

**Rezoning Application: RZ STD 24-0836****Zoning Hearing Master Date: 07/22/24****BOCC Land Use Meeting Date: 09/10/24****Hillsborough County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

**Applicant:** Todd Pressman  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 1.58 acres +/-  
**Community Plan Area:** Riverview  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone from BPO-R to CG-R

**Introduction Summary:**

The applicant is requesting to rezone property from BPO-R 06-1983 (Business Professional Office with Restrictions) to CG-R (Commercial General with Restrictions). This request is for folio 76782.0050 only, whereas BPO-R 06-1983 also covers the folio to the west (76782.0000 and 76782.0050). With the current CG-R request, the applicant is adding Child Care Centers to the list of permitted uses, increasing the maximum FAR permitted, and removing residential appearance requirements. The applicant is proposing a restriction to allow for only the following uses: Dance Studios, Health Practitioner’s Office, Professional Services, Personal Services, Dentist, Oral Surgeon, and Child Care Centers.

Zoning:	Existing	Proposed
District(s)	BPO-R	CG-R
Typical General Use(s)	Dance Studio, Offices, and Personal Services	General Commercial, Office and Personal Services
Acreage	1.58 +/-	1.58 +/-
Density/Intensity	0.20 FAR	0.25 FAR
Mathematical Maximum*	13,765 square feet	17,206 square feet

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	BPO-R	CG-R
Lot Size / Lot Width	7,000 sf / 70'	10,000 sf / 75'
Setbacks/Buffering and Screening	30' Front (South) 20' Type B Sides (East and West) 20' Type B Buffer Rear (North)	30' Front (South) 20' Type B Sides (East and West) 20' Type B Buffer Rear (North)
Height	50'	50'

**Additional Information:**

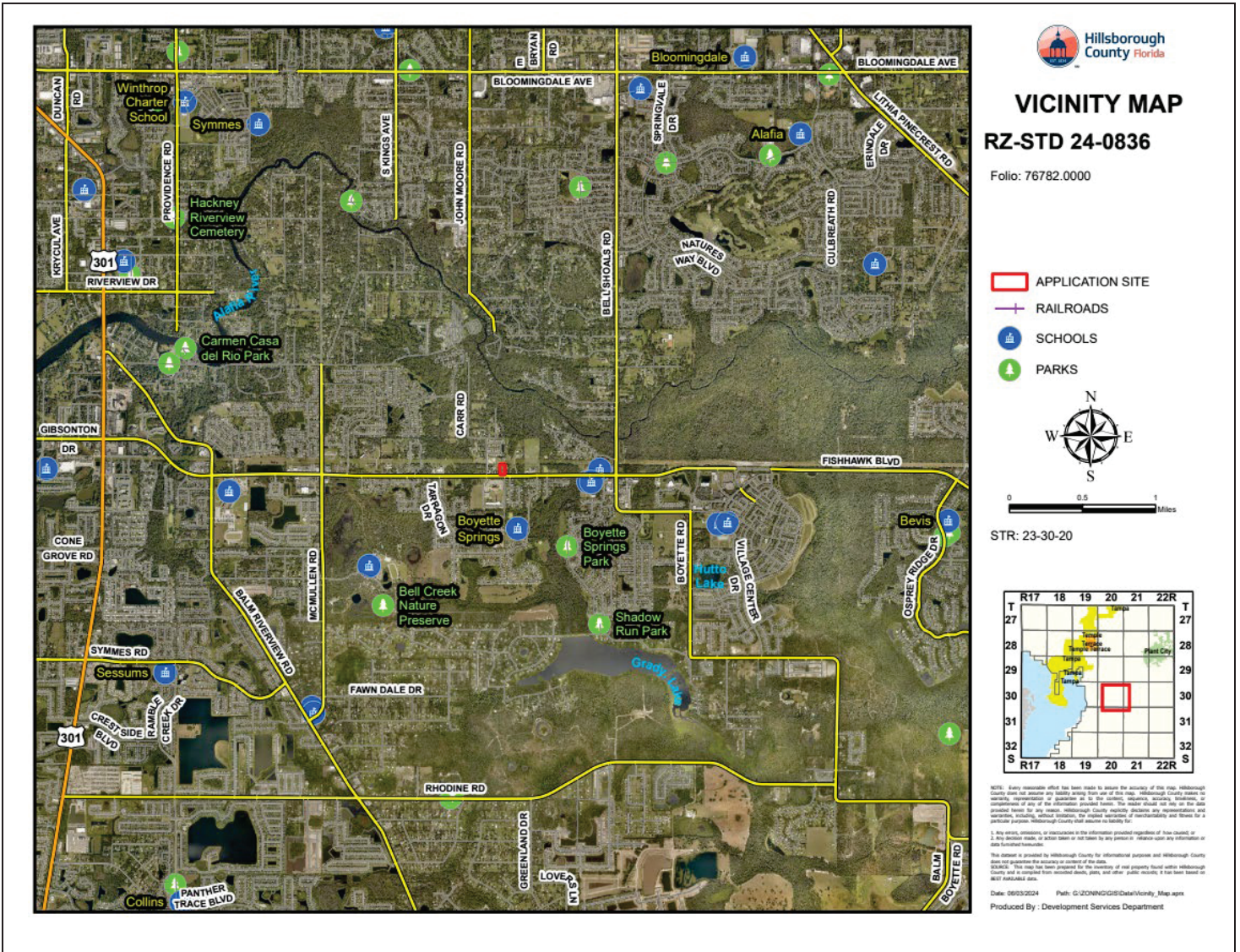
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**Planning Commission Recommendation:**  
Inconsistent

**Development Services Recommendation:**  
Not Supportable

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

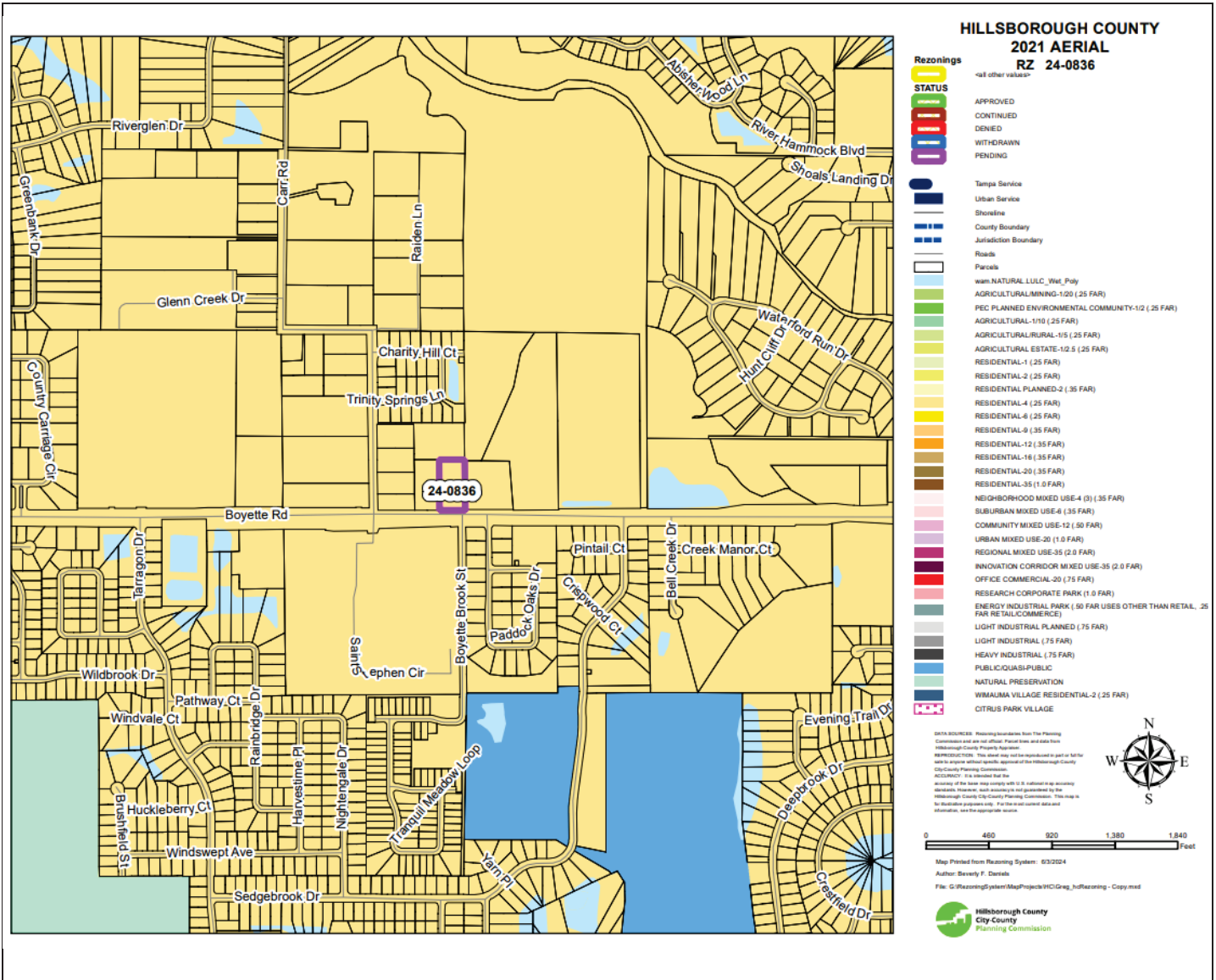


#### Context of Surrounding Area:

The property is located in the Riverview area, along Boyette Road, west of US Highway 301. The surrounding uses are largely single-family residential developments, institutional uses, and agricultural lands. Office and commercial uses are scattered along Boyette Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

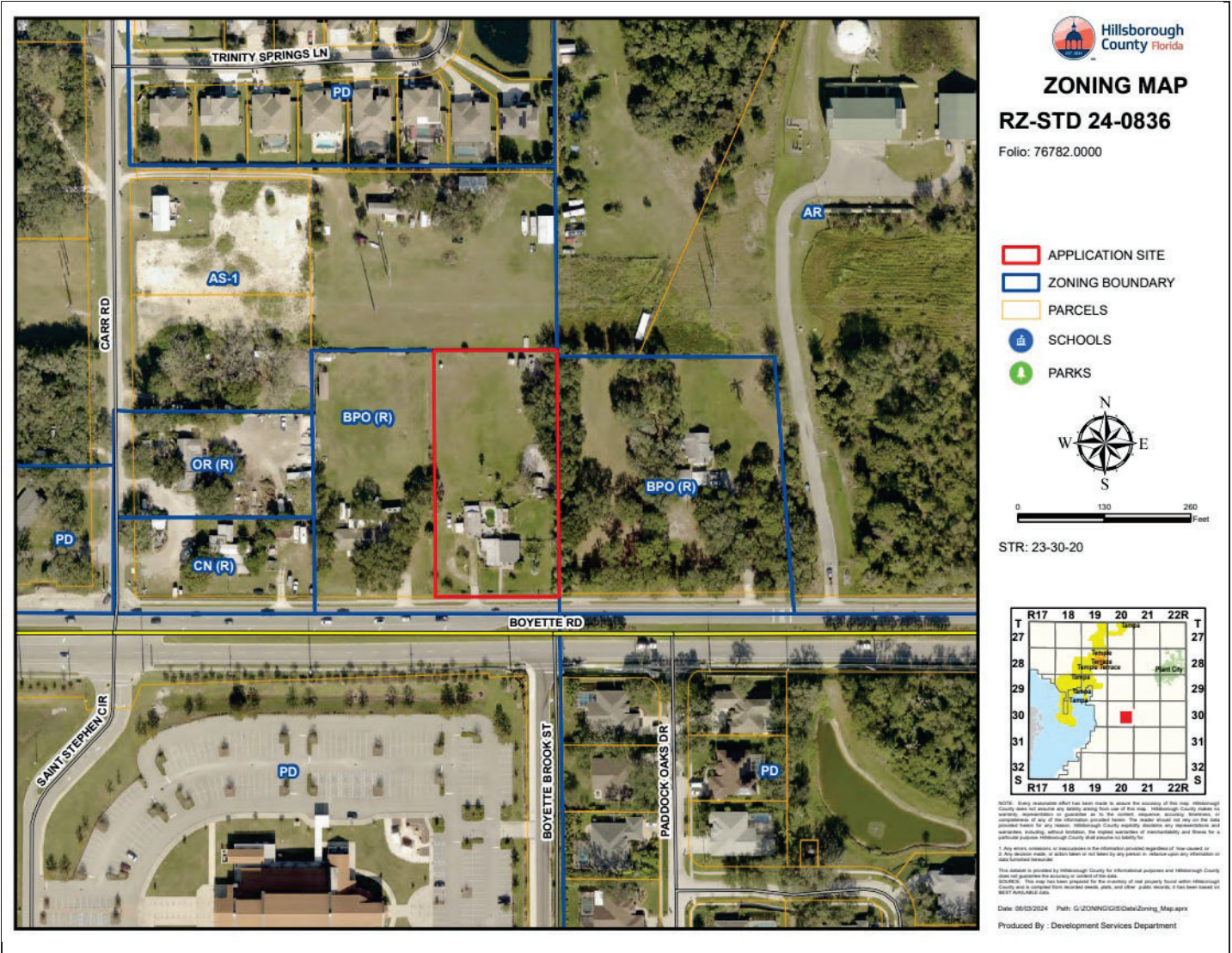
2.2 Future Land Use Map



Future Land Use Category:	Residential-4 (R-4)
Maximum Density/F.A.R.:	4 DU/GA or 0.25 FAR
Typical Uses:	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	AS-1	1 DU/GA	Agricultural, Single Family	Mobile Home Dwelling
South	PD 00-0622 (PRS 10-0025)	0.16 FAR	Church, School, Child Care Center, Senior Housing	Church, Private School
East	BPO-R (17-0220)	0.20 FAR	Offices, Personal Services	Single Family Dwelling
West	BPO-R (06-1983)	0.20 FAR	Dance Studio, Offices, Personal Services	Single Family Dwelling

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 24-0836

ZHM HEARING DATE: July 22<sup>nd</sup>, 2024

BOCC LUM MEETING DATE: September 10<sup>th</sup>, 2024

Case Reviewer: Michelle Montalbano

**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 Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,020	38	102
Proposed	2,274	434	439
Difference (+/-)	+1,254	+396	+337

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See staff report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency report.

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The applicant is requesting to rezone an approximate 1.58-acre property located at 12712 Boyette Rd in Riverview from BP-O with Restrictions to CG with Restrictions. The current zoning district, BPO-R (06-1983), restricts the potential uses and requires architectural features to make all development residential in appearance. With the current CG-R request, the applicant is adding Child Care Centers to the list of permitted uses, increasing the maximum FAR permitted, and removing the architectural theme requirements.

The surrounding uses are largely residential, agricultural, institutional, or neighborhood commercial uses. The neighboring properties to the east and west are zoned BPO-R but are currently still occupied by single-family homes. To the north is a AS-1 zoned property occupied by a mobile home dwelling. Across Boyette Road is a Planned Development (PD 00-0622) which is occupied by a church and catholic school.

In the nearby vicinity, there are no developments zoned CG or exceeding an 0.20 FAR. The BPO and CN zoning districts each allow all the proposed uses, but have a maximum 0.20 FAR. The applicant elected to rezone to the CG-R district instead of BPO or CN to increase the allowed FAR to 0.25. The applicant provides the reason for the request is due to the character of the area changing. While staff can acknowledge that Boyette Road has been expanded since 2006, the site continues to be within an area of BPO and CN intensity (0.20 FAR). There has been no change to the surrounding zonings since 2006, except to the immediate east which is now BPO-R from AR, and to the immediate west which is now CN-R from BPO-R. The site continues to not meet Commercial Locational Criteria. Therefore, the CG-R request would introduce a zoning district and FAR increase that is not compatible with the surrounding area.

The abutting properties to the east and west are zoned BPO-R and have restrictions requiring all development to be residential in appearance, similar to the current BPO restrictions on the subject site. The applicant opined to remove the architectural standards with current rezoning request. However, staff finds the residential appearance restrictions remain relevant to maintain the residential character of the area and in keeping with adjacent properties.

Transportation review staff also have objections to the rezoning request. Staff found the proposed intensification not supportable due to the already substandard access along Boyette Road. See their staff report for a full analysis.

The Planning Commission found the request inconsistent with the Comprehensive Plan. Staff had compatibility concerns with the removal of the architectural theme standards, and the site does not meet Commercial Locational Criteria.

### 5.2 Recommendation

Due to the above considerations, staff finds the rezoning request **not supportable**.

## 6.0 PROPOSED CONDITIONS

The applicant has proposed the following conditions:

1. The project shall be restricted to the following uses: Dance Studio, Health Practitioner's Offices, Professional Services, Personal Services, Dentist, Oral Surgeon, and Child Care Centers.



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)**

N/A

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

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 7/15/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview/ South

PETITION NO: STD RZ 24-0836

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- 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.

### **RATIONALE FOR OBJECTION**

1. The rezoning proposes to add uses that would intensify the site. Due to the proposed intensification, the site must be brought up to current Land Development Code Standards, including access spacing.
2. The Hillsborough County Land Development Code section 6.04.07 requires access spacing to be a minimum of 245 feet from all other access points. The subject property is +/- 140 feet from the nearest access to the east and +/- 87 feet to the nearest access to the west. Based on these spacing issues, an intensification of the property is not supportable as it would be adding trips to already substandard access along Boyette Road.
3. Substandard access spacing is also problematic if the proposed use warrants a right-turn lane. Given the access spacing restraints on Boyette Road, a standard turn lane would not be able to be built.
4. Transportation staff has discussed the concerns with the applicant and potential restrictions that would address concerns such as limiting the size of the new uses so that there would not be an intensification and limiting development to uses that will not warrant turn lanes. The applicant has not submitted any restrictions that would address intensification or turn lane concerns.
5. The best opportunity for the County to argue against the appropriateness of such intensification is during the legislative (zoning) stage of the land development process, and the applicant's desire to move forward with the zoning and sort these issues out at the time of site/construction plan review is not a prudent course of action and cannot be supported.
6. Given the above, staff recommends denial of the proposed zoning request.



Photo showing spacing concerns on Boyette.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 1.58 acres from Business Professional Office - Restricted (BPO 06-1983 (R)) to Commercial General - Restricted (CG-R). The site is located on the north side of Boyette Road and approximately +/- 480 feet east of the intersection of Sait Stephen Circle and Boyette Road. The Future Land Use designation of the site is Residential-4 (R-4).

The applicant proposes to keep the previously restricted uses under BPO 06-1983 (dance studio, health practitioner’s office, professional services, personal services) and add Dentist, Oral Surgeon, pre-K care, Child Care, and Child Care nursery uses.

***Trip Generation Analysis***

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO-R, 13,765 sf, Copy, Print, and Express Ship Store (ITE Code 920)	1,020*	38	102

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, 556 Student* Childcare (ITE Code 565)	2,274	434	439

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+1,254</b>	<b>+396</b>	<b>+337</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Boyette Road. Boyette Road is a substandard 4-lane, divided, county maintained, urban arterial roadway. The roadway is characterized by +/- 11 ft wide travel lanes, +/- 5 ft wide bike lanes on both sides, and +/- 5 ft wide sidewalks on both sides, within +/- 108 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan Boyette Road is designated for a future six lane enhancement.

**SITE ACCESS**

Transportation Section staff did identify concerns regarding future project access, as noted in the “Rationale for Objection” section hereinabove. 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.

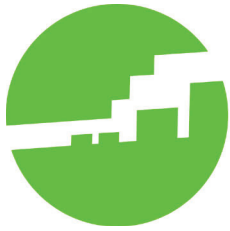
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

Boyette Road is not a regulated roadway and was not included in the Level of Service Report.

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**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> July 22, 2024 <b>Report Prepared:</b> July 11, 2024	<b>Case Number:</b> RZ 24-0836 <b>Folio(s):</b> 76782.0000 <b>General Location:</b> East side of Carr Road, north of Boyette Road
<b>Comprehensive Plan Finding</b>	<b>Inconsistent</b>
<b>Adopted Future Land Use</b>	Residential-4 (4.0 du/ga 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Riverview, SouthShore Areawide Systems
<b>Rezoning Request</b>	CG-R to allow a Dentist, Oral Surgeon, Pre-K Care, Child Care and/or Child Care Nurseries
<b>Parcel Size</b>	+/- 1.58 acres
<b>Street Functional Classification</b>	Carr Road – Local Boyette Road – County Arterial
<b>Commercial Locational Criteria</b>	Not met; Waiver requested
<b>Evacuation Area</b>	None

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	BPO	Single-Family Residential
North	Residential-4	AS-1	Single-Family Residential + Agricultural
South	Residential-4	PD	Educational
East	Residential-4	BPO	Single-Family Residential + Agricultural
West	Residential-4	BPO + OR + CN	Single-Family Residential

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

The 1.58-acre subject site is located east of Carr Road and north of Boyette Road within the Residential - 4 (RES-4) Future Land Use category which allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses must meet Commercial Locational Criteria. With a Floor Area Ratio of 0.25 and +/- 1.58 acres, up to 17,206 square feet of non-residential uses may be considered per Future Land Use Element (FLUE) Policy 8.5. The site is in the Urban Service Area and is located within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The intent of the Residential-4 category is to designate areas that are suitable for low density residential development. The applicant seeks to rezone to Commercial General-Restricted (CG-R). The proposed restrictions include:

- In regard to the prior permitted uses approved under RZ 06-1983 RV, to continue to allow a dance studio, health practitioner’s office, professional services and personal services.
- Proposing under this application to allow a Dentist, Oral Surgeon, Pre-K Care, Child Care and/or Child Care Nurseries.

The proposed rezoning does not meet the intent of FLUE Objective 16 and its accompanying policies relating to neighborhood protection. In the project narrative, the applicant has opined that their application no longer necessitates adherence to previous requirements regarding residential appearance and window treatments. The applicant justifies this change by pointing out the evolving character of the surrounding area, notably the presence of business properties and a church situated across Boyette Road. The requested change to eliminate the architectural theme requirement does not align with the surrounding residential character of the area, where single-family residences are situated to the west,



north and east of the subject property. Per FLUE Policy 1.4, compatibility is defined as the characteristics of different uses which allow them to be located near or adjacent to each other in harmony. Please note that compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. Eliminating the previously approved restriction that addresses architectural requirements would eliminate important mitigative measures that were put in place for the subject site to address compatibility concerns. Given the surrounding residential development pattern, there are still significant compatibility concerns with a non-residential use. Additionally, the request to rezone from the BPO-R zoning district to CG-R would introduce a more intensive zoning district in an area that is not appropriate for this type of intensity.

The requested amendment to eliminate the architectural theme requirement is not consistent with Community Design Component (CDC) Policy 12-1.4, where compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. The architectural theme requirement was put in place to address compatibility concerns and removing this requirement now would not be in line with this policy direction. The proposed rezoning from Business, Professional Office- Restricted (BPO-R) to Commercial General-Restricted (CG-R) appears to be too intense of a zoning district, given that Business, Professional Office (BPO) zoning already accommodates many of the intended uses. Considering these factors, a Planned Development (PD) may offer a more suitable approach given the surrounding residential and lower intensity office development pattern. A Planned Development would allow staff to better evaluate for consistency with Objective 16 and associated policies by looking at site planning techniques that could mitigate for any adverse policies such as Locational Criteria for the placement of non-residential uses, requiring buffer areas and screening devices between different land uses. Gradual transitions of intensities between different land uses must 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 use per Policy 16.2. Absent a site plan controlled zoning district such as a PD zoning application, these types of mitigative strategies and designs are impossible to evaluate with a Euclidian rezoning district.

Additionally, the site does not meet Commercial Locational Criteria (CLC) per FLUE Policy 22.2, as the nearest qualifying intersection is located at Boyette Road (a 4-lane roadway) and Bell Shoals Road (a 4-lane roadway), which is approximately 4,000 feet away. Distance requirements in FLUE Policy 22.2 require the subject site to be within 900 feet of a qualifying intersection, which this site does not meet. FLUE Objective 22 seeks to scale new commercial development consistent with the character of the area. A request to waive the CLC criteria, per FLUE policy 22.8, has been submitted. The waiver request states that the area surrounding the site has shifted from residential to mixed-use, bordered by BP-O zones and a large Catholic church across Boyette Road. Planning Commission staff cannot support the CLC waiver request because there do not appear to be any unique circumstances that would warrant the support of a waiver to CLC. In addition, the proposed rezoning to CG-R is not consistent with the existing pattern and character of the area with single family residences located to the north, west and east of the subject property. The subject site is also not located at a major intersection where more intense uses are expected per FLUE Policy 22.5. Planning Commission staff recommends that the Board of County Commissioners deny the CLC waiver.

According to the related community plans, design standards should incorporate identifiable themes and architectural elements inspired by Riverview's historic landmarks and heritage. It aims to steer clear of

generic "strip" commercial developments, advocating instead for unique roadway designs and landscapes that enhance the community's character. These standards also encourage the use of techniques such as landscaping, berms, and median enhancements to create buffers around parking areas, water retention areas, and sidewalks. A rezoning to CG-R on a site not meeting Commercial Locational Criteria and where significant compatibility concerns exist does not meet the vision of the Riverview Community Plan.

Overall, staff finds that the proposed rezoning is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Riverview Community Plan or the Southshore Areawide Systems Plan. The proposed rezoning would not allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

### **FUTURE LAND USE ELEMENT**

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

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

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

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

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

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

the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

**Policy 8.5:** For purposes of calculating the maximum permitted gross building square footage for non-residential uses within a development proposal the following procedure shall apply: In applying floor area ratios (FAR) to acreage, all residential land use types that fall within a project's boundaries are excluded (except as allowed in the Innovation Corridor Mixed Use-35 land use category). Also, only those lands specifically within a project's boundaries may be used for calculating maximum permitted gross building square footage. Except in accordance with the County's transferable development rights regulations, intensity cannot be transferred from one parcel of land to another when such parcels are physically separated from each other unless the separation is created by a roadway, wetlands, stream, river, lake or railway.

### **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.

### **Neighborhood/Community Development**

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

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

- Locational criteria for the placement of non-residential uses as identified in this Plan,
- Limiting commercial development in residential land use categories to neighborhood scale;
- 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 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

**Objective 17: Neighborhood and Community Serving Uses**

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

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

**Community Design Component (CDC)**

**4.3 COMMERCIAL CHARACTER**

**GOAL 9:** Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

**Policy 9-1.2:** Avoid “strip development patterns for commercial uses.

**5.0 NEIGHBORHOOD LEVEL DESIGN**

**5.1 COMPATIBILITY**

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

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

**COMMERCIAL-LOCATIONAL CRITERIA**

**Objective 22:** To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

**Policy 22.1:** The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

**Policy 22.5:** *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.*

**Policy 22.8:** *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

**GOAL 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance.*

**OBJECTIVE 17-1:** *Facilitate patterns of site development that appear purposeful and organized.*

**Policy 17-1.4:** *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

## **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.

- Incorporate traditional neighborhood development (TND) and Crime Prevention through Environmental Design (CPTED) techniques and principles in design standards.
- Develop visually pleasing sign standards that prohibit pole signs and require monument signs. It also is the desire of the community to limit or keep out any additional billboard signs.
- Avoid "strip" development patterns for commercial uses.
- Develop distinctive roadway design and landscape standards for new developments and redevelopment projects that complement the community's uniqueness as well as encourage buffers to parking areas, water retention areas and sidewalks. Techniques may include landscaping, berming and median enhancements.

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

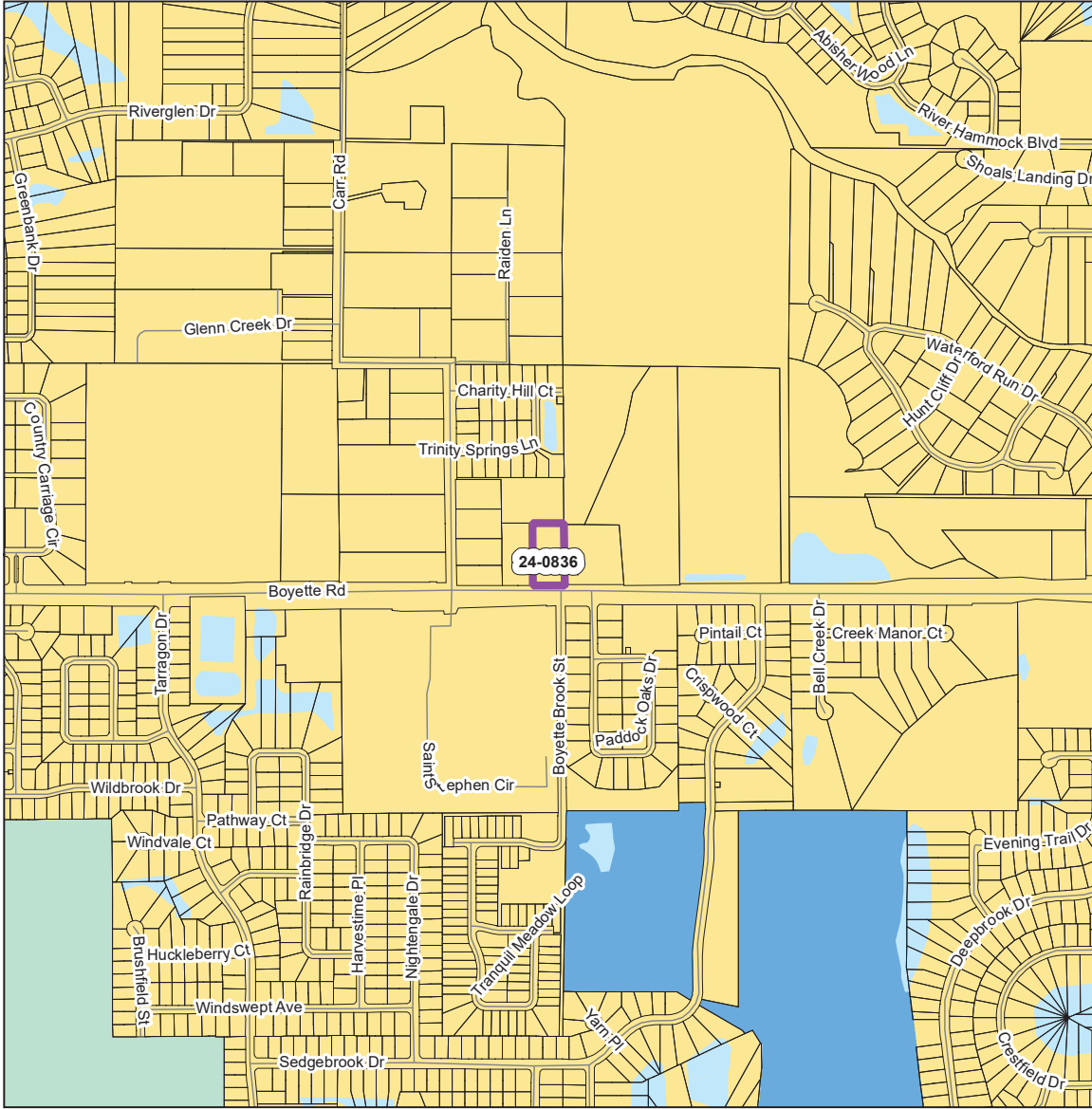
### ***Economic Development Objective***

*The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.*

### ***The community desires to pursue economic development activities in the following areas:***

#### ***1. Land Use/ Transportation***

- a) Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- b) Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- c) Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d) Analyze potential new economic sites,(e.g. Port Redwing) based on development*
- e) Support the potential Ferry Study and auxiliary services around Port Redwing*
- f) Utilize Hillsborough County Post Disaster Redevelopment Plan*



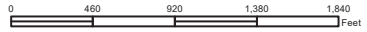
**HILLSBOROUGH COUNTY  
2021 AERIAL  
RZ 24-0836**

- Rezoning**
- all other values>
  - STATUS**
  - APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
  - Tampa Service
  - Urban Service
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
  - wam.NATURAL LULC\_Wet\_Poly
  - 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/QUASH-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.

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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: 6/3/2024  
 Author: Beverly F. Daniels  
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