve. Lake Grady is a zoning. The development up there is about 1.32 units per acre, but that is across Lake Grady. It's a single-family development. To our south, we have RES-4 and RP-2. They vary in their densities from 2 units to 2.84, to 1 to 5 on a couple properties. To the east, we have RES-4 and nature preserve.

And on the west, we have natural preserve.

2.4

And looking at the Comprehensive Plan, this project fits well within the context of the Comprehensive Plan. It's in the Urban Service Area. It's permitted density is well within, and actually below, the maximum allowed under the Land Use Category. We have compatibility with all adjacent properties because, basically, there's a right-of-way dividing us from any other residential development in the area. And we're consistent with the Comp Plan as far as, you know, compatibility in the Land Development Code because we're asking for no variations, we're providing the necessary setbacks, and Compatibility Plan will be provided for the preserve protection in the development.

Looking at the Community Plans, this is in the Riverview Community Plan. The project is located in the star on the screen. It's in the residential area on Rhodine Road.

Again, it complies with the Riverview Concept Map. Consistent with the prioritization of natural resources since we preserve 51.51 acres of significant wildlife habitat, and 21.18 acres of environmental wetlands. Achieves harmony between the development and natural environment.

Again, this just shows the project in a little bit -closer in. We're going to have one gated emergency access along
the western boundary. One full access off of Rhodine Road. And
the two arrows show limited purpose easements that were granted
quite some time ago. And the County is a beneficiary of both of

#### Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

those access points, should they ever need to maintain those 1 environmental lands or some other use. But we're not proposing 2 any development on those access points. 3 4 HEARING MASTER: So the property owner on the other 5 side is the County. MR. SMITH: Correct. The County owns the property to 6 the north, to the west, and to the east. This just highlights the natural preservation areas. As you can see, the middle the 8 9 white area is the development area that's shown on the site 10 The Mesic Preserve is on the southeast corner. 11 wetland traverses the site on an angle. And the Xeric Preserve 12 is to the north. We meet the preservation requirements for 13 significant wildlife habitat that's laid forth -- or laid out in 14 the Comprehensive Plan and the Land Development Code. 15 I'm here to answer any questions, and I'll turn it 16 over to Nicole. 17 HEARING MASTER: No questions at this time. 18 you. 19 This project has received staff support MS. MACINNES: 20 from both Hillsborough County staff and Planning Commission 21 The density that we are requesting is similar and less 22 than the large single-family PD to the south of Rhodine Road. 23 We're not requesting any variations to the Land Development 2.4 Code, and County staff found this request approvable.

From the Planning Commission's perspective, this

25

1 project's compatible with the existing development pattern. It's consistent with the Comprehensive Plan, and the Community 2 Plans in this area, and they also recommended approval. 3 4 Our development team is here if you have any 5 questions. And thank you for your time this evening. HEARING MASTER: Thank you. Appreciate it. 6 All right. Development Services. Good evening. MR. LAMPKIN: Good evening. Tim Lampkin, Development 8 Services. 9 10 The applicant's requesting a rezoning from AR and AS to PD to allow the development of 210 single-family detached 11 12 homes in approximately 124-acre site. The property is located 13 on the north side of Rhodine Road. It's approximately 1.84 14 miles east of the Balm River Road (sic) intersection. within the Urban Service Area, and the boundaries of the 15 16 Riverview/Southshore Community Plan. To the west is vacant land and the Rhodine Scrub 17 18 Nature Preserve. The applicant proposes a 30-foot preserve 19 buffer adjacent to this preserve area, as well as to a Xeric 20 Preserve on the northern portion of the site. An approximately 21 42-acre Xeric Preserve Area is also planned on the northern 22 portion, providing substantial setbacks from Lake Grady to the 23 north and Bell Creek to the east. Additionally, a 7.35 acre 24 preserve area is proposed in the southeast corner. Stormwater

ponds and preservation areas are integrated within the

25

#### Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

residential layout. The site will comply with all applicable policies and regulations, including landscaping and buffering requirements.

The surrounding area includes similar development.

Directly south, across Rhodine Road, is a PD developed with single-family homes on minimum of 5,750 square foot lots at a density of approximately 2.84 units per acre. Staff finds the proposal consistent with PD 04-0978 to the south, which is now largely built out.

Based upon the existing development pattern and site considerations, staff finds the request approvable.

HEARING MASTER: Thank you so much.

MR. LAMPKIN: Thank you.

HEARING MASTER: Appreciate it.

Planning Commission.

MR. ROYAL: Good evening. Tyrek Royal, Planning Commission staff.

FLUS Goal 2 and FLUS Objective 2.1, in each of the respective policies, establish a Future Land Use Map as well as allowable range of uses for each FLU category. The subject site is within the Residential-4 Future Lanes Category, which allows for the considerations of up to four dwelling units per gross acre. With 124.04 acres, the subject site can be considered for up to 496 dwelling units. The proposal meets the requirements of Objective 2.1 and its accompanying policies in the RES-4

category.

2.4

Objective 3.2 and Policy 3.2.4 require community plans throughout the County to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan. Goal 2 of this plan requires future development and redevelopment to comply with the adopted Riverview District Concept Map. The proposed development is abiding by the Riverview District Concept Map and is proposing residential within the designated residential area.

Additionally, Goal 6 of the Community Plan prioritizes significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space. The proposed development is preserving approximately 72.7 acres on the site.

Based upon those considerations, 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.

HEARING MASTER: Thank you so much.

Is there anyone in the room or online that would like to speak in support? Anyone in favor? Seeing no one.

Anyone in opposition to this request? All right. No one.

Ms. Heinrich, anything else?

#### Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

| 1  | MS. HEINRICH: Nothing further.                       |
|----|--|
| 2  | HEARING MASTER: All right. Go back to the applicant. |
| 3  | You have five minutes for rebuttal, if you'd like.   |
| 4  | MS. MACINNES: Nothing further. We're available if    |
| 5  | you have any questions. Thank you.                   |
| 6  | HEARING MASTER: No, none at this time. Thank you so  |
| 7  | much.  |
| 8  | All right. Then, with that, we'll close Rezoning PD  |
| 9  | 25-0588, and go to the next case.                    |
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# EXHIBITS SUBMITTED DURING THE ZHM HEARING

### **NONE**

# PARTY OF RECORD

#### Rivas, Keshia

From: Hearings

**Sent:** Tuesday, May 6, 2025 9:57 AM

**To:** Rome, Ashley; Lampkin, Timothy; Rivas, Keshia

**Subject:** FW: RZ-PD 25-0588 Complaint

From: B G <blg><br/>
Sent: Tuesday, May 6, 2025 6:57 AM<br/>
To: Hearings <Hearings@hcfl.gov><br/>
Subject: RZ-PD 25-0588 Complaint

External email: Use caution when clicking on links, opening attachments or replying to this email.

#### Good morning,

There is a planned rezoning, for another planned development in Riverview.

The roads have not been improved to handle all the new load. Only some areas are being reviewed for road expansion years after. This is causing unsafe and congested roads where there wasn't a problem before.

There is also a lack of sidewalks or and pedestrian access.

There is also a total lack of new schools going in to handle the new population.

The schools are the biggest issue.

Everything is zoned for Barrington, which is already overcrowded and breaking fire code, ever day, every period. It feels like the county doesn't care about the children.

If there is no money for new schools, there should be no new developments until the infrastructure can handle it.

I am against this project.

Before any more homes are built, the roads need to be updated to handle the load and there needs to be a solution for the children. Rezone, and built a new elementary and middle school.

Thanks for your time,
Brittany Stohr
12135 Colonial Estates Ln
Riverview FL 33579

#### Norris, Marylou

From: christywiggins202@comcast.net
Sent: Sunday, June 8, 2025 12:43 PM

To: Hearings Subject: RZ-PD 25-0588

External email: Use caution when clicking on links, opening attachments or replying to this email.

#### To whom it may concern,

I would just like to voice my disapproval of this rezoning by my home. Rhodine Road has seen a dramatic increase in traffic in the last two years due to all of the newly developed communities. This has already caused our schools to change boundary maps and in the morning and afternoon the traffic is backed up to turn on Boyette or Balm Riverview. We have noticed more accidents which has made it unsafe for a lot of people. This past fall there was already a sinkhole that opened up like 500 feet from Bell Creek Preserves entrance. I am already afraid of the thought of all these heavy construction trucks driving on Rhodine making that worse. This would also tear down lots of wooded area that is home to wildlife. Our electricity goes out with the lightest storm, so adding more homes on to that will make that get worse also.

Thank you, Christine Wiggins 12164 Creek Preserve Dr Riverview, Fl 33579

Sent from my iPhone