



**Rezoning Application: RZ STD 25-1220**

**Zoning Hearing Master Date: 10/20/2025**

**BOCC Land Use Meeting Date: 12/09/2025**

**1.0 APPLICATION SUMMARY**

Applicant: Mattamy Tampa/Sarasota, LLC

FLU Category: Res-4

Service Area: Urban

Site Acreage: 14.37 acres

Community Plan Area: Riverview

Overlay: None



**Introduction Summary:**

The applicant requests to rezone from AS-1 (Agricultural, Single-Family) to RSC-9 (R) (Residential, Single-Family Conventional with Restrictions). The applicant is proposing restrictions on the maximum dwelling units and lot standards.

Zoning:	Existing	Proposed
District(s)	AS-1	RSC-9 (R)
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Restricted)
Acreage	14.37	14.37
Density/Intensity	1 unit per 1 acre	2.9 units per 1 acre
Mathematical Maximum*	14 dwelling units	42 dwelling units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	RSC-9 (R)
Lot Size / Lot Width	43,560 sq ft / 150'	7,200 sq ft / 60'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 20' Sides: 5' Rear: 20'
Height	50'	35'

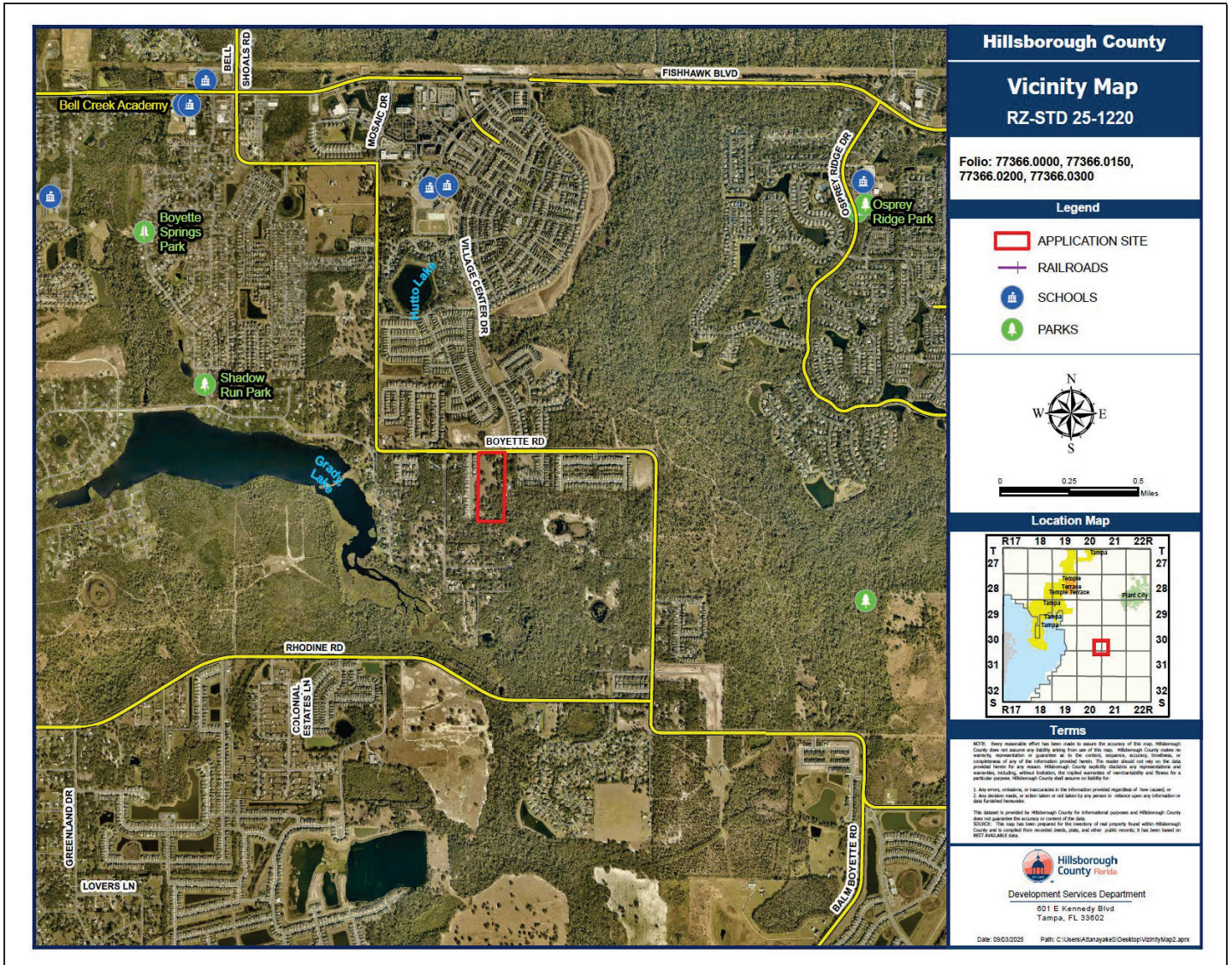
**Additional Information:**

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

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

2.1 Vicinity Map

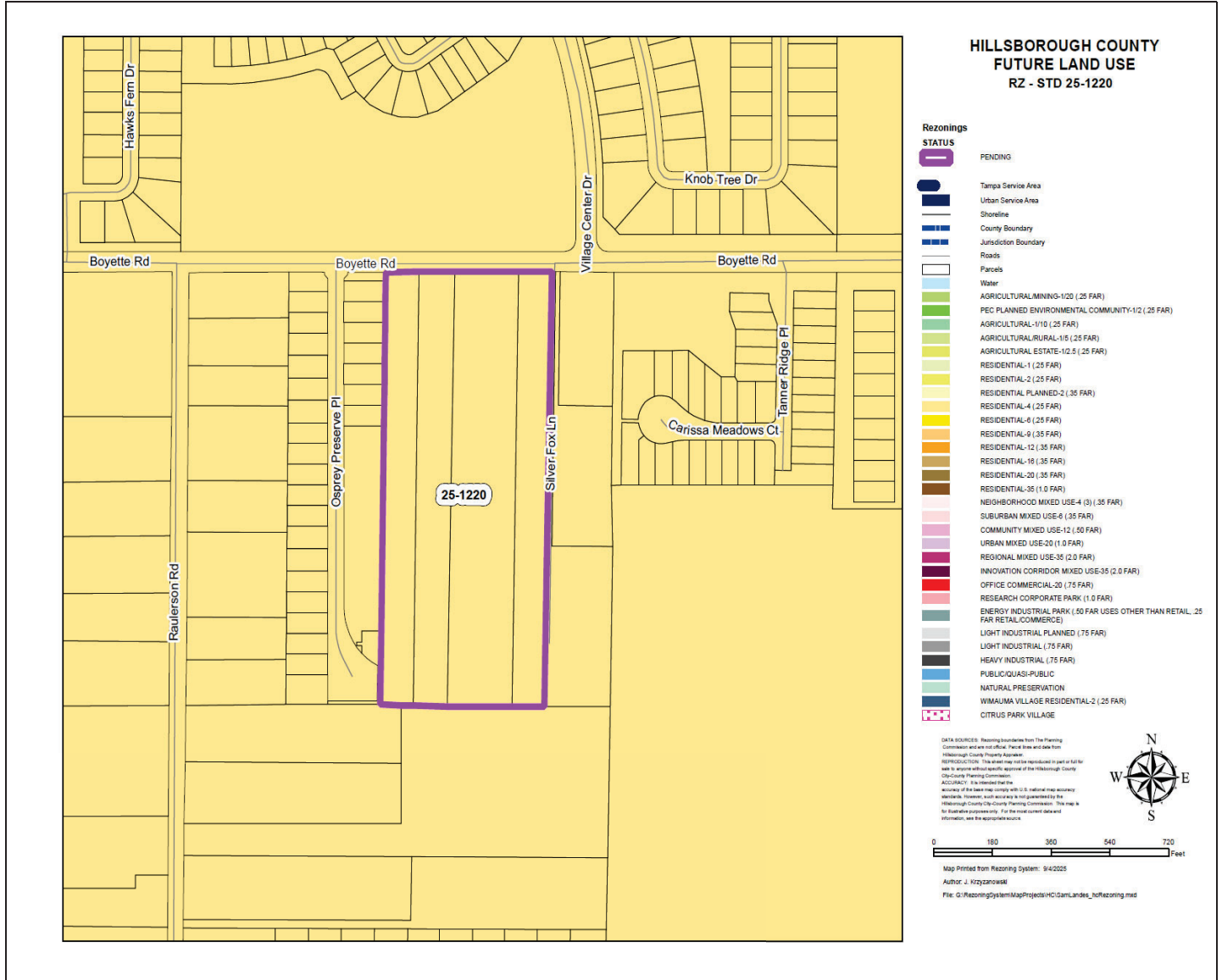


Context of Surrounding Area:

The site is located within the Riverview Community Plan Area, off Boyette Road, approximately 2,700 feet east of Lake Grady. The surrounding area is largely occupied by single-family residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

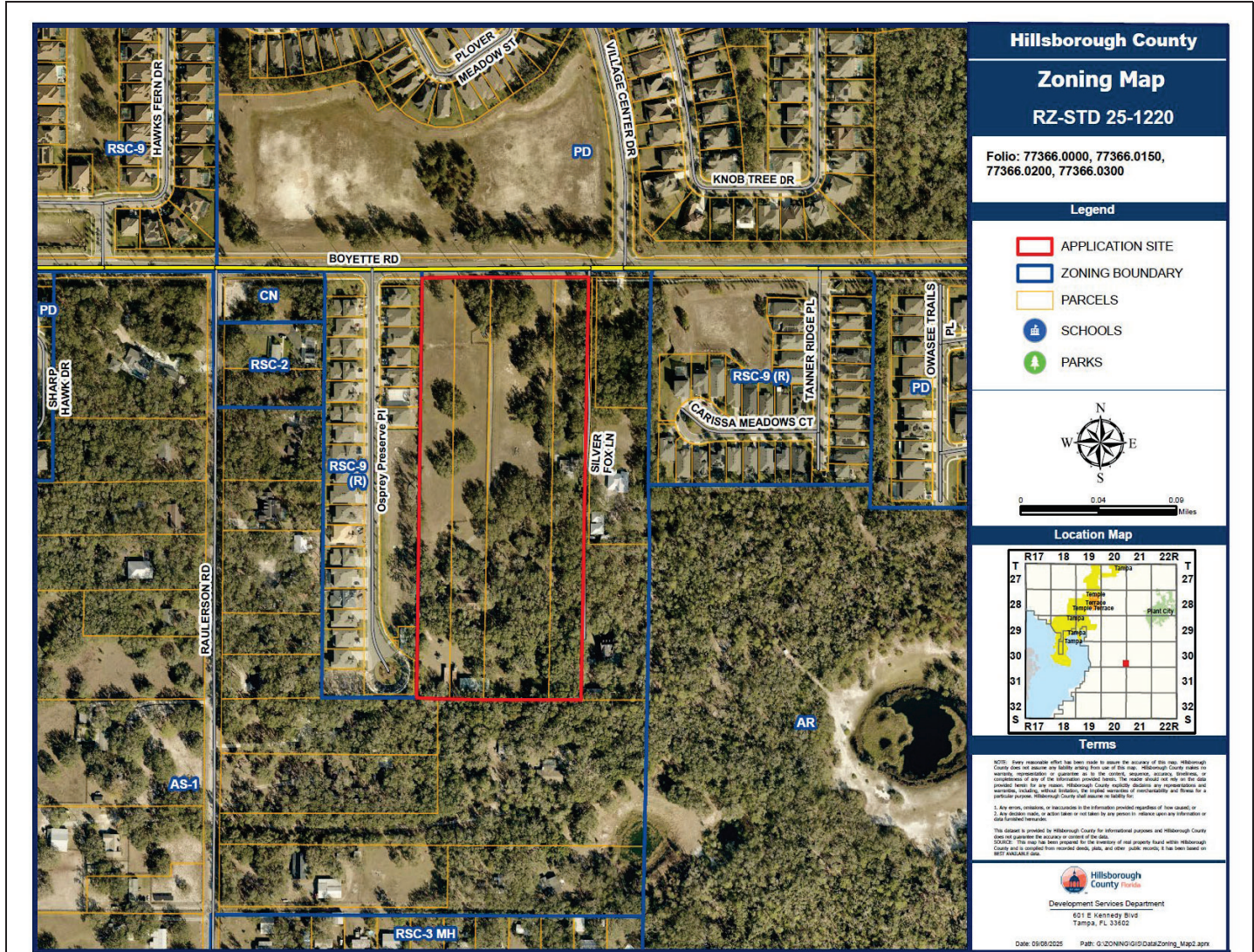
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 15-1149 (PRS 18-1417)	4 du/ga	Single-Family Residential and Multi-Family	Vacant
South	AS-1	1 du/ga	Single-Family Agricultural	Single-Family Home
East	AS-1	1 du/ga	Single-Family Agricultural	Single-Family Home
West	RSC-9-R	4 du/ga	Single-Family Residential	Vacant and Single-Family Homes

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

N/A

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	378	15	16
Proposed	604	34	43
Difference (+/-)	+226	+19	+27

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

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

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

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

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency comments.
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is requesting to rezone 14.37 acres of land from AS-1 (Single-Family Agricultural) to RSC-9 (R) (Residential, Single-Family Conventional with Restrictions). The site is located within the Riverview Community Plan Area, off Boyette Road, a 2-lane county arterial roadway.

The surrounding area along Boyette Road is largely occupied by single-family residential uses. Notably, the area directly to the west of the proposed site is zoned RSC-9 (R), with similar restrictions to the development standards as proposed in this request.

The applicant has proposed a development restriction that would allow a maximum of 42 single-family homes, each on a minimum lot size of 7,200 square feet, with minimum dimensions of 60 feet by 120 feet.

The rezoning of this site to RSC-9 (R) will maintain the maximum density limit of 4 units per acre. Due to the considerations above, staff finds the proposed rezoning compatible with the zoning districts, uses, and development pattern in the surrounding area.

**5.2 Recommendation**

Staff find the rezoning request **approvable**, with the following applicant proposed restrictions:

- 1. Development will be limited to 42 single-family units
- 2. Minimum lot size of 7,200 square feet.
- 3. Minimum lot dimensions of 60 feet by 120 feet.

**Zoning Administrator Sign Off:**



**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.



**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

Not applicable.

**8.0 PROPOSED SITE PLAN (FULL)**

Not applicable.

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/10/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: RZ 25-1220

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone four parcels of land totaling +/- 14.37 acres from Agricultural, Single-Family (AS-1) to Residential, Single-Family Conventional – Restricted (RSC-9(R)) with the intention to develop the site with up to 42 single-family units. The site is located on the south side of Boyette Road approximately 100 feet west of Village Center Drive. The Future Land Use (FLU) designation of the site is Residential – 4 (RES-4) which permits residential uses up to 4 dwelling units per acre.

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 14 Single-Family Residential Units (ITE Code 210)	378	15	16

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, 42 Single-Family Residential Units (ITE Code 210)	604	34	43

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Existing Zoning</b>	<b>378</b>	<b>15</b>	<b>16</b>
<b>Proposed Zoning</b>	<b>604</b>	<b>34</b>	<b>43</b>
<b>Difference</b>	<b>+ 226</b>	<b>+ 19</b>	<b>+ 27</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Boyette Road.

Boyette Road is a 2-lane, undivided, rural, substandard collector roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the north side of the roadway and intermittent sidewalks on the south side of the roadway within the vicinity of the proposed project, lying within a +/- 60-foot-wide right of way.

**SITE ACCESS**

It is anticipated that the subject parcel will take access to Boyette Road.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for Boyette Road is for information purposes only.

<b>Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Boyette Road	Hidden Valley Lane	Trails End Lane	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ STD 25-1220

**DATE OF HEARING:** October 20, 2025

**APPLICANT:** Mattamy Tampa /  
Sarasota LLC

**PETITION REQUEST:** The request is to rezone a  
parcel of land from AS-1 to  
RSC-9 (R)

**LOCATION:** Southwest corner of Silver  
Fox Land and Boyette  
Road

**SIZE OF PROPERTY:** 14.37 acres m.o.l.

**EXISTING ZONING DISTRICT:** AS-1

**FUTURE LAND USE CATEGORY:** RES-4

**SERVICE AREA:** Urban

# DEVELOPMENT REVIEW STAFF REPORT

**Rezoning Application:** RZ STD 25-1220  
**Zoning Hearing Master Date:** 10/20/2025  
**BOCC Land Use Meeting Date:** 12/09/2025



**1.0 APPLICATION SUMMARY**

**Applicant:** Mattamy Tampa/Sarasota, LLC  
**FLU Category:** Res-4  
**Service Area:** Urban  
**Site Acreage:** 14.37 acres  
**Community Plan Area:** Riverview  
**Overlay:** None



**Introduction Summary:**  
 The applicant requests to rezone from AS-1 (Agricultural, Single-Family) to RSC-9 (R) (Residential, Single-Family Conventional with Restrictions). The applicant is proposing restrictions on the maximum dwelling units and lot standards.

Zoning:	Existing	Proposed
District(s)	AS-1	RSC-9 (R)
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Restricted)
Acreage	14.37	14.37
Density/Intensity	1 unit per 1 acre	2.9 units per 1 acre
Mathematical Maximum*	14 dwelling units	42 dwelling units

\*number represents a pre-development approximation

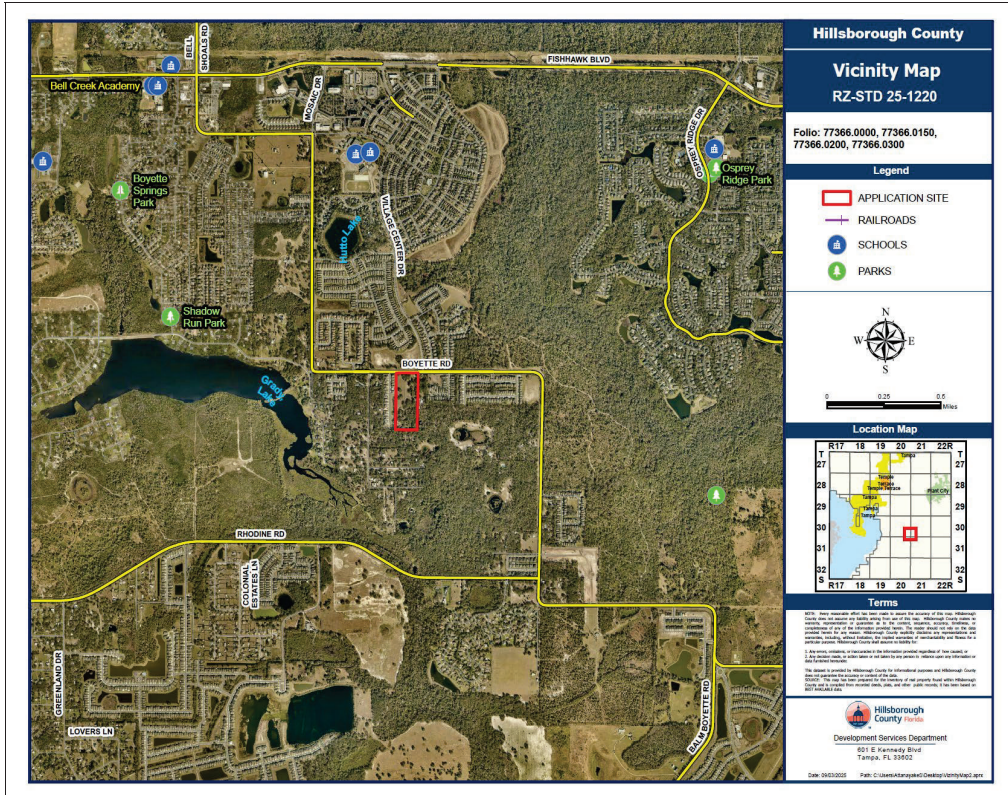
Development Standards:	Existing	Proposed
District(s)	AS-1	RSC-9 (R)
Lot Size / Lot Width	43,560 sq ft / 150'	7,200 sq ft / 60'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 20' Sides: 5' Rear: 20'
Height	50'	35'

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

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

2.1 Vicinity Map

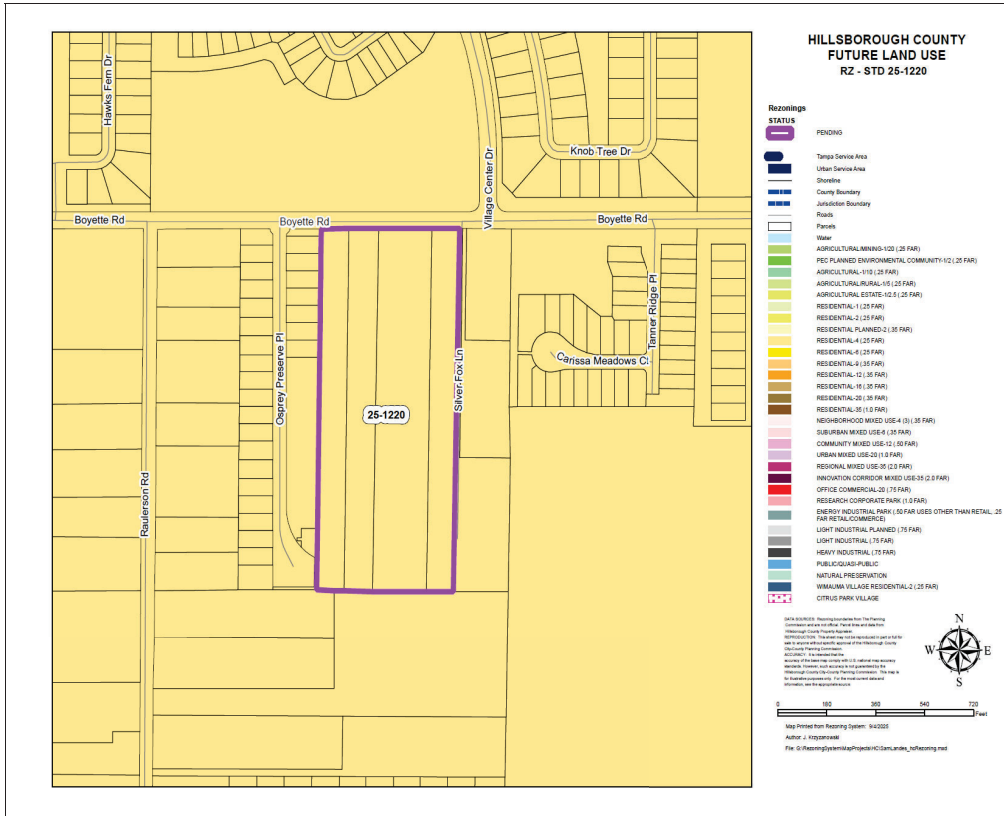


Context of Surrounding Area:

The site is located within the Riverview Community Plan Area, off Boyette Road, approximately 2,700 feet east of Lake Grady. The surrounding area is largely occupied by single-family residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 15-1149 (PRS 18-1417)	4 du/ga	Single-Family Residential and Multi-Family	Vacant
South	AS-1	1 du/ga	Single-Family Agricultural	Single-Family Home
East	AS-1	1 du/ga	Single-Family Agricultural	Single-Family Home
West	RSC-9-R	4 du/ga	Single-Family Residential	Vacant and Single-Family Homes

2.0 LAND USE MAP SET AND SUMMARY DATA



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



APPLICATION NUMBER:	RZ-STD 25-1220	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Cierra James

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
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Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	
East		None	None	
West		None	None	

Notes:

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

Notes:

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

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency comments.
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
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<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

<b>APPLICATION NUMBER:</b>	<b>RZ-STD 25-1220</b>	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Cierra James

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is requesting to rezone 14.37 acres of land from AS-1 (Single-Family Agricultural) to RSC-9 (R) (Residential, Single-Family Conventional with Restrictions). The site is located within the Riverview Community Plan Area, off Boyette Road, a 2-lane county arterial roadway.

The surrounding area along Boyette Road is largely occupied by single-family residential uses. Notably, the area directly to the west of the proposed site is zoned RSC-9 (R), with similar restrictions to the development standards as proposed in this request.


The applicant has proposed a development restriction that would allow a maximum of 42 single-family homes, each on a minimum lot size of 7,200 square feet, with minimum dimensions of 60 feet by 120 feet.

The rezoning of this site to RSC-9 (R) will maintain the maximum density limit of 4 units per acre. Due to the considerations above, staff finds the proposed rezoning compatible with the zoning districts, uses, and development pattern in the surrounding area.

**5.2 Recommendation**

Staff find the rezoning request **approvable**, with the following applicant proposed restrictions:

1. Development will be limited to 42 single-family units
2. Minimum lot size of 7,200 square feet.
3. Minimum lot dimensions of 60 feet by 120 feet.

<p><b>Zoning Administrator Sign Off:</b></p>	
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>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.</p>	

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on October 20, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant. Ms. Corbett showed a PowerPoint presentation and identified the location of the property and stated that the request is to rezone from AS-1 to RSC-9 Restricted. She stated that the Restriction is to limit the lot sizes to ensure compatibility with the surrounding area. Ms. Corbett identified other RSC-9 zoning districts in the area and testified that the Restrictions also limit the number of dwelling units to 42 units and restrict the minimum lot width to 60 feet and the minimum lot size to 7,200 square feet. She submitted an additional Restriction into the record that was requested by the neighbors to not place any kind of fencing directly adjacent to the right-of-way but rather set back a minimum of ten feet.

Hearing Master Finch asked Ms. Corbett what would be allowed in the visual screening tract. Ms. Corbett replied that there are existing trees that will be preserved and also landscaping which will be based on the trees that can be preserved which is as many as possible. Hearing Master Finch if the intent from the neighbors was to have the fence set back ten feet. Ms. Corbett replied that was correct.

Ms. Cierra James, Development Services staff, testified regarding the County's staff report. Ms. James stated that the applicant is requesting a rezoning of 14.37 acres from AS-1 to RSC-9 with Restrictions. The Restrictions limit development to 42 single-family homes with a minimum lot size of 7,200 square feet and the minimum lot dimension of 60 feet by 120 feet. She described the surrounding land uses and stated that staff found the request approvable.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Michie stated that the property is designated Residential-4 and is located within the Urban Service Area and the Riverview Community Plan. She stated that the Planning Commission report cites a request for 41 dwelling units however the applicant changed the request to 42 units after the report was filed. Ms. Michie stated 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.

Ms. Heinrich of the Development Services Department asked Ms. Corbett if she would like to specify the fencing type and maximum height for the proposed fence. Ms. Corbett replied that a six-foot high PVC or wrought iron fence is proposed but that she would like to have flexibility to permit what is allowed by code.

Ms. Corbett did not have additional comments.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

Mr. Sposato submitted a copy of the applicant's PowerPoint presentation 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 14.37 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and is designated Residential-4 (RES-9) 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 Residential Single-Family Conventional-9 Restricted (RSC-9 R) zoning district.
3. The applicant proposes Restrictions that limit the number of dwelling units to a maximum of 42 single-family homes. Additionally, Restrictions are proposed that require a minimum lot size of 7,200 square feet, minimum lot dimensions of 60 feet by 120 feet and a fence to be placed along the frontage at a minimum setback of 10 feet.
4. No waivers are requested as a part of the rezoning application.
5. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the surrounding development pattern and found the application to be consistent with both the Riverview Community Plan and the Comprehensive Plan.

6. The surrounding area is zoned PD to the north and is vacant, to the west is zoned RSC-9 and developed with residential land uses, to the east and west is zoned AS-1 and also developed residential.
7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
8. The request for RSC-9 R is compatible with the development pattern and 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 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 to the RSC-9 Restricted zoning district. The property is 14.37 acres in size and is currently zoned AS-1 and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Riverview Community Plan.

The applicant proposes Restrictions that limit the number of dwelling units to a maximum of 42 single-family homes. Additionally, Restrictions are proposed that require a minimum lot size of 7,200 square feet, minimum lot dimensions of 60 feet by 120 feet and a fence to be placed along the frontage at a minimum setback of 10 feet.

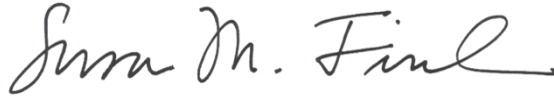
The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and consistent with the Comprehensive Plan.

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

The request for RSC-9 R is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

**RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-9 R rezoning request including the proposed Restrictions drafted by the Development Services Department and submitted into the record as indicated by the Findings of Fact and Conclusions of Law stated above.



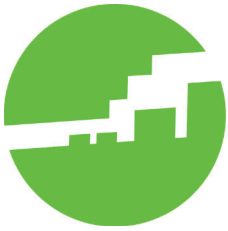
November 6, 2025

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**





**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> October 20, 2025 <b>Report Prepared:</b> October 9, 2025	<b>Case Number:</b> RZ 25-1220 <b>Folio(s):</b> 77366.0300, 77366.0200. 77366.0000 & 773666.0150 <b>General Location:</b> South of Boyette Road, east of Raulerson Road, and west of Silver Fox Lane
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential – 4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Riverview and Southshore Areawide Systems
<b>Rezoning Request</b>	Rezone from Agricultural, Single Family (AS-1) to Residential, Single-Family Conventional (RSC-9) Restricted, with the intent of constructing up to 41 single-family homes
<b>Parcel Size</b>	+/- 14.37 acres
<b>Street Functional Classification</b>	Boyette Road – <b>County Collector</b> Raulerson Road – <b>Local</b> Silver Fox Lane – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable

<b>Evacuation Area</b>	None
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<b>Table 1: COMPARISON OF SURROUNDING PROPERTIES</b>			
<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Residential-4	AS-1	Single-family + Agricultural
<b>North</b>	Residential-4	PD	Single-family, HOA/Common Property + Public/Quasipublic/Institutions
<b>South</b>	Residential-4 + Natural Preservation	PD, AR, AS-1, RSC-3 + RSC-4	Single-family, Agricultural, +Public/Quasipublic/Institutions
<b>East</b>	Residential-4 + Natural Preservation	AR, AS-1, PD, RSC-9	Single-family, HOA/Common Property, Multifamily + Public/Quasipublic/Institutions
<b>West</b>	Residential-4 + Natural Preservation	AS-1, RSC-2, RSC-9, CN + PD	Single-family, HOA/Common Property + Public/Quasipublic/Institutions

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

The 14.37 ± acre subject site south of Boyette Road, east of Raulerson Road, and west of Silver Fox Lane.. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. The applicant is requesting to rezone the site from Agricultural, Single Family (AS-1) to Residential, Single-Family Conventional (RSC-9) Restricted, with the intent of constructing up to 41 single-family homes.

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.” Additionally, 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. The proposed rezoning is compatible with the existing residential character of the surrounding area. There is RSC-9 zoning adjacent to the subject site and other residential zoning within the surrounding area. The request meets the intent of FLUS Policy 3.1.3 and FLUS Objective 4.4 and its associated policies.

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 Future Land Use (FLU) category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 FLU category allows for the consideration of up to 4 dwelling units per gross acre. With 14.37 ± acres, the subject site can be considered for up to 57 dwelling units. Additionally, even with the zoning category of RSC-9, the applicant has included a restriction and note that the Future Land Use category limits the site to a maximum density of 4 dwelling units per gross acre even with a higher density zoning district. The applicant is proposing 41 single family homes, which is under the maximum density allowed on the site; therefore, 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). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

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 seeks to reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". The site is located within the Residential District, which encourages attractive residential development that complements the surrounding character and promotes housing diversity. The proposed rezoning aligns with the intent of Goal 2 of the Riverview Community Plan. Additionally, the site is located within the Southshore Areawide Systems Plan. There are no applicable policies in the Southshore Areawide Systems Plan.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan. The proposed rezoning to RSC-9 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 Standard Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the Development Services Department.

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

## **FUTURE LAND USE 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**

**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 community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

### **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 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 be integrated with the adjacent land uses through:*

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

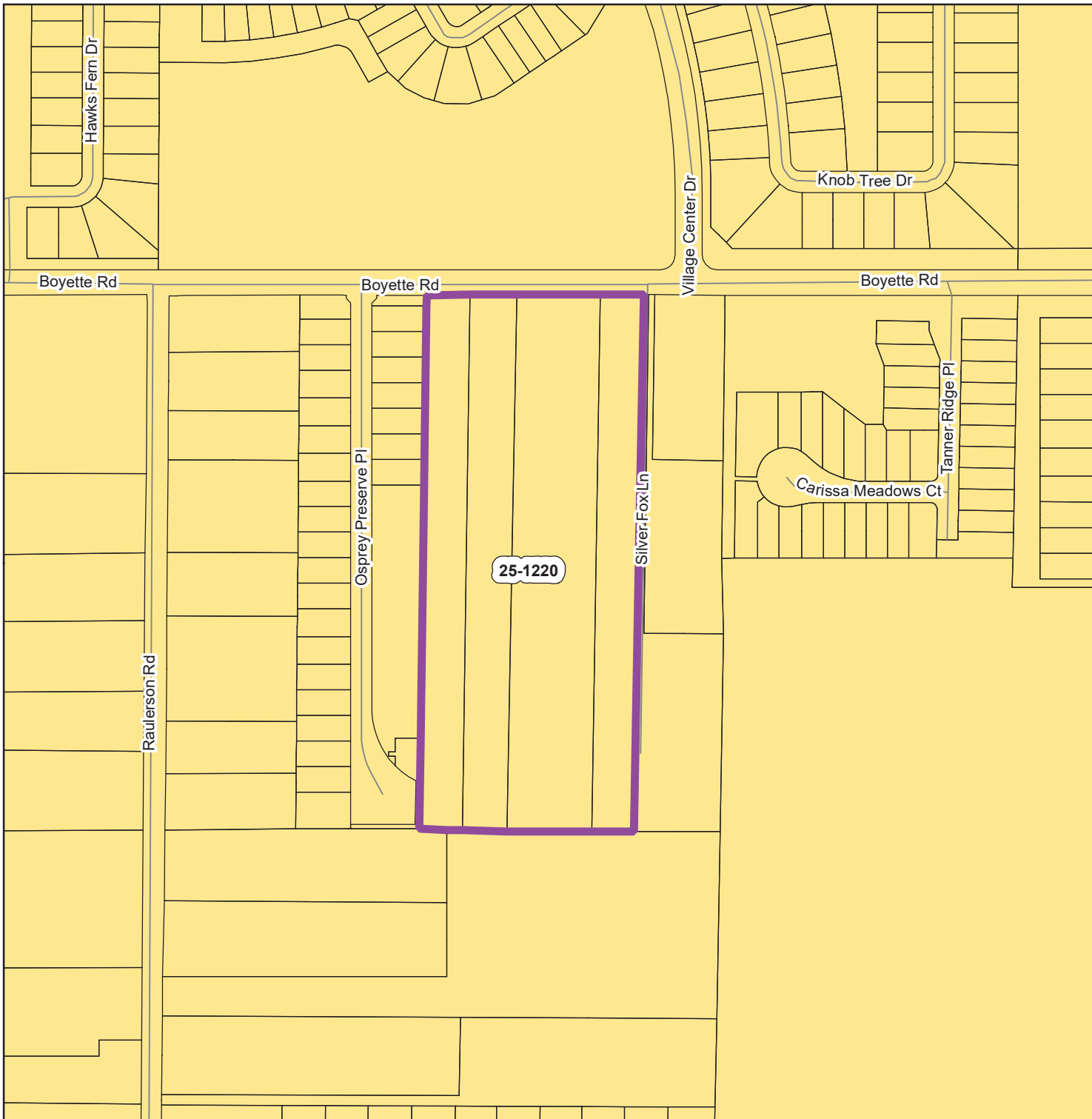
## LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

**Goal 2:** *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)*

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










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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ - STD 25-1220

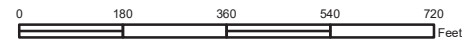


## Rezoning

### STATUS

-  PENDING
-  Tampa Service Area
-  Urban Service Area
-  Shoreline
-  County Boundary
-  Jurisdiction Boundary
-  Roads
-  Parcels
-  Water
-  AGRICULTURAL/MINING-1/20 (.25 FAR)
-  PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
-  AGRICULTURAL-1/10 (.25 FAR)
-  AGRICULTURAL/RURAL-1/5 (.25 FAR)
-  AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
-  RESIDENTIAL-1 (.25 FAR)
-  RESIDENTIAL-2 (.25 FAR)
-  RESIDENTIAL PLANNED-2 (.35 FAR)
-  RESIDENTIAL-4 (.25 FAR)
-  RESIDENTIAL-6 (.25 FAR)
-  RESIDENTIAL-9 (.35 FAR)
-  RESIDENTIAL-12 (.35 FAR)
-  RESIDENTIAL-16 (.35 FAR)
-  RESIDENTIAL-20 (.35 FAR)
-  RESIDENTIAL-35 (1.0 FAR)
-  NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
-  SUBURBAN MIXED USE-6 (.35 FAR)
-  COMMUNITY MIXED USE-12 (.50 FAR)
-  URBAN MIXED USE-20 (1.0 FAR)
-  REGIONAL MIXED USE-35 (2.0 FAR)
-  INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
-  OFFICE COMMERCIAL-20 (.75 FAR)
-  RESEARCH CORPORATE PARK (1.0 FAR)
-  ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
-  LIGHT INDUSTRIAL PLANNED (.75 FAR)
-  LIGHT INDUSTRIAL (.75 FAR)
-  HEAVY INDUSTRIAL (.75 FAR)
-  PUBLIC/QUASI-PUBLIC
-  NATURAL PRESERVATION
-  WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
-  CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.  
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.  
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 9/4/2025

Author: J. Krzyzanowski

File: G:\RezoningSystemMapProjects\HC\SamLandes\_hcRezoning.mxd



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/10/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: RZ 25-1220

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone four parcels of land totaling +/- 14.37 acres from Agricultural, Single-Family (AS-1) to Residential, Single-Family Conventional – Restricted (RSC-9(R)) with the intention to develop the site with up to 42 single-family units. The site is located on the south side of Boyette Road approximately 100 feet west of Village Center Drive. The Future Land Use (FLU) designation of the site is Residential – 4 (RES-4) which permits residential uses up to 4 dwelling units per acre.

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 14 Single-Family Residential Units (ITE Code 210)	378	15	16

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, 42 Single-Family Residential Units (ITE Code 210)	604	34	43

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Existing Zoning</b>	<b>378</b>	<b>15</b>	<b>16</b>
<b>Proposed Zoning</b>	<b>604</b>	<b>34</b>	<b>43</b>
<b>Difference</b>	<b>+ 226</b>	<b>+ 19</b>	<b>+ 27</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Boyette Road.

Boyette Road is a 2-lane, undivided, rural, substandard collector roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the north side of the roadway and intermittent sidewalks on the south side of the roadway within the vicinity of the proposed project, lying within a +/- 60-foot-wide right of way.

**SITE ACCESS**

It is anticipated that the subject parcel will take access to Boyette Road.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for Boyette Road is for information purposes only.

<b>Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Boyette Road	Hidden Valley Lane	Trails End Lane	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**COMMISSION**

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 Harry Cohen VICE-CHAIR  
 Chris Boles  
 Donna Cameron Cepeda  
 Ken Hagan  
 Christine Miller  
 Joshua Wostal



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 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> 10/20/2025  <b>PETITION NO.:</b> 25-1220  <b>EPC REVIEWER:</b> Melissa Yañez  <b>CONTACT INFORMATION:</b> (813) 627-2600 x 1360  <b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	<b>COMMENT DATE:</b> 10/01/2025  <b>PROPERTY ADDRESS:</b> 15501, 15505 Boyette Rd, Riverview, FL 33569  <b>FOLIO #:</b> Multiple folios, see application.  <b>STR:</b> 36-30S-20E
<b>REQUESTED ZONING:</b> AS-1 to RSC-6	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	10/01/2025
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Site Visit
<p>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.</p> <p><b>INFORMATIONAL COMMENTS:</b>                      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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”.                      Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: [kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** August 14, 2025

**Acreage:** 14.37 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** RSC 9

**Case Number:** 25-1220

**Future Land Use:** R-4

**HCPS #:** RZ-708

**Maximum Residential Units:** 41

**Address:** 15501/15505 Boyette Rd

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 77366.0300  
77366.0200 77366.0000 77366.0150

School Data	Stowers Elementary	Barrington Middle	Newsome High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	972	1471	3084
<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	850	1352	3156
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	87%	92%	102%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 8/14/2025	12	88	0
<b>Students Generated</b> 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	9	4	6
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	90%	98%	103%

**Notes:** At this time, adequate capacity exists at Stowers Elementary and Barrington Middle for the residential impact of the proposed project. Although Newsome High School is projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

**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: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)

P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh**      **Date: 09/30/2025**

**Agency: Natural Resources**      **Petition #: 25-1220**

- This agency has **no comment**
- This agency has **no objections**
- 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. 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.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## 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:** 8/29/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 9/12/2025

**PROPERTY OWNER:** Scott D. and Eileen Louise Dalton      **PID:** 25-1220  
Terry and David B. Byington

**APPLICANT:** Mattamy Tampa/Sarasota, LLC

**LOCATION:** 15501 Boyette Rd. Riverview, FL 33569  
15505 Boyette Rd. Riverview, FL 33569

**FOLIO NO.:** 77366.0300, 77366.0200, 77366.0000, 77366.0150

### 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) 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, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.



HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES  
SITE AND SUBDIVISION REVIEW SHEET

**PRELIMINARY PLAT**

Project ID# 25-

PROJECT NAME \_\_\_\_\_ FOLIO # 77366.0200, 1220, 77366.0150 77366.0300

SUBMITTED 08/22/2025 DISTRIBUTED 08/27/2025 DUE 09/18/2025

EOR NAME & PHONE Kami Corbett 813 227 8421

EOR EMAIL ADDRESS: KAMI.CORBETT@HWHLAW.COM

OWNER NAME & PHONE Scott D & Eileen L Dalton, Terry & David B Byington

OWNER EMAIL ADDRESS: KAMI.CORBETT@HWHLAW.COM

DRC DATE 10/20/2025 SECTION/TOWNSHIP/RANGE 26-30-20

	APPROVED		GRAND OAKS
	APPROVED WITH CONDITIONS		ON SITE PIPING
	RESUBMITTAL REQUIRED		OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*		PROPORTIONATE FAIR SHARE
	LIGHTING PLANS		Di minimis Subdivision
<u>X</u>	NO Comment - CELM		FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

CONDITIONS/COMMENTS

PRELIMINARY APPROVED: \_\_\_\_\_

REVIEWED BY: Jan Kirwan PHONE# 813-672-7876 DATE: 09-05-2025

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
	ZONING	272-5600		SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239	X	<b>CELM</b>	672-7876

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

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PETITION NO.: RZ-STD 25-1220    REVIEWED BY: Clay Walker, E.I.    DATE: 9/2/2025

FOLIO NO.: 77366.0300, 77366.0200, 77366.0000, 77366.0150

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (approximately \_\_\_ feet from the site),  (adjacent to the site), and is located north of the subject property within the south Right-of-Way of Boyette 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 16 inch wastewater forcemain exists  (approximately \_\_\_ feet from the project site),  (adjacent to the site) and is located north of the subject property within the north Right-of-Way of Boyette 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.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.



# **VERBATIM TRANSCRIPT**

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

IN RE:  
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:                   SUSAN FINCH  
                                  Zoning Hearing Master

DATE:                     Monday, October 20, 2025

TIME:                     Commencing at 6:00 p.m.  
                                  Concluding at 7:02 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

1 MS. HEINRICH: Our first item is Item C.1, Standard  
2 Rezoning 25-1220. The applicant is requesting to rezone  
3 property from AS-1 to RSC-9 with restrictions. Cierra James  
4 with Development Services will provide staff findings after the  
5 applicant's presentation.

6 HEARING MASTER: Good evening.

7 MS. CORBETT: Good evening. Kami Corbett with the law  
8 firm of Hill Ward and Henderson, representing the applicant,  
9 Mattamy Homes this evening.

10 Nope, that's -- sorry. I confused you. It was right  
11 but was (indiscernible). Sorry. It's a team effort.

12 Subject property is located along Boyette Road. This  
13 is a pretty straightforward Standard Rezoning request from AS-1  
14 to RSC-9, Restricted.

15 The restriction is used to limit the lot sizes to make  
16 sure they're compatible with the surrounding area. You can see  
17 there are many other RSC-9s in the surrounding area. You can  
18 see the surrounding suburban development pattern. The  
19 restrictions we are proposing are -- that are in the staff  
20 report are restricting the number of units to 42 units,  
21 restricting the minimum lot width to 60 feet, and then the lot  
22 area is 7,200 square feet.

23 I'd like to place into the record this evening, and it  
24 did pass one of these to Michelle Heinrich, this is additional  
25 restriction that was requested by the neighbors. We did hold a

1 neighborhood meeting, and there was a phone call that I received  
2 at the end of last week asking whether we had confirmed in  
3 writing what we said we would confirm in writing. And so we  
4 worked Friday through Monday to get to a restriction. And that  
5 is up on the ELMO. And essentially, what the request was was to  
6 not place any kind of fencing from the community on -- directly  
7 adjacent to the right-of-way. They wanted it to be set back a  
8 minimum of ten feet. And this restriction does that.

9 HEARING MASTER: So what is -- I understand it to set  
10 it back, but what else -- what is allowed in that visual  
11 screening tract? Anything?

12 MS. CORBETT: There are existing trees that we'd like  
13 to preserve. And we would like to be allowed to have some  
14 landscaping. We don't know what the land -- we don't have a  
15 specific landscaping standard. It's going to base -- be based  
16 on what we can preserve in trees. The ideal option for us is to  
17 preserve as many of those trees as possible.

18 HEARING MASTER: But the intent from the neighbors was  
19 to get you to commit to putting the fence ten feet back?

20 MS. CORBETT: Correct.

21 HEARING MASTER: Understood. Okay.

22 MS. CORBETT: And I'm here to answer any questions,  
23 should you have any.

24 HEARING MASTER: No questions at this time. Thank you  
25 so much.

1 Development Services.

2 HEARING MASTER: Good evening.

3 MS. JAMES: Good evening. Cierra James with  
4 Development Services.

5 The applicant is requesting to rezone 14.37 acres of  
6 land from AS-1 to RSC-9 with the following applicant proposed  
7 restrictions. Development will be limited to 42 single-family  
8 units. The minimum lot size will be 7,200 square feet, and  
9 the -- sorry -- the minimum lot dimensions will be 60 feet by  
10 120 feet.

11 The subject site is located within the Riverview  
12 Community Plan Area off Boyette Road. Much of the surrounding  
13 area consists of single-family residential uses. The properties  
14 to the west of the proposed site are zoned RSC-9 with  
15 restrictions that are similar to the restrictions proposed on  
16 this site. The proposed restrictions to the RSC-9 zoning  
17 district will maintain the maximum density limit of four units  
18 per acre.

19 Based on these considerations, staff find the proposed  
20 rezoning approvable.

21 HEARING MASTER: Thank you so much, I appreciate it.  
22 Planning Commission.

23 MS. MICHIE: Willow Michie, Planning Commission staff.

24 The subject site is located in the Residential-4  
25 Future Land Use Category within the Urban Service Area, and is

1 within the Riverview Community Plan and the SouthShore Areawide  
2 Systems Plan.

3 The Residential-4 Future Land Use Category allows for  
4 the consideration of up to four dwelling units per gross acre.  
5 With 14.37 acres, the subject site can be considered for up to  
6 57 dwelling units. The applicant is proposing 42 single-family  
7 homes, which is under the maximum density allowed on the site.  
8 Therefore, the proposal meets the requirements of Objective 2.1  
9 and its accompanying policies in the RES-4 category.

10 To note, while the Planning Commission report reflects  
11 41 units, the applicant had changed the request to 42 units  
12 after the report was filed. Forty-two single-family homes still  
13 remains under what is allowable for the FLUS category. The  
14 proposed rezoning is compatible with the existing residential  
15 character of the surrounding area. There is RSC-9 zoning  
16 adjacent to the subject site and other residential zoning within  
17 the surrounding area. The request meets the intent of Future  
18 Land Use Section Policy 3.1.3 and Objective 4.4, and its  
19 associated policies.

20 The site is located within the residential district of  
21 the Riverview Community Plan, which encourages attractive  
22 residential development that complements the surrounding  
23 character and promotes housing diversity. The proposed rezoning  
24 aligns with the intent of Goal 2 of the Riverview Community  
25 Plan.



1           Based upon these considerations, Planning Commission  
2 staff finds the proposed Standard Rezoning consistent with the  
3 Unincorporated Hillsborough County Comprehensive Plan, subject  
4 to the restrictions proposed by Development Services Department.

5           HEARING MASTER: Thank you so much.

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

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

10          Ms. Heinrich, anything further?

11          MS. HEINRICH: I would just ask for Ms. Corbett -- and  
12 of course she can address in her rebuttal -- if she wants any  
13 specific fencing type, or maximum height in the condition, or if  
14 she wants --

15          HEARING MASTER: That's a good point.

16          MS. HEINRICH: -- any clarity in that matter.

17          HEARING MASTER: Understood.

18          All right. Ms. Corbett, you have five minutes for  
19 rebuttal.

20          MS. CORBETT: I'm sorry Michelle, could you repeat?

21          MS. HEINRICH: Sure. For the fence that's being  
22 proposed and the new condition, is there a specific type or  
23 height that you wanted?

24          MS. CORBETT: A six-foot PVC or wrought iron type.  
25 But we want flexibility to have what's allowed by Code,

1 essentially.

2 MS. HEINRICH: Okay. So PVC, wooden --

3 MS. CORBETT: Right. Whatever's allowed by Code --

4 MS. DORMAN: Okay.

5 MS. CORBETT: -- so we can have the flexibility, but  
6 whatever it is.

7 MS. HEINRICH: Okay. Thanks.

8 MS. CORBETT: And I don't have anything further.

9 HEARING MASTER: All right. Thank you so much.

10 Let me just note that.

11 All right. Then with that, we will close Rezoning  
12 25-1220, and go to the next case.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: October 20, 2025  
6:00 pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-0922</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>RZ 25-1220</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>401 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-827-8421</u>
APPLICATION # <u>RZ 25-0349</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1700</u>
APPLICATION # <u>MM 25-0811</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>STEVE Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>

DATE/TIME: October 20, 2025  
6:00p.m.HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>Jack Berlin</u> MAILING ADDRESS <u>4207 saltwater Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813885-6718</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>Richard Norland</u> MAILING ADDRESS <u>4213 SALTWATER BLVD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813-230-5524</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>Mark C Stuebe</u> MAILING ADDRESS <u>4209 Saltwater Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>727-208-3167</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>STEVE TOWER</u> MAILING ADDRESS <u>4205 SALTWATER BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 891 0302</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>Abbey Naylo</u> MAILING ADDRESS <u>14706 Tudor Chase Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>727-207-5585</u>
APPLICATION # <u>RZ 25-1220</u>	PLEASE PRINT NAME <u>Stephen Spasato</u> MAILING ADDRESS <u>505 E. Jackson St. #200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

PAGE 3 OF 3

DATE/TIME: October 20, 2025  
6:00 p.m.

HEARING MASTER: Susan Finch


PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p><u>R2 25-0929</u></p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u></p> <p>MAILING ADDRESS <u>505 E. Jackson St. #200</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>




OCTOBER 20, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 20, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

 Susan Finch, ZHM, Oath.

B. REMANDS - **None.**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1220

 Michelle Heinrich, DS, called RZ 25-1220.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1220.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 25-0349

 Michelle Heinrich, DS, called RZ 25-0349.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0349.




MONDAY, OCTOBER 20, 2025

D.2. MM 25-0811

 Michelle Heinrich, DS, called MM 25-0811.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0811.


D.3. RZ 25-0929

 Michelle Heinrich, DS, called RZ 25-0929.

 Testimony presented.

 Susan Finch, ZHM, closed RZ 25-0929.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932 and requested a staff continuance to the November 2025, ZHM.

 Applicant agreed to the staff continuance.

 Susan Finch, ZHM, continued RZ 25-0932.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 7:02 p.m.

# Boyette Fishhawk

RZ-STD 25-1220





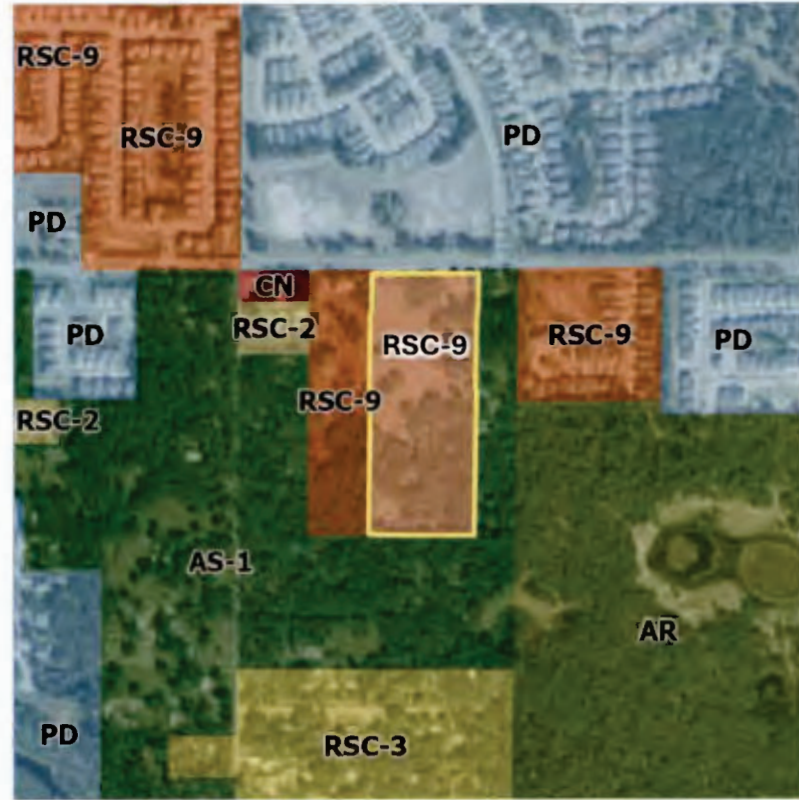
- Proposed Rezoning from AS-1 to RSC-9 (R)
  - Urban Service Area
- Riverview Community Plan and Southshore Areawide Systems Plan
  - FLU: Res-4

## PROJECT LOCATION

### EXISTING ZONING



### PROPOSED ZONING



PROJECT LOCATION





**PROPOSED**

- Rezoning to RSC-9 (Restricted)
- 42 Single Family Detached Lots

**VOLUNTARY RESTRICTIONS**

	<b>Permitted by Res-4 &amp; RSC-9</b>	<b>Proposed</b>
Number of Units	57 units	42 units
Minimum Lot Width	50 feet	60 feet
Minimum Lot Area	5,000 sf	7,200 sf

**RESTRICTIONS**





**NEARBY DENSITY**





**SINGLE FAMILY EXAMPLES**



## **Future Land Use Element**

- **Objective 1.1:** Direct growth to Urban Service Area; **Goal 2:** Optimize character, compatibility, and land use for fiscal sustainability and protection of natural resources; **Objective 2.1:** The Future Land Use Map governs the pattern of development; **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; **Objective 3.2:** Development should ensure the long-range viability of communities; **Policy 3.2.4:** Community specific policies guide the development of the community; **Policy 4.1:** All development approval shall be consistent with Comprehensive Plan; **Policy 4.1.1:** Each land use plan category has a set of zoning districts permitted within the planning area; **Policy 4.1.2:** Developments must meet or exceed all land development regulations; **Policy 4.1.6:** All development approvals must be consistent with development regulations; **Objective 4.4:** Enhance and preserve existing neighborhoods and communities; **Policy 4.4.1:** Any density increase shall be compatible with surrounding development;

## **Livable Communities Element: Riverview**

- **Goal 2:** Reflect vision of Riverview using the Riverview District Concept Map



- **No objections** by Review Agencies
- Planning Commission - **Compatible** with the existing and planned development pattern found within the surrounding area. **Consistent** with the Unincorporated Hillsborough County Comprehensive Plan.
- Development Services: **Approvable**, subject to applicant proposed restrictions.



**PARTY OF  
RECORD**

**NONE**