

Rezoning Application: PD 23-0783
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: William L. Williams Jr.
Trustees Et Al

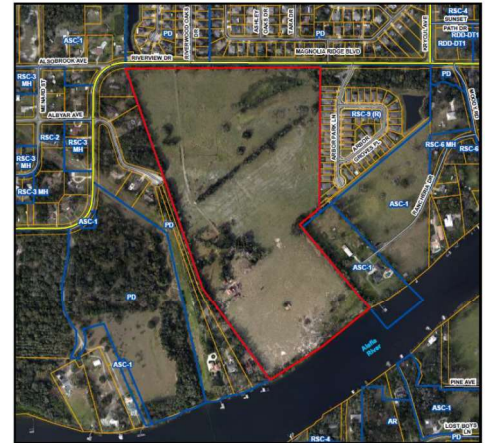
FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 62.9 acres

Community Plan Area: Riverview / South Shore Areawide Systems

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 62.9-acre property located on the south side of Riverview Drive. The request is for a rezoning from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of 249 single-family homes.

Zoning:	Existing	Proposed
District(s)	ASC-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	Single Family
Acreage	1.49 acres	Lot Type 1: Min. Lot Size of 6,000 sf Lot Type 2: Min. Lot Size of 8,400 sf
Density/Intensity	1 unit per acre	+/-3.9 dwelling units per acre
Mathematical Maximum*	62 lots	249 lots

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front & Rear Setback 5' Side Setback West: 10' buffer w/ Type "B" Screening Southeast adjacent to ASC-1: 20' buffer w/ Type "B" Screening
Height	50 ft. Max. Ht.	35 ft. Max. Ht.

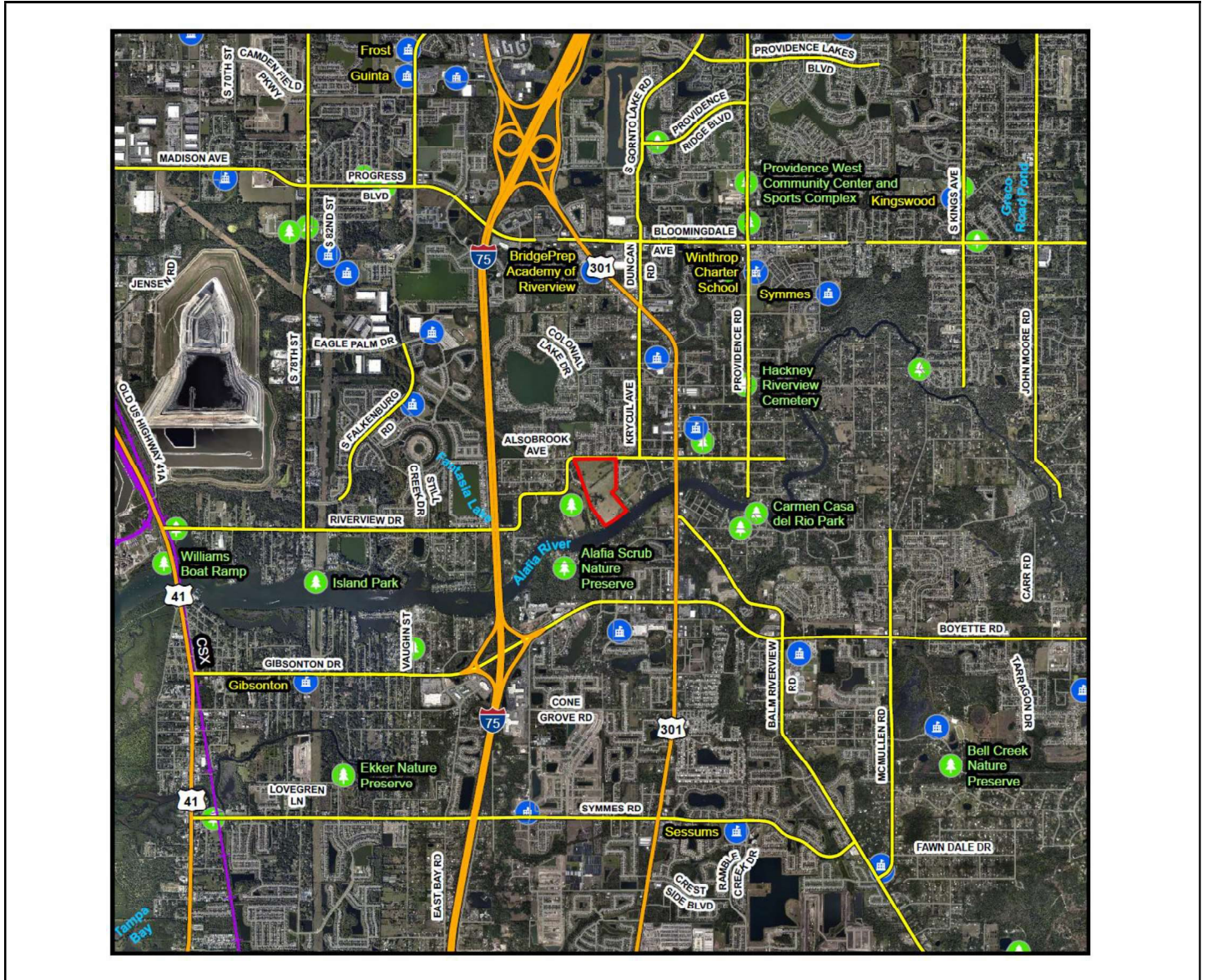
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



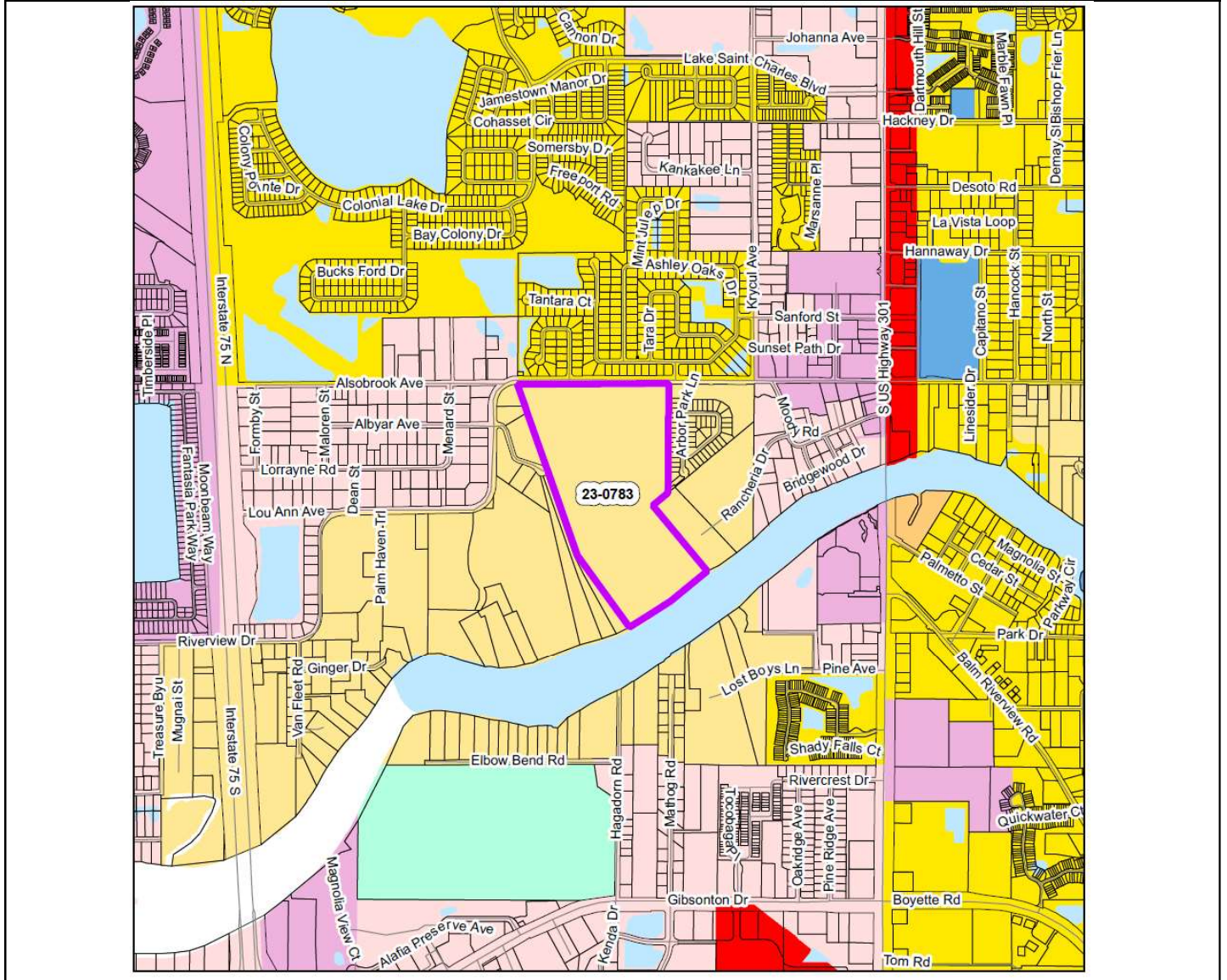
Context of Surrounding Area:

The subject property is located on the south side of Riverview Road approximately 5,300 feet east of the I-75 overpass and 2,200 feet west of the intersection of Riverview Road and U.S. 301.

The immediate area surrounding the property is developed predominantly with residential uses including larger lot residential to the immediate west of the subject site, to smaller lots immediately north of Riverview Drive. Northeast is single-family residential, and southeast is a large lot residential home. Heading east to the intersection of Riverview Road and U.S. 301 is the location of the Riverview Downtown District, developed with commercial, office and residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

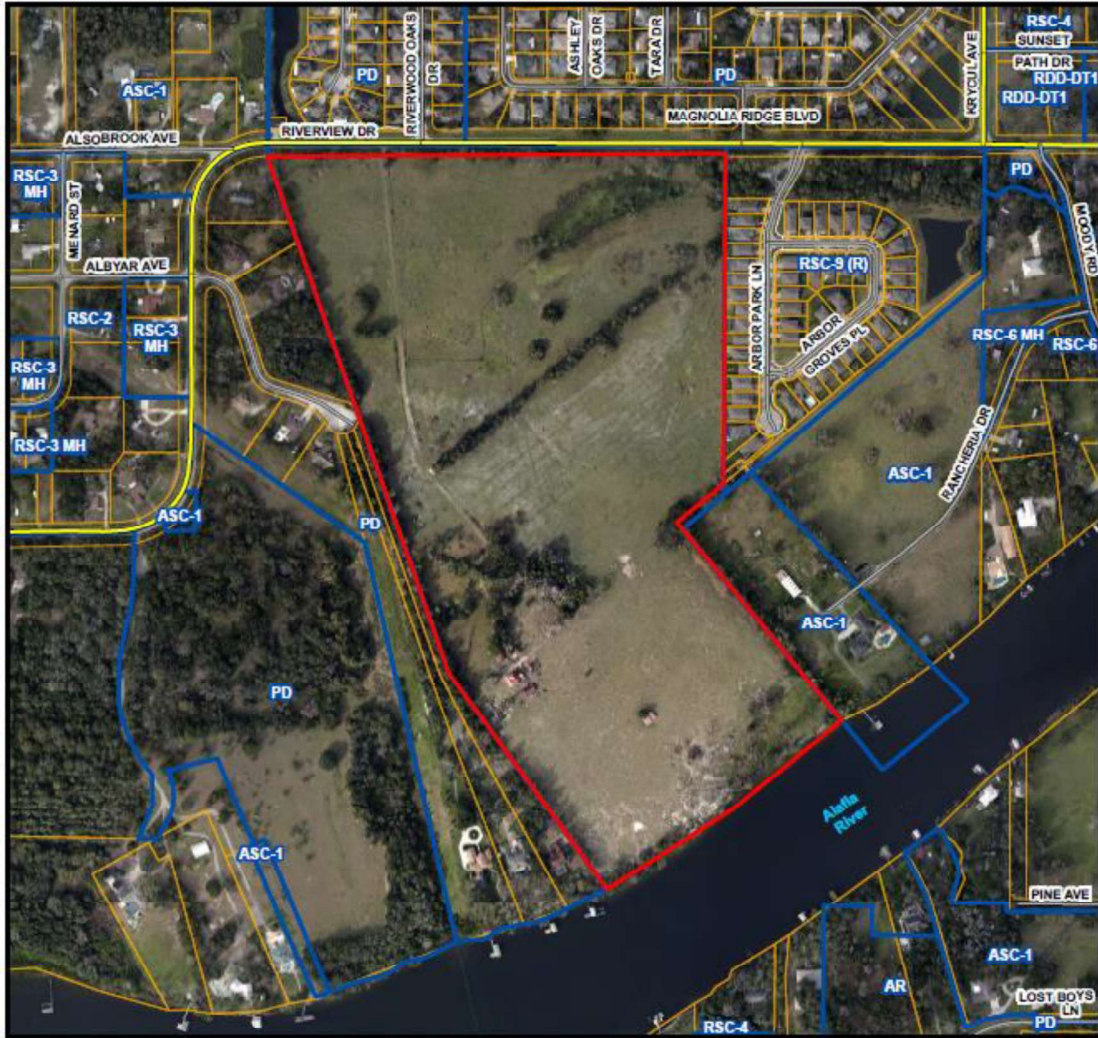
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	Max. Density: 4 du/acre FAR: 0.25
Typical Uses:	Typical uses in the Residential-4 include residential, suburban commercial, offices, multi-purpose.

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 86-0025 PD 85-0253	PD 86-0025: Max. 34 SF PD 85-0253: Max. 215 SF	Single Family Residential	Single-family
South	Alafia River	NA	NA	NA
East	ASC-1 (03-0279) RSC-9 (14-0281)	ASC-1: Min. 1-ac. (actual 6.32 ac.) RSC-9: Min. Lot Size 5,500 along western boundary	Single Family Residential	Single-family and Vacant
West	PD 93-0274	9 SF homes	Single Family Residential	SF and Vacant. Lots 7/9 shall share common driveway.

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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
Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	585	43	58
Proposed	2,348	174	234
Difference (+/-)	+1,763	+131	+176

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <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	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See School Board report.
Impact/Mobility Fees Estimated fees: Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 249 = \$2,286,567 Parks: \$2,145 * 249 = \$534,105 School: \$8,227 * 249 = \$2,048,523 Fire: \$335 * 249 = \$83,415 Total per House: \$19,890 * 249 = \$4,952,610 Project Summary/Description: Urban Mobility, Central Parks/Fire - 249 single family homes				

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 62.9-acre property located on the south side of Riverview Road to allow for the development of 249 single-family homes.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is not required to provide any buffer along the perimeter of the subject site as the proposed development and adjacent developments fall under a Category 1 classification. However, the applicant is proposing additional buffers and landscaping along the western perimeter of the property to include a 10-foot buffer with type “B” screening. Additionally, the applicant proposes a 20-foot buffer with type “B” screening adjacent to folio 75691.0000 located in the southeasterly corner of the subject property. The applicant does not propose additional buffering or screening in the northeastern portion of the proposed development adjacent to RSC-9 zoned property with lots approximately 6,000-sf in size. Staff finds the proposal, with the additional proposed compatibility buffers, compatible with the existing development pattern.

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 subject to the proposed conditions of approval. The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

The Planning Commission found that the proposed rezoning meets the intent of the Riverview Community Plan and would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall complete the following:

- Relabel “Suburban Scenic Corridor Buffer” to “Suburban Scenic Landscaped Area”

6.0 PROPOSED CONDITIONS


Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 24, 2024.

1. The project shall be limited to a maximum of 249 single-family homes.
2. The development shall comply with the November 1, 2023, site plan and the following development standards with two lot types.
 - a. Lot Type 1: “50’s”
 - Minimum Lot Width: 50 feet
 - Minimum Lot Size: 6,000 sf
 - Minimum Rear Setback: 20 feet
 - Minimum Front Yard Setback: 20 feet
 - Minimum Side Yard Setback: 5 feet
 - Minimum Side (Corner Lot) Setback: 10 feet
 - Maximum Lot Coverage: 60 percent
 - Maximum Building Height: 35 feet (Max. 2 stories)
 - b. Lot Type 2: “70’s”
 - Minimum Lot Width: 70 feet
 - Minimum Lot Size: 8,400 sf
 - Minimum Rear Setback: 20 feet
 - Minimum Front Yard Setback: 20 feet
 - Minimum Side Yard Setback: 5 feet
 - Minimum Side (Corner Lot) Setback: 10 feet
 - Maximum Lot Coverage: 60 percent
 - Maximum Building Height: 35 feet (Max. 2 stories)
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. Buffering and screening along the west perimeter of the property, excluding any areas within a wetland buffer area, shall include a 10-foot buffer with type “B” screening.
 - b. Buffering and screening along the perimeter of the property adjacent to folio 75691.0000, excluding any areas within a wetland buffer area, shall include a 20-foot buffer with type “B” screening. Cross access shall be permitted within the buffer.
 - c. The required buffers shall not be platted as part of the single-family lots. The buffer areas shall be owned and maintained by the Homeowner’s Association or similar entity.
4. There shall be a 15-foot Suburban Scenic Landscaped Area along Riverview Drive in accordance with LDC Section 6.06.03.I.2.b standards.

5. The project shall be permitted one (1) full access vehicular and pedestrian connection to Riverview Dr. and one (1) vehicular and pedestrian access connection stubout to the adjacent property to the east, more specifically identified as folio#75691.0000.
6. If PD 23-0783 is approved, the County Engineer will approve a Design Exception (dated February 7, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Riverview Dr. substandard road improvements. As Riverview Dr. is a substandard collector roadway, the developer will be required to construct a roadway section along the project frontage consistent with the approved design exception that includes:
 - a. 11.5-foot through lanes
 - b. 11-foot eastbound right turn lane
 - c. 11-foot westbound left turn lane
 - d. 5-foot paved shoulders
 - e. 10-foot multi-use path
 - f. 10-foot dedicated right-of-way where necessary to accommodate the proposed section.
7. With the initial increment of development, the developer shall construct a westbound left turn and an eastbound right turn lane into the project's access connection on Riverview Dr.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
10. 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.
11. 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.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. 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).

- 14. 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.
- 15. 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.
- 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:



J. Brian Grady
Mon Feb 12 2024 10:54:54

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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBORO UGH 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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 2/09/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 23-0783

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

CONDITIONS OF APPROVAL

- The project shall be permitted one (1) full access vehicular and pedestrian connection to Riverview Dr. and one (1) vehicular and pedestrian access connection stubout to the adjacent property to the east, more specifically identified as folio#75691.0000.
- If PD 23-0783 is approved, the County Engineer will approve a Design Exception (dated February 7, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Riverview Dr. substandard road improvements. As Riverview Dr. is a substandard collector roadway, the developer will be required to construct a roadway section along the project frontage consistent with the approved design exception that includes:
 - a. 11.5-foot through lanes
 - b. 11-foot eastbound right turn lane
 - c. 11-foot westbound left turn lane
 - d. 5-foot paved shoulders
 - e. 10-foot multi-use path
 - f. 10-foot dedicated right-of-way where necessary to accommodate the proposed section.
- With the initial increment of development, the developer shall construct a westbound left turn and an eastbound right turn lane into the project's access connection on Riverview Dr.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to a +/- 62.9-acre parcel, from Agricultural Single-Family Conventional -1 (ASC-1), to Planned Development (PD), to allow for 249 single family detached units in the Riverview Community Planning Area. The future land use is designated Residential 4 (R-4).

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
ASC-1, 62 single-family dwelling units (ITE Code 210)	585	43	58

Proposed PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
PD, 249 single-family dwelling units (ITE Code 210)	2,348	174	234

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
Difference	(+) 1,763	(+) 131	(+) 176

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development of the site by 1,763 average daily trips, 131 a.m. peak hour trips, and 176 p.m. peak hour trips.

EXISTING AND PLANNED INFRASTRUCTURE SERVING THE SITE

Riverview Dr. is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in good condition, lying within a variable width right-of-way (between +/- 75 and 78 feet along the project’s boundary). There is a +/- 5-foot sidewalk along the north side Riverview Dr.; however, there are no bicycle facilities or paved shoulders present on Riverview Dr. in the vicinity of the proposed project.

Pursuant to the Hillsborough County Transportation Technical Manual (TTM), the TS-7, rural collector roadway typical section requires 12-foot travel lanes, paved shoulders and sidewalks with open swales within a 96-foot wide right of way. The applicant is requesting a design exception to construct a roadway section along the project frontage that includes:

- 11.5-foot through lanes,
- 11-foot eastbound right turn lane,
- 11-foot westbound left turn lane,
- 5-foot paved shoulders,
- 10-foot multi-use path, and
- 10-foot dedicated right-of-way where necessary to accommodate the proposed section.

Riverview Dr., along the project’s frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The Type TS-4 typical section (for a 2-lane urban collector roadway) requires a minimum of 64 feet of right-of-way, to which we add 11 feet for enhancements, which totals 75 feet for required to accommodate future improvements. Given the existing right-of-way width, it does not appear that right of way preservation is required at this time.

SITE ACCESS

The PD site plan proposes a primary access connection to Riverview Dr., that aligns with Riverwood Oaks Dr.

A secondary access connection roadway and sidewalk stubout to the east, more specifically identified as folio#75691.0000. The stubout is consistent with the subdivision access provisions of Section 6.02.01.A.15. of the Land Development Code (LDC), which states that “*To ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to all abutting properties or to logically extend the street system into the surrounding area.*”. Staff notes that no roadway connection is stubbed out to the west as the adjacent property is a platted subdivision with no planned connection or no “logical extension” where a connection can be made.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project meets warrants for site access improvements (i.e. turn lanes) at the project’s access connection on Riverview Dr. The project will be required to construct an eastbound right turn lane and westbound left turn lane into the project access on Riverview Dr.

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

REQUESTED DESIGN EXCEPTION: RIVERVIEW DR.

As Riverview Dr. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 7, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to construct a roadway section along the project frontage consistent with the approved design exception that includes:

- 11.5-foot through lanes,
- 11-foot eastbound right turn lane,
- 11-foot westbound left turn lane,
- 5-foot paved shoulders,
- 10-foot multi-use path, and
- 10-foot dedicated right-of-way where necessary to accommodate the proposed section.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LEVEL OF SERVICE				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
RIVERVIEW DR	US HWY 41	US HWY 301	D	D

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, February 9, 2024 3:34 PM
To: tca@lesc.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 23-0783 - Design Exception Review
Attachments: 23-0783 DEAdd 02-08-24_1.pdf

Importance: High

Todd/Libby,

I have found the attached Design Exception (DE) for PD 23-0783 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, February 9, 2024 1:57 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 23-0783 - Design Exception Review
Importance: High

Hello Mike,

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

tca@lesc.com
libbytraffic@yahoo.com
lampkint@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: <https://hcfl.gov/>

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

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*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, FL 33647*

February 7, 2024

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Riverview Drive) – RZ 23-0783 FOLIO # 075687-0000

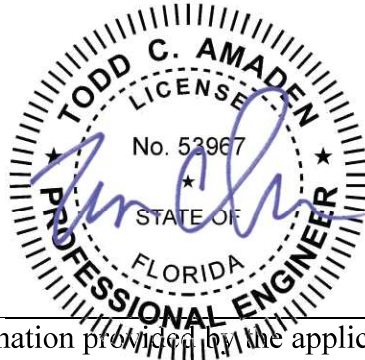
The subject property is under review, as shown on the attached **Site Plan** and **Location Map**. This is a design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities. This is a request that the developer not be required to bring Riverview Drive *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

*EXISTING CONDITIONS - The site has frontage on, and proposes access to, Riverview Drive. Riverview Drive is a rural (no curb and gutter) roadway that includes: (a) 11-1/2 foot travel lanes (no paved shoulders), (b) the right-of-way width varies, but is 75 feet along Riverview Drive in the vicinity of the proposed driveway, (c) sidewalk on the opposite/north side of the roadway, (d) average pavement condition (some cracking), and (e) no bike lanes. See attached **Exhibits**.*

PROPOSED IMPROVEMENTS – In lieu of the 5 foot sidewalks that are required to be constructed along the project's frontage on Riverview Drive as part of the development of the site, the developer shall construct a 10 foot wide multi-use path along his frontage, a distance of approximately 1,508 feet. The developer will dedicate 10 feet of right-of-way along his project frontage, such that the total right-of-way width will be 85 feet.

JUSTIFICATION FOR THE REQUEST – The 10-foot wide multi-use path is being constructed in lieu of paved shoulders or bike lanes. Five (5) foot paved shoulders are being added in adherence with the TS-7 standard, which represents a safety upgrade relative to the existing condition. A TS-7 roadway also includes 12 foot travel lanes, and the travel lanes on the subject roadway are 11-1/2 feet wide. However, the 2023 Florida Greenbook, Table 3-2, Minimum Lane Widths, allows for collector roadways (Note that Riverview Drive is a collector roadway per the Hillsborough County Functional Classification Map.) to include 11 foot lane widths, as long as the design speed is 50 mph or less. The posted speed on this segment of Riverview Drive is 35 mph, and thus, the current lane width of 11-1/2 feet is acceptable.

Sincerely,



Todd Amaden, P.E.

Digitally signed

by: Todd C

Amaden

Date: 2024.02.08

09:41:53 -05'00'

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

Disapproved

Approved with Conditions

Approved

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

Sincerely,

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



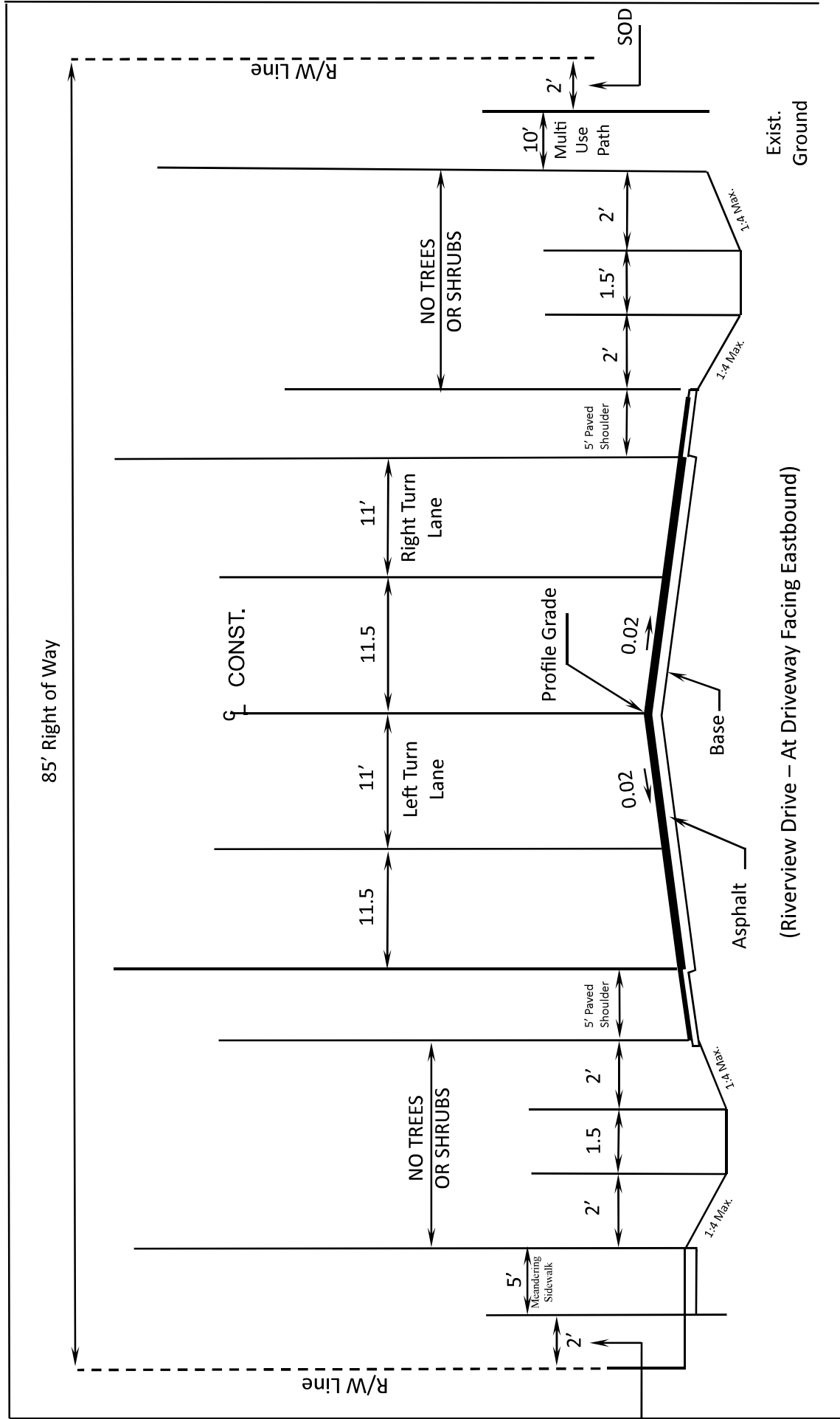
LOCATION MAP



23 FOOT Pavement Width – 2 lanes at 11 ½ feet each.



Sidewalk on the north side of Riverview Drive (ditch/swale)



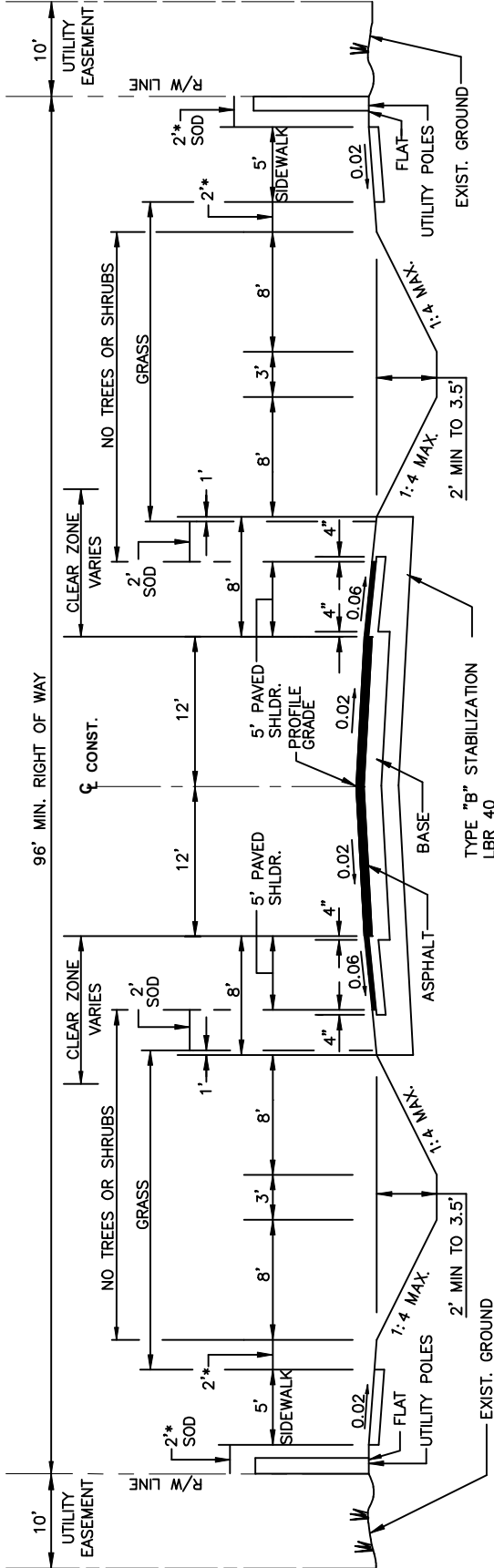
Exist.
Ground

(Riverview Drive – At Driveway Facing Eastbound)

TYPICAL SECTION
N.T.S.

*Require 10' dedication of right of way on south side

DRAWING NO. **TS-7**
SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	585	43	58
Proposed	2,348	174	234
Difference (+/-)	+1,763	+131	+176

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

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

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

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 23-0783 10205 Riverview Drive <i>South of Riverview Drive between Interstate 75 and US Highway 301</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Riverview, Southshore Areawide Systems Plan
Rezoning Request	Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to develop 249 single family residential dwellings
Parcel Size	62.9 ± acres
Street Functional Classification	Riverview Drive – County Collector US Highway 301 – State Principal Arterial Interstate 75 – State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	A



Context

- The approximately 62.9 ± acre subject site is located on Riverview Drive, between Interstate 75 and U.S. Highway 301.
- The site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-4 Future Land Use is intended to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects that are serving the area may be permitted. Typical uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses must meet locational criteria for specific land uses.
- Residential-4 (RES-4) is located to the east and west of the site. RES-4 is also located to the south across the Alafia River. Residential-6 (RES-6) is located to the north. Suburban Mixed Use-6 (SMU-6) and CMU-12 Future Land Use categories are located further east and west of the site.
- The subject site is currently classified as pastureland by the Hillsborough County Property Appraiser. The subject site directly abuts the Alafia River to the south. To the north, east and west are single family residential uses. There are agricultural and public institutional uses in the area as well.
- The subject property is currently zoned as Agricultural Single Family Conventional-1 (ASC-1). To the east there is ASC-1 and Residential, Single-Family Conventional-9 (RSC-9) zoning. There is Planned Development (PD) zoning to the north and west.
- There is approximately 1.8 acres in the southern portion of the site located in the Coastal High Hazard Area (CHHA). There are approximately 2.5 acres of wetlands on the site.
- The applicant requests to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to develop 249 single family residential dwellings.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede

agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

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

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

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

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

- Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
- That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

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

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Policy 16.15: *Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering*

places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

Policy 16.16: *Application of Densities to Lands Fronting Water Bodies*

In addition to the restrictions on the calculations of densities and on the prohibition against the use of naturally occurring open water bodies for density credits, the determination of the appropriate levels of density during the development review process for lands fronting on water bodies, as previously defined, shall be further limited to a density level comparable and compatible with other development parcels and lots fronting on lakes, streams and rivers. In the case of lakes, comparable and compatible development shall be determined by at least 51% of the land area adjacent to the lake having been developed in a similar fashion. In the case of streams and rivers, the 51% development pattern described above shall extend one-half mile from the subject parcel along either side of the stream or river. The purpose of this restriction is to insure the continuation and protection of the established large lot, lower density residential land uses and character of lands fronting on Hillsborough County's lakes, streams and rivers, and to prevent the application of other provisions in the Land Use Element from being construed as granting higher density uses in those locations

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)

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

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

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

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

LIVABLE COMMUNITIES ELEMENT

Riverview Community Plan

Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

- *Develop Riverview district-specific design guidelines and standards. The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.*

Mixed Use-Commercial-Residential

- *Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.*
- *Promote diversity in housing type and style to counter generic subdivision look.*
- *Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.*
- *Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.*

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

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

Staff Analysis of Goals, Objectives and Policies:

The approximately 62.9 ± acre subject site is located on Riverview Drive, between Interstate 75 and U.S. Highway 301. The site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The subject site is currently classified as pastureland by the Hillsborough County Property Appraiser. The subject site directly abuts the Alafia River to the south. To the north, east, south and west are single family residential uses. There are agricultural and public institutional uses in the area as well. The applicant requests to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to develop 249 single family residential dwellings.

The proposal is consistent with Policy 1.2 and 13.3 of the Future Land Use Element (FLUE) as it relates to minimum density and environmental considerations. There are approximately 2.5 acres of wetlands on the site. As the site is less than 25% wetlands, all 62.9 acres can be utilized to calculate density and intensity (62.9 acres x 4 du/ga = 251

dwelling maximum). The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS).

The subject site is generally surrounded by single family residential and public institutional uses. The proposal meets the intent of the compatibility policies in Objective 16, as the proposed single family detached dwellings complement the existing residential development in the area. The site plan depicts stormwater retention areas along the northern and eastern boundary. There is open space and wetland conservation in the north, west and southern portion of the site, along the Alafia River. These features help to ensure the development of a complementary use through buffering and screening techniques. The proposal includes lot sizes that range from 6,000 square feet to 8,400 square feet. The larger lots will be developed in the southern portion of the site which is along the Alafia River. This meets the intent of Policy 16.16. Furthermore, a 1.4-acre area dedicated to private community recreational uses will be developed along the Alafia River, which meets Policy 16.15 on providing a community gathering place for sites with over 50 units. The site plan appears to have an efficient circulation pattern with primary access on Riverview Drive and a proposed access roadway stub out on the eastern side of the site. Sidewalks are proposed along internal roadways. 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. Overall, the proposal meets the intent of the Neighborhood/Community Development Objective 16 and associated policies.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. There are existing single family uses to the north, south, east and west of the site. Overall, the proposal will implement a single-family residential development in a complementary manner to the existing residential uses located in this area.

The proposed Planned Development meets the intent of the Riverview Community Plan. The proposal provides diversity in housing types by developing a range in lot sizes and uses, appropriate and compatible buffers and transitions to existing, adjacent land uses. Furthermore, it aims to reduce density along the Alafia River by developing larger sized lots in the southern portion of the site. There are no applicable goals, objectives or policies in the SouthShore Areawide Systems Plan that apply to this request.

Overall, the proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions of the Development Services Department of Hillsborough County.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0783

- Rezonings
STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-120 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (25 FAR)
- RESIDENTIAL-1 (25 FAR)
- RESIDENTIAL-2 (25 FAR)
- RESIDENTIAL PLANNED-2 (35 FAR)
- RESIDENTIAL-4 (25 FAR)
- RESIDENTIAL-6 (25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (35 FAR)
- RESIDENTIAL-16 (35 FAR)
- RESIDENTIAL-20 (35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is for informational purposes only. For the most current data and information, visit the appropriate Agency.

Hillsborough County Property Appraiser: The information is for informational purposes only. For the most current data and information, visit the appropriate Agency.

ACCURACY: It is intended that the information is for informational purposes only. For the most current data and information, visit the appropriate Agency.

Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate Agency.

Map Printed from Rezoning System: 7/26/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Rezoning\Rezoning - Copy.mxd

