



1.0 APPLICATION SUMMARY

Applicant: Mac McCraw
Mattamy Homes USA

FLU Category: R-4

Service Area: Urban

Site Acreage: +/- 10.604 acres

Community Plan Area: Riverview & South Shore Areawide Systems

Overlay: None



Introduction Summary:

PD 13-0125 rezoned the +/-10.6-acre subject property located on the east side of Alafia Drive, approximately 200 feet south of Church Drive, from Agricultural Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-4) to a Planned Development (PD) to allow a 46,000 square foot, 60-bed assisted living facility (ALF) and 3 single-family detached lots adjacent to the Alafia River with ASC-1 development standards.

MM 25-0694 proposes to provide for a master planned, small-scale, suburban infill residential community and to remove the ALF as a permitted use and increase the single family detached use from 3 to 27 lots.

Existing Approval(s):	Proposed Modification(s):
1. A 46,000 square foot building area, 60-bed assisted living facility (ALF). • 50 feet minimum front, side and rear setbacks • Maximum 25 feet building height 2. Three single-family detached lots to develop per Agricultural, Single-Family (ASC-1) development standards	1. Remove ALF entitlement • Maximum 27 single-family units. • Minimum lot size: 6,000 sf • Minimum lot width: 50 feet • Minimum front principal structure/porch /side facing garage setback: 10 feet • Minimum garage setback*: 20 feet • Minimum side yard setback: 5 feet • Minimum rear yard setback: 15 feet • Minimum corner side-yard: 15 feet • Maximum building height: 35 feet • Maximum building coverage: 65% • Northern Buffer: 10-foot Type B and 20-foot native planting • Southern Buffer: 10-foot Type B • Western Buffer: 10-foot Type B *Interior or corner lot

APPLICATION NUMBER: MM 25-0694

ZHM MEETING DATE: July 21, 2025

Case Planner: James E. Baker, AICP

BOCC LUM DATE: September 9, 2025

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested.

Planning Commission Recommendation:

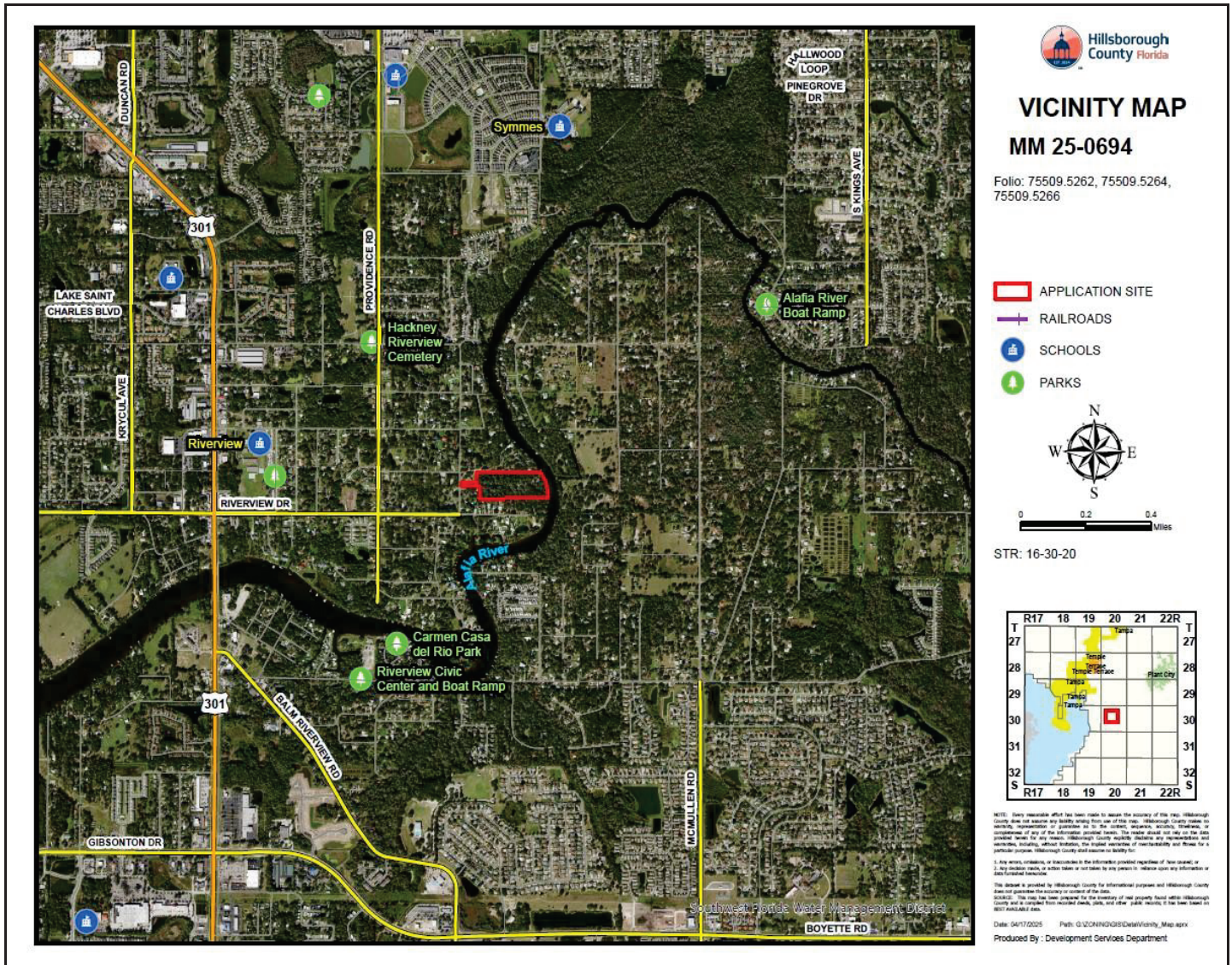
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

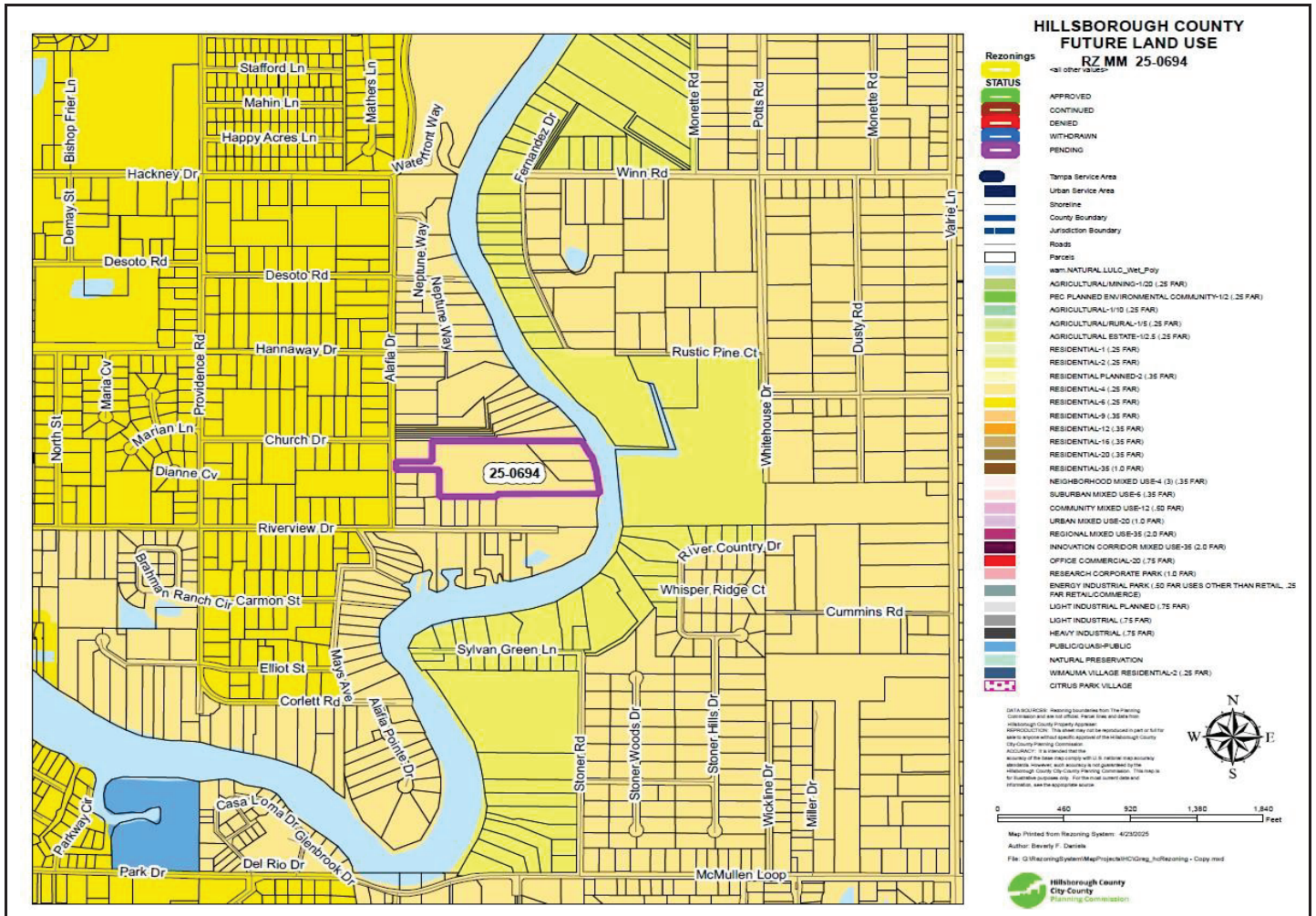


Context of Surrounding Area:

The subject site presently vacant includes three parcels – Folios: 7555.5266, 75509.5264, and 75509.5262) that is +/- 10.6 acres and located east of Alafia Drive and north of Riverview Drive, abutting +/-420 feet of the Alafia River shoreline. Surrounding land uses include single-family detached to the north, south, and west, and the Alafia River to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

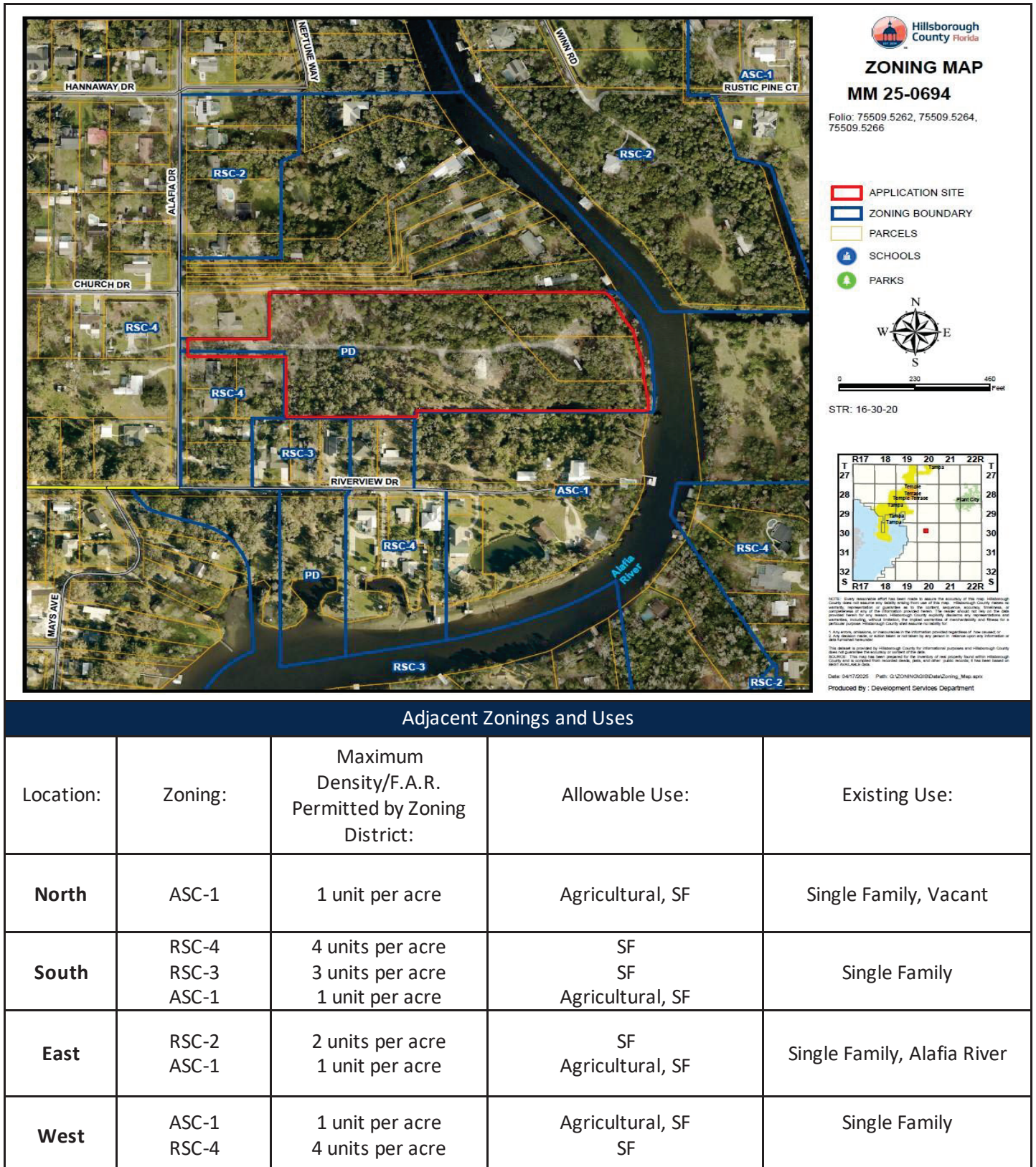
2.2 Future Land Use Map

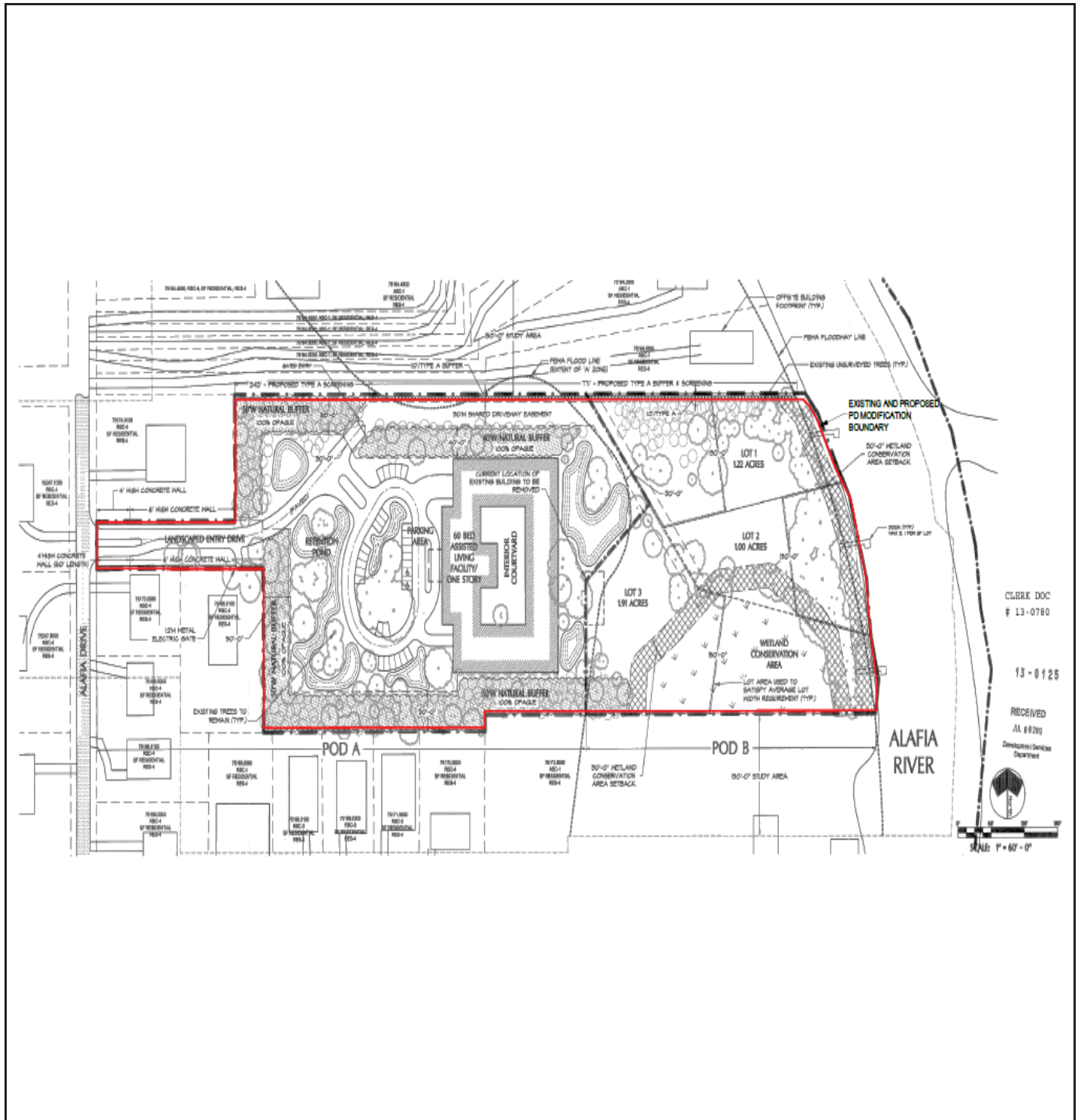


Subject Site Future Land Use Category:	FLU: Residential-4
Maximum Density/F.A.R.:	RES-4: Max. density 4 dwelling unit per acre FAR: N/A
Typical Uses:	RES-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

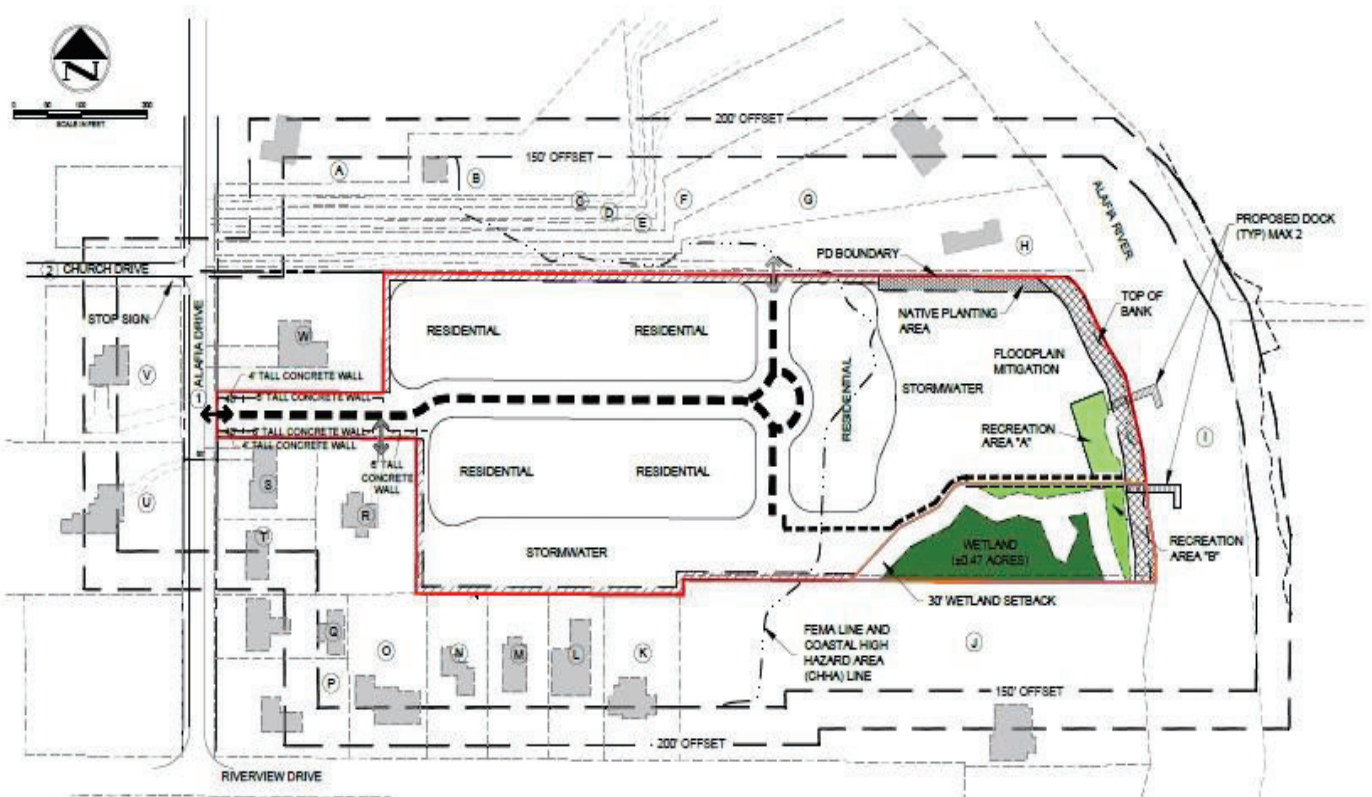
2.3 Immediate Area Map





2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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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
Alafia Dr.	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	156	10	15
Proposed	254	19	29
Difference (+/-)	+98	+9	+14

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Vehicular & Pedestrian	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC

Notes: The project's primary access will be design as a shared access facility. Please see full report for greater detail.

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Alafia Dr.	Administrative Variance Requested	Approvable
Alafia Dr.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes: A spacing variance and substandard roadway administrative variance were applied for and found approvable.

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	

APPLICATION NUMBER: MM 25-0694

ZHM MEETING DATE: July 21, 2025

Case Planner: James E. Baker, AICP

BOCC LUM DATE: September 9, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 27 = \$247,941 Parks: \$2,145 * 27 = \$57,915 School: \$8,227 * 27 = \$222,129 Fire: \$335 * 27 = \$9,045 Total per House: \$19,890 * 27 = \$537,030				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately +/-10.6 acres east of Alafia Drive and north of Riverview Drive. The project is currently vacant land with a Future Land Use (FLU) designation of Residential-4 (R-4). The project is located within the Urban Service Area (USA), the Riverview Community Plan, and the Southshore Areawide Systems Plan. Surrounding land uses include single-family detached to the north, south, and west and the Alafia River to the east.

The project site is currently zoned Planned Development (PD 13-0125) that was approved on July 23, 2013, permitting three single family detached lots and a 60-bed assisted living facility (ALF). A Major Modification to this PD is requested to remove the ALF as a permitted use and increase the single family detached use from 3 to 27 single-family detached lots with a minimum lot size of 6,000 square feet (50 feet by 120 feet) to cluster the residential development. The layout provides +/- 300 feet from the Alafia River to the closest residential lot.

Although smaller lots are proposed other than lots that are immediately adjacent to the subject property. All proposed lots in this PD are internalized fronting on private streets to maintain the character of existing development in the area.

The applicant proposes landscape buffer tracts to be maintained by a homeowner association (HOA) as follows: Northern Buffer: 10-foot Type B and 20-foot native planting area on the easternmost +/- 250 feet; Southern Buffer: 10-foot Type B; and Western Buffer. These setbacks are provided although they are not required by the Land Development Code.

Planning Commission staff finds the proposed Major Modification consistent with the Unincorporated Hillsborough County Comprehensive Plans.

Transportation staff found the request approvable, subject to conditions.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

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

- 10-foot-wide buffer to be revised to a 10-foot-wide easement.

~~1. The project shall be permitted a maximum of 46,000 square feet of building area for a Community Residential Home with 60 beds and 3 Single Family Residential units. The Community Residential Home shall have a minimum 50 foot front, side, and rear setbacks, and a maximum height of one story (25 feet). The single family residential lots shall be developed per the Agricultural, Single Family (ASC-1) development standards except for the minimum lot width which shall be as shown on the plan.~~

1. The project shall be limited to a maximum of 27 single family units.

2. The project shall be developed with the following:

Minimum lot size: 6,000 sf

Minimum lot width: 50 feet

Minimum front principal structure/porch/side facing garage setback (accessed from the front yard: 10 feet

Minimum garage setback*: 20 feet

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Minimum corner front yard functioning as a side yard setback: 15 feet

Maximum building height: 35 feet

Maximum building coverage: 65%

*Interior or corner lot

**Increased to 25 feet when adjacent to the 10-foot wide landscape easement along the perimeter of the PD.

~~2. Buffering and Screening shall be as shown on the General Certified Site Plan.~~

3. The single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.

~~3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.~~

4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to develop.

5. The Native Planting Area along the northern boundary, as shown on the PD site plan, shall consist of a minimum of 4 canopy trees (3" caliper minimum), 3 understory trees (1.5" caliper minimum), 25 accent plants (36" height minimum), and 33 shrubs (24" height minimum) per 100 linear feet. The landscape material is to be Florida native. Palm trees utilized as canopy trees, shall be a minimum of three (3) palms grouped to serve as a canopy tree. Accent plantings may be either shrubs or ornamental grasses.

6. A 10-foot-wide easement with Type B screening to be provided where delineated on the site plan. Screening to Include a 6-foot-high PVC or similar fence. Easement to be granted to the Homeowner's Association or similar entity for install and maintenance purposes.

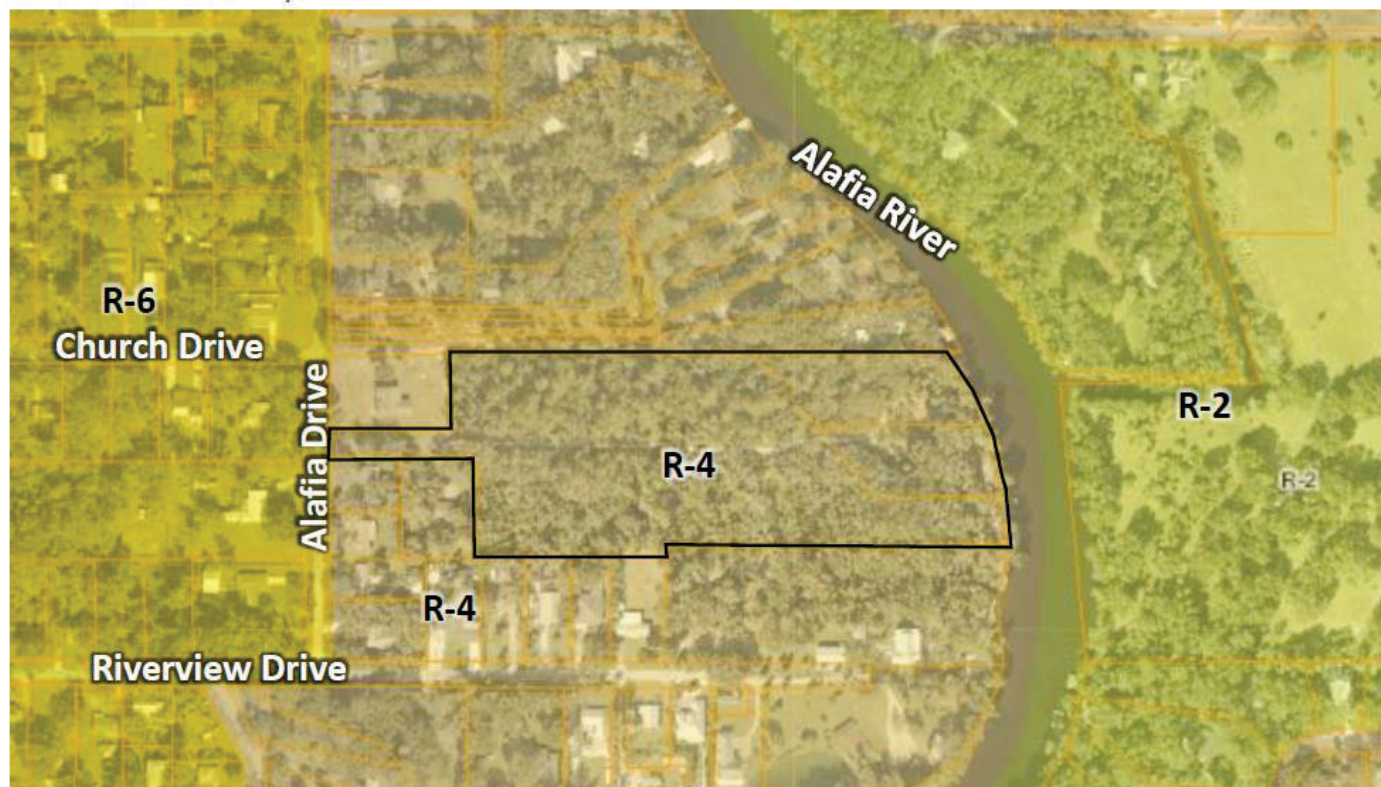
7. The northernmost dock, located in Recreation Area "A" shall be a minimum of 100 feet from the northern property line.
85. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
96. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
107. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11. Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the property.
11. 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).
12. 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.
13. The subject site shall be permitted a single full vehicular and pedestrian access connection onto Alafia Dr which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100.
14. The developer will be required to provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.
- a. In addition to any end-of-roadway treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
15. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.07 access requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the western most access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted.

16. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will waive the substandard roadway improvements onto Alafia Dr. in association with the proposed development.
17. Construction access shall be limited to those locations shown on the 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.
18. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
19. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
208. 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
219. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
22. 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:	
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

Future Land Use Map



8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/14/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Riverview

PETITION NO: RZ 25-0694

☐

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.

CONDITIONS OF APPROVAL

1. The subject site shall be permitted a single full vehicular and pedestrian access connection onto Alafia Dr which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100.
2. The developer will be required to provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.
 - a. In addition to any end-of-roadway treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
3. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.07 access requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the western most access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted.
4. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from

the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will waive the substandard roadway improvements onto Alafia Dr. in association with the proposed development.

5. Construction access shall be limited to those locations shown on the 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.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 10.61 acres from Planned Development (PD 13-0125) to Planned Development (PD). The existing Planned Development (PD) is approved for a 46,000sqft 60 bed Community Residential Home and three (3) single family dwelling units. The proposed Planned Development is seeking approval for twenty-seven (27) single family detached units. The site is located +/- 145ft south of the intersection of Church Dr. and Alafia Dr. The Future Land Use designation of the site is Residential - 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Assisted Living Facility (ITE Code 254) 60 Bed	156	10	15

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 27 Units	254	19	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+98	+9	+14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Alafia Dr. Alafia Dr. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

Alafia Dr. has been identified by county transportation staff as a substandard rural local roadway as Alafia Dr. does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manual (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks.

SITE ACCESS

The subject parcel is currently taking access onto Alafia Dr. via full access pedestrian and vehicular connection which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100. In addition to the project's primary access the subject site will provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.

Said roadway stub-out shall include appropriate interim end of roadway treatment and signage identifying the roadway stub-out as a “Future Roadway Connection”.

ADMINISTRATIVE VARIANCE – ALAFIA ROAD ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated May 27th, 2025) from the Section 06.04.07. LDC requirement, governing spacing for the proposed Alafia Dr access. Per the LDC, Alafia Dr is a Class 7 roadway, which requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 3 feet from the adjacent driveway to the north and +/- 39 feet from the adjacent driveway to the south.

As such, the applicant is seeking a variance of 47 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 14th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ADMINISTRATIVE VARIANCE – ALAFIA ROAD SUBSTANDARD ROADWAY

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance Request (dated May 27th, 2025) requesting relief from Section 06.04.03.L LDC requirement, governing the requirement to improve Alafia Dr. to the current county standards outlined in TS-7 of the TTM from the projects access to the nearest roadway meeting county standards.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 14th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request. As such, no improvements to that portion of Alafia Dr. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Kami Corbett](#); mac.mccraw@mattamycorp.com; [Baker, James](#); [Rose, Sarah](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: MM 25-0694 - Administrative Variance Review
Date: Monday, July 14, 2025 11:01:14 AM
Attachments: [25-0694 AVReq 05-30-25 1.pdf](#)
[25-0694 AVReq 05-30-25 2.pdf](#)
[image001.png](#)

Steve,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 25-0694 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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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Friday, July 11, 2025 4:58 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: MM 25-0694 - Administrative Variance Review

Hello Mike,

The attached Administrative Variances are Approvable to me, please include the following people in your response email:

shenry@lincks.com

kami.corbett@hwhlaw.com

mac.mccraw@mattamycorp.com

bakerje@hcfl.gov

rosesj@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](https://www.hcfl.gov)

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☒ New Request	☐ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Access Spacing - Alafia Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Alafia Bend		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	75509.5266, 75509.5264, 75509.5262		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	PD 13-0125		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 25-0694		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



May 27, 2025

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Alafia Gardens
MM 25-0694
Folio Numbers: 75509.5266, 75509.5264, 75509.5262
Lincks Project No. 25029

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Alafia Drive. The property is currently zoned Planned Development to allow the following land uses:

- Assisted Living Facility – 60 Beds
- Single Family – 3 Dwelling Units

The PD is proposed to be modified to allow up to 33 Single Family Dwelling Units.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) full access to Alafia Drive. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Alafia Drive is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Alafia Drive. Based on Section 6.04.07, the access spacing on Alafia Drive is 50 feet and the distance to the driveway to the north is approximately 3 feet and 39 feet to the south. This is graphically shown in Figure 1.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along Alafia Drive. Alafia Drive is a local residential road and the proposed access is for residential land use. Given the property frontage, it is not physically possible to locate the driveway to meet the spacing criteria.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
May 27, 2025
Page 2

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The access has been designed and located to maximize the spacing between the access to the north and south. Alafia Drive is a local residential street. The proposed access is to serve a residential land use which is a compatible land use. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The connection for the project is via Alafia Drive. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

Mr. Mike Williams
May 27, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

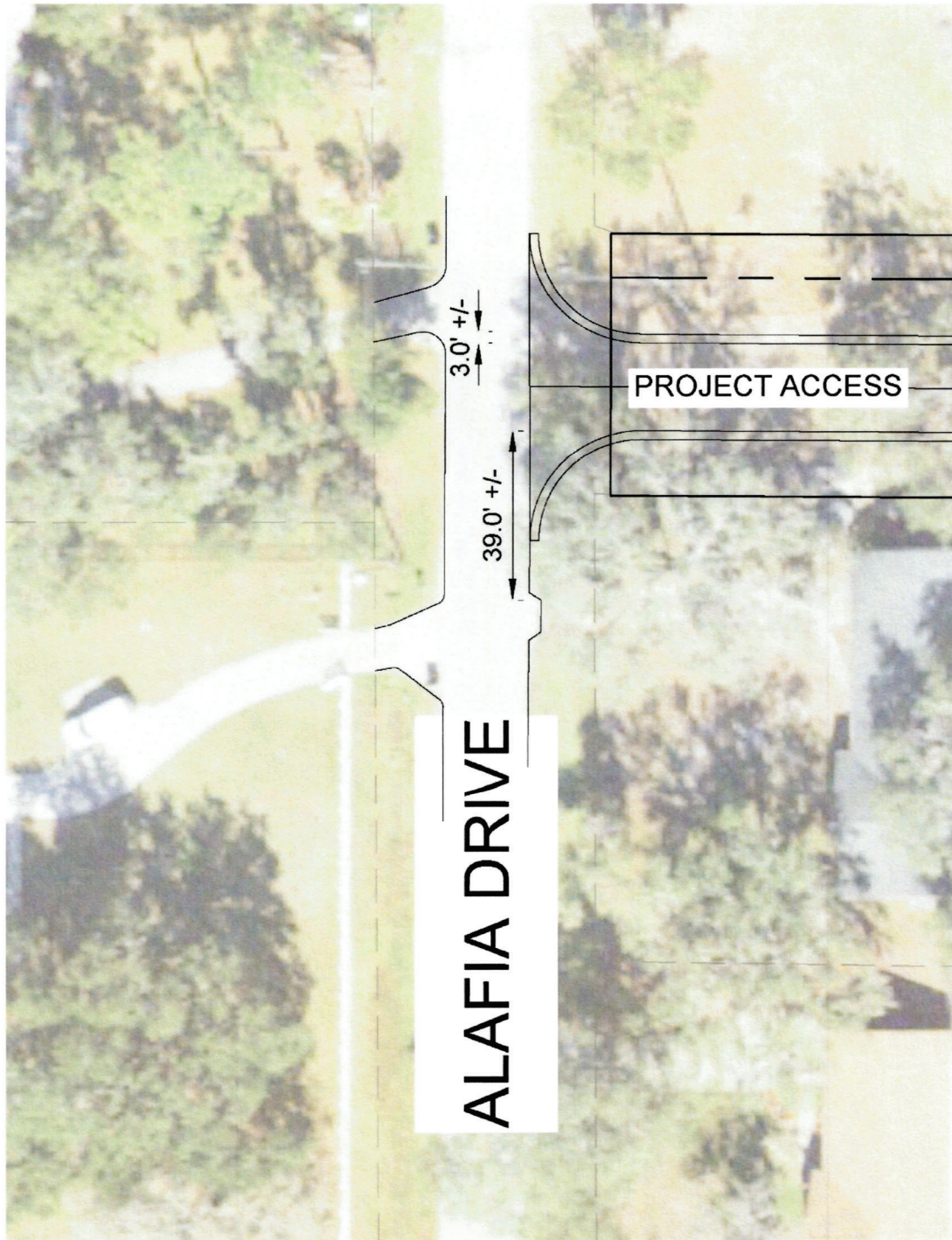
TABLE 1
PROJECT TRAFFIC (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour			PM Peak Hour		
					Trip Ends			Trip Ends		
					In	Out	Total	In	Out	Total
Approved	ALF	254	60 Beds	156	7	4	11	5	9	14
	Single Family	210	3 DU's	28	1	1	2	2	1	3
			Sub-Total	184	8	5	13	7	10	17
Proposed	Single Family	210	33 DU's	364	7	20	27	22	13	35
			Difference	180	<1>	15	14	15	3	18

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
May 27, 2025
Page 5

FIGURE 1



APPENDIX



PD PLAN



PROJECT LOCATION	WILSON COUNTY, FLORIDA 775091536, 775091526, & 775091520	
COMMUNITY PLANNING AREA	REGIONAL COMMUNITY PLAN AND SOUTHEAST AERIALS SYSTEMS PLAN	
URBAN SERVICE AREA	"X" AND "A" PER FRM MAPS 12057C050 AND 12057C05021 DATED OCTOBER 7, 2021	
FLOOD ZONE	YES	
EXISTING LAND USE	AGRICULTURE	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
FUTURE LAND USE	RESIDENTIAL - R-4)	
EXISTING ZONING	PLANNED DEVELOPMENT (PD-B-0125)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
TOTAL SITE AREA	±10.604 ACRES	
ALLOWABLE UNITS/DENSITY	42 UNITS/4 DU/ACRE	
PROPOSED UNITS/DENSITY	27 UNITS/2.25 DU/ACRE	

1. PROPERTY ZONED: PLANNED DEVELOPMENT (PD 33-01-25)
2. PRESENTLY IN: WITHIN THE REVIEWED SYSTEMS PLAN
3. AND SOUTHSIDE URBAN SERVICE AREA.
4. PROPERTY IS WITHIN THE URBAN SERVICE AREA.
5. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
6. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED.
7. STORMWATER POND LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING SURFACE WATER MANAGEMENT MAY BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS.
8. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
9. NO DESIGNATED HISTORIC/LANDMARKS ARE LOCATED WITHIN THE PROJECT BOUNDARY.
10. THE PROJECT IS NOT LOCATED IN AN OVERLAP CONDITION OR RESERVED BY THE PROJECT AS SPECIFIED IN THE CONDITIONS OF APPROVAL.
11. INTERNAL LOTTERIES WILL BE PRIVATE AND NOT GATED.
12. THE LOCATION OF ALL WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, NATURAL PHYSICAL FEATURES WITHIN THE PROJECT BOUNDARIES ARE AS DEPICTED ON THE PLAN.
13. PLATS AND PARCEL LINES ARE AS DEPICTED ON THE SITE PLAN.
14. KNOWN EASEMENTS ON THE PROPERTY ARE AS DEPICTED ON THE PLAN.
15. HAZARD AREA: A PORTION OF THE PROJECT IS WITHIN THE COASTAL HIGH HAZARD AREA.
16. PROJECT IS NOT LOCATED IN THE WELHEAD RESOURCE PROTECTION AREA, OR POTABLE WATER WELL FIELD PROTECTION AREA.
17. POTABLE WATER PROVIDED BY HILL SPOUGH COUNTY.
18. SANITARY SEWER WILL BE PROVIDED BY HILL SPOUGH COUNTY.

DEVELOPER:
Military Homes Drive
207 Crescent Park Drive
Riverside, FL 33079

LEGAL COUNSEL:
H4 World Henderson
101 E Kennedy Blvd Suite 2700
Tampa, FL 33602

SURVEY:
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, FL 33619

ENGINEER & PLANNER:
Lewelly Consulting, LLC
505 E. Jackson Street Suite 200
Tampa, FL 33602

TRANSPORTATION:
Lindus and Associates
5032 W Laurel Street
Tampa, FL 33607

MATTAMY HOMES

PD SITE PLAN

ALAFIA BEND

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELIDEFLORIDA.COM

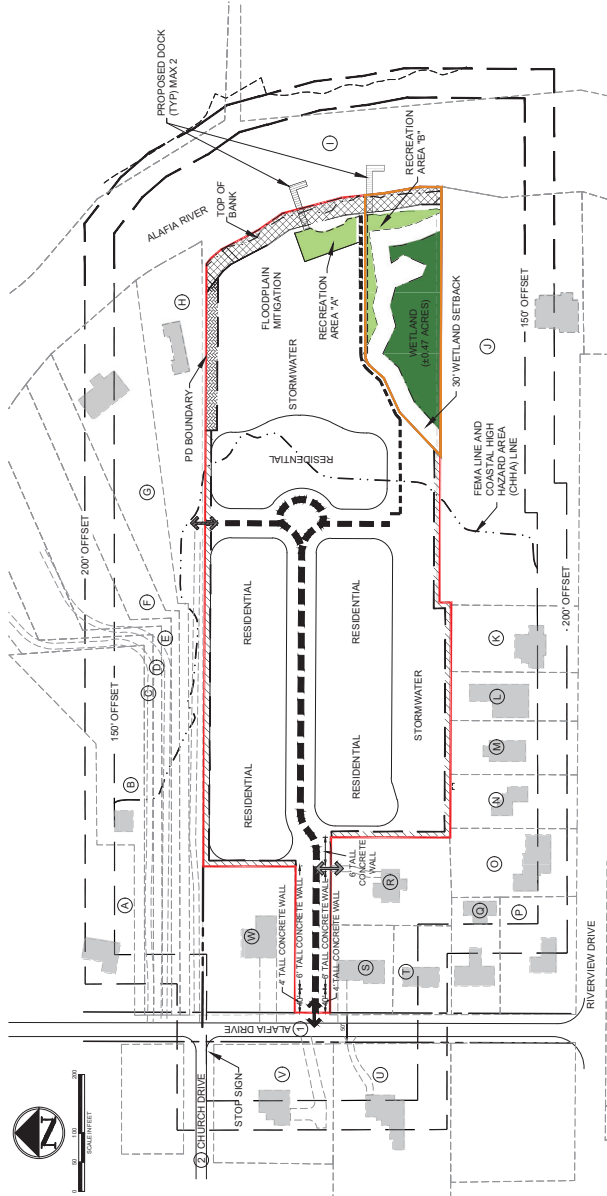
PROJECT No.	SHEET	2 of 2
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PROJECT No.

INSOLING, LLC

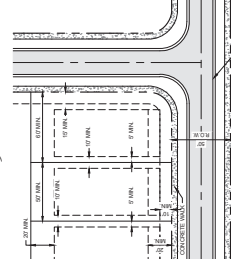
WWW.LEVELUPFLORIDA.COM

21 SCOW
22 HALL



MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT PRINCIPAL STRUCTURE / PORCH	10 FEET
MINIMUM GARAGE SETBACK	20 FEET
MINIMUM SIDE-YARD SETBACK	5 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM CORNER SIDE-YARD SETBACK	15 FEET
MINIMUM MAXIMUM HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	65%

TYPICAL 50' LOT DETAIL

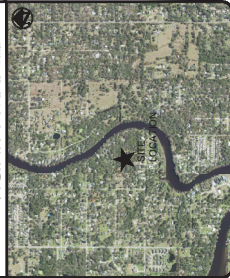


PROPERTY DESCRIPTION

[illegible]

LEGEND

-  IP HIGHWAY
 STATE ROUTED AREA
 VERTICAL CURB
 PROPOSED RESIDENTIAL
 PRIVATE ROAD
 SHARED ACCESS EASEMENT
 FEMA AND CH2M LINE
 WETLAND
 IRRIGATION TRACT
 TYPE B LANDSCAPE BUFFER TRACT WITH 6' PVC FENCE OR SIMILAR
 20' FILL PREPARATION ZONE
 20' CONCRETE STRIP
 MAIN ACCESS/EXISTING ACCESS
 FUTURE POTENTIAL ACCESS CONNECTION
 DRIVEWAY ACCESS

VICINITY MAP ^N

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

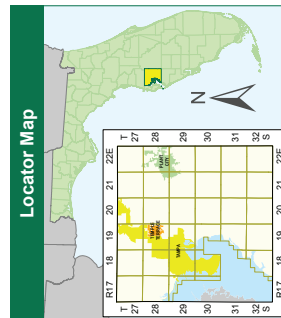
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



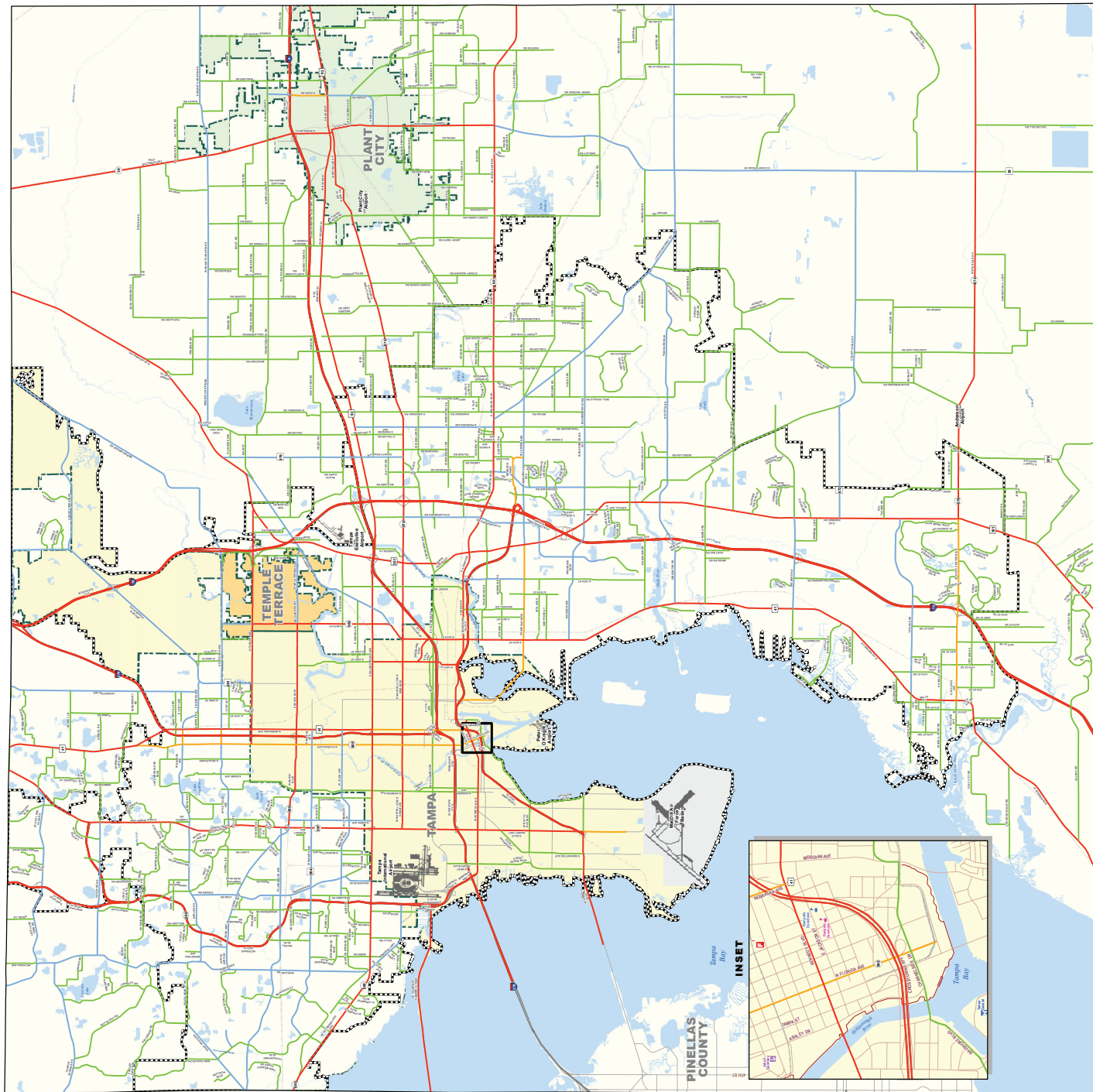
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and does not constitute a contract or any other expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is based on the most current data available. The map is not intended to be used for engineering or other purposes. Users of the map are hereby notified that the above information is preliminary and should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org

Date: 04/11/2014

Path: W:\GIS\PROJECTS\2014\Roadway Functional Map\Map\Map.mxd



HILLSBOROUGH COUNTY LDC
SECTION 6.04.04



required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate and timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤ 45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			

New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft
CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft ≤45 mph 330 ft	N.A.	N.A.
CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤45 mph 660 ft
CLASS 6			
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft	N.A.	N.A.

CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
March 1, 1991	Type III = 50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to $\frac{1}{4}$ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The $\frac{1}{4}$ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per

property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.

- b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
- c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

Sec. 6.04.08. - Table: Corner Clearance at Intersections

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right in Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road - Alafia Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Alafia Bend
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	75509.5266, 75509.5264, 75509.5262
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
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Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 25-0694
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



May 27, 2025

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

Re: Alafia Gardens
MM 25-0694
Folio 75509.5266, 75509.5264, 75509.5262
Lincks Project Number: 25029

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The project is currently zoned Planned Development (PD) for the following land uses:

- Assisted Living Facility – 60 Beds
- Single Family – 3 Dwelling Units

The developer proposes to modify the existing Planned Development to allow up to 33 Single Family Homes. The access for the project is proposed to be via one (1) full access to Alafia Drive.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Alafia Drive is a local roadway.

Table 1 provides the trip generation for the approved and proposed land uses.

The following provides a description of the segment of Alafia Drive from the project access to Riverview Drive:

- The pavement is approximately 20 feet wide
- There are speed bumps along the roadway
- No sidewalks along the roadway

The request is to waive the requirement to improve Alafia Drive (between the project access and Riverview Drive) to current County TS-3 standards, the standards for which

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
May 27, 2025
Page 2

are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Miami Curb – The existing road is a rural section
2. Sidewalk – There are no sidewalks along the roadway

(a) there is an unreasonable burden on the applicant,

Adding the miami curb and sidewalk would be an unreasonable burden on the applicant for the following reasons:

1. Alafia Drive is an established residential street.
2. There are a number of speed bumps along the roadway to slow traffic.
3. The property has limited frontage along Alafia Drive.
4. Based on recent traffic counts there is less than 200 vehicles, per day on Alafia Drive.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are a number of speed bumps along the roadway to slow traffic and improve the safety of the roadway. In addition, the existing and proposed volumes are less. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Alafia Drive is the only access for the project. Without the access to Alafia Drive, reasonable access for the project could not be provided.

Mr. Mike Williams
May 27, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

PROJECT TRAFFIC (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
Approved	ALF	254	60 Beds	156	7	4	11	5	9	14
	Single Family	210	3 DU's	28	1	1	2	2	1	3
			Sub-Total	184	8	5	13	7	10	17
Proposed	Single Family	210	33 DU's	364	7	20	27	22	13	35
			Difference	180	<1>	15	14	15	3	18

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

APPENDIX



EXISTING
PD PLAN



LEVELUP CONSULTING, LLC 505 E JACKSON STREET, SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-373-0616 WWW.LEVELUPFLORIDA.COM	PROJECT NAME: ALAFIA GARDEN	DRAWING TITLE: EXISTING PD 13-0125	PROJECT No.	001-01-01	SHEET
			PREPARED FOR: MATTAMY HENRI		

PROPOSED
PD PLAN



PROJECT LOCATION	HILDEBRAND COUNTY, FLORIDA
	FOLIO
	75029.766, 75029.764, AND
	75029.762
COMMUNITY PLANNING AREA	INTERVIEW COMMUNITY PLAN AND
	INTERVIEW ALTERNATE STUDY 06
	YES
UNIQUE SERVICE AREA	NO
FLOOD ZONE	"X" AND "AE" ARE FEMA MAPS 75029.766 AND 75029.764 DATED OCTOBER 7, 2021
EXISTING LEASE DEDICATION	AGRICULTURE
PROPOSED LEASE DEDICATION	SMART FARMER SUBSISTENCE
FUTURE LEASE DEDICATION	RECREATION (R-4)
EXISTING ZONING	PLANNED DEVELOPMENT (PD-0125)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
TOTAL SITE AREA	310.004 ACRES
ALLOWABLE UNIT DENSITY	42 UNITS/4.00 ACRES
PROPOSED UNIT DENSITY	27 UNITS/4.155 ACRES

1. PRESENTLY ZONED, PLANNED DEVELOPMENT (PD 13-012)
2. PROPERTY IS WITHIN THE RIVERVIEW COMMUNITY PLAN
3. PROPERTY IS WITHIN THE URBAN SERVICE AREA
4. BUTTERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
5. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED.
6. STORMWATER POOL LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING INTO ANY OF THE DEVELOPMENT AREAS.
7. SURFACE WATER MANAGEMENT MAY BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS.
8. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED CORRIDORS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
9. ALL EXISTING AND PROPOSED UTILITIES ARE LOCATED WITHIN 10 FEET OF THE PROJECT BOUNDARY.
10. THE AMOUNTS OF RIGHTS-OF-WAY TO BE DEDICATED AND/OR RESERVED BY THE PROJECT ARE SPECIFIED IN THE CONDITIONS OF APPROVAL.
11. INTERNAL STREETS WILL BE PRIVATE AND NOT GATED.
12. THE LOCATION OF ALL WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED NATURAL PHYSICAL FEATURES WITHIN THE PROJECT BOUNDARIES ARE AS DEPICTED ON THE PLAN.
13. PLATS AND PARCEL LINES ARE AS DEPICTED ON THE SITE PLAN.
14. KNOWN ENCUMBRANCES ON THE PROPERTY ARE AS DEPICTED ON THE PLAN.
15. ALL OF THE PROJECT IS WITHIN THE COASTAL HIGH HAZARD ZONE.
16. THE PROJECT IS WITHIN THE WELLSBOROUGH RESOURCE PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLDRAW PROTECTION AREA.
17. POTABLE WATER PROVIDED BY WILLSBOROUGH COUNTY.
18. SANITARY SEWER WILL BE PROVIDED BY HILLBOROUGH

PROJECT PLANNING			
DEVELOPER:	LEGAL COUNSEL:	SURVEY:	
Hunting Forest, LLC 1037 Oakdale Post Office Riverside, FL 33575	M/V West Harrison 101 E. Kempf Ave. Suite 200 Tampa, FL 33602	Geodetic Surveyors, Inc. 213 N. Magnolia Tampa, FL 33616	
ENGINEER & PLANNER:	TRANSPORTATION		
Lowell Companies, LLC 500 E. Jackson Street, Suite 200 Tampa, FL 33602	Units and Associates 8023 W. Laurel St. Tampa, FL 33607		

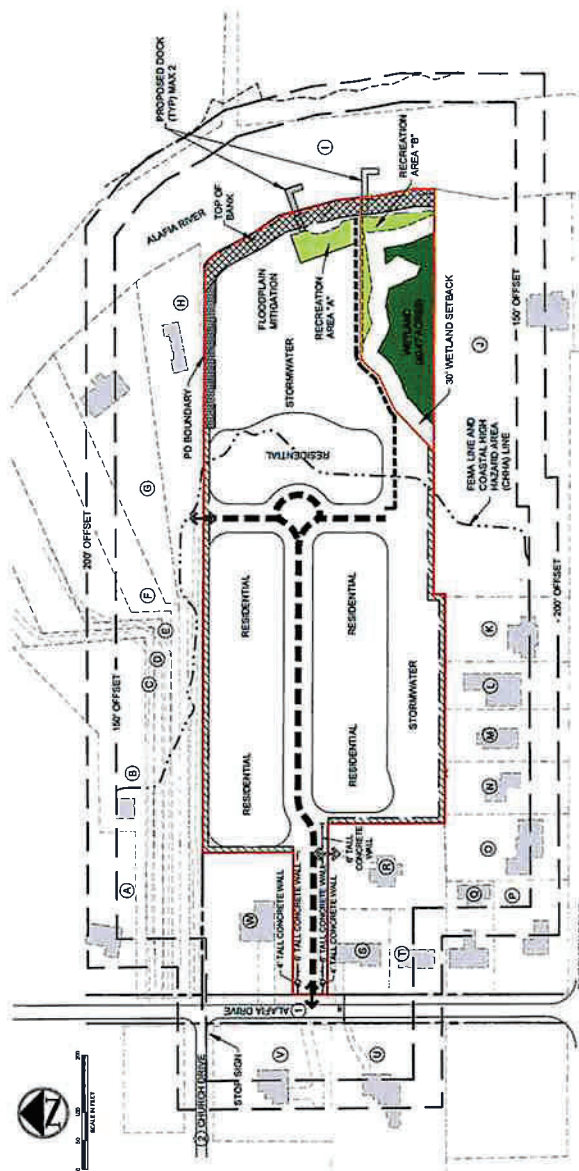
MATTAMY HOMES

PD SITE PLAN

ALAFIA BEND

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE 813-375-0616
WWW.LEVELUPFLORIDA.COM

[illegible]

MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	15 FEET
MINIMUM CORNER SIDE YARD SETBACK	35 FEET
MINIMUM BUILDING COVERAGE	65%

Figure 1 is a schematic diagram of a building layout. It shows a central corridor with a width of 10.00m. To the left of the corridor are several rooms: a room with a width of 10.00m, a room with a width of 10.00m, and a room with a width of 10.00m. To the right of the corridor are several rooms: a room with a width of 10.00m, a room with a width of 10.00m, and a room with a width of 10.00m. The diagram also shows a large open area with a width of 10.00m. The layout is symmetrical around the central corridor.

[illegible]

TO BOUNDARY
MINIMUM BUFFER AREA
VEGETATION
WINDFALL & DISTURBANCE CIRCULATION - 50'
PRIVATE ROAD
SHARED ACCESS EASEMENT
TEMA AND CHRA LINE
WETLAND
REGULATORY TRACT
70' TYPE B LANDSCAPE BUFFER TRACT WITH 6" PVC
PORT OF SAILOR
THE PRESERVATION
50' CONSERVATION SETBACK
MINIMUM BUFFER AREA
FUTURE POTENTIAL ACCESS CONNECTION
DRIVEWAY ACCESS

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

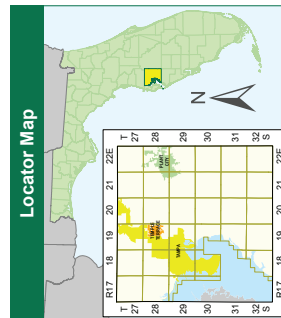
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

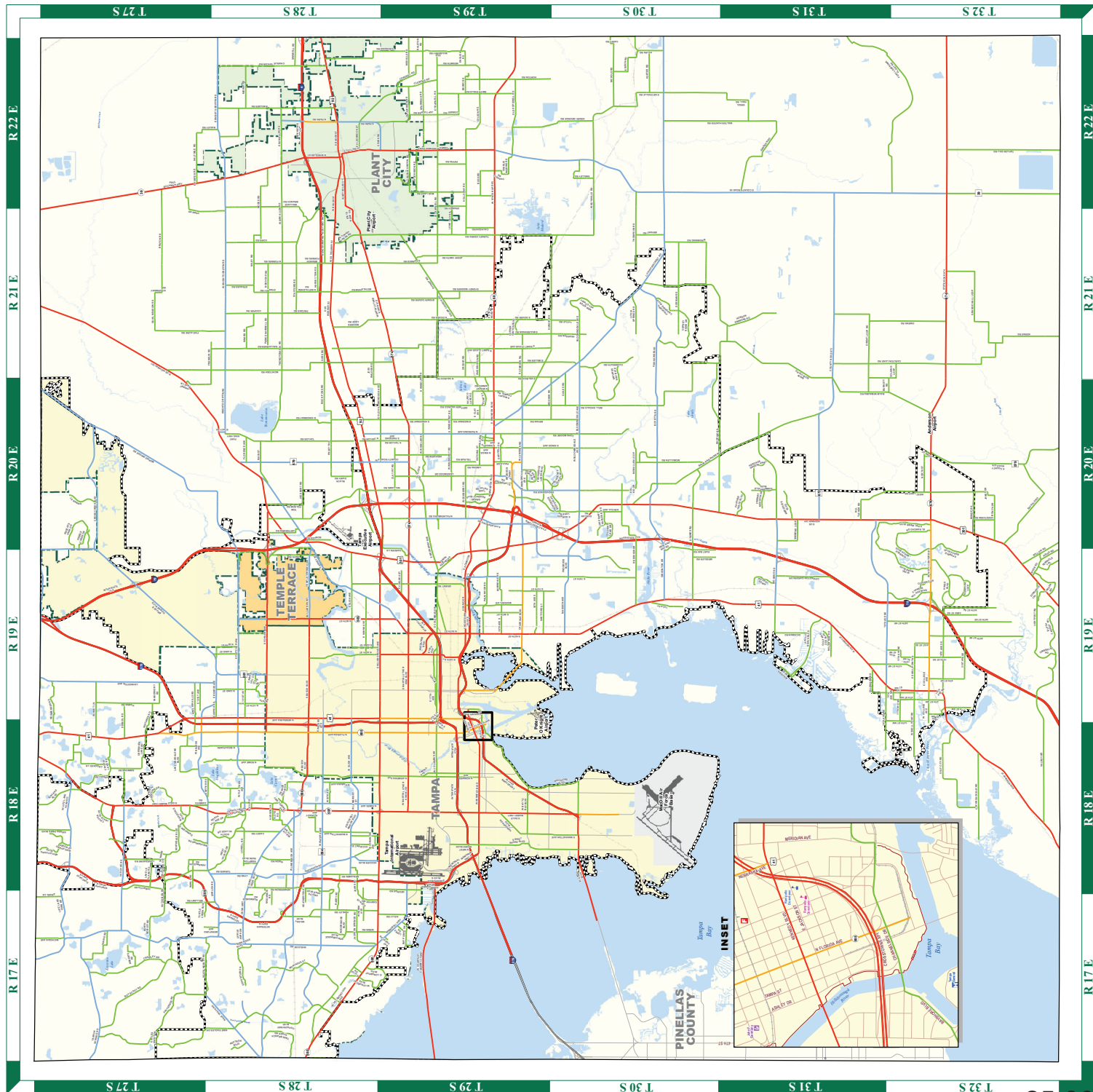


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. The map is for informational purposes only and should not be used for any other purpose.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is not intended to be used for any other purpose. The map is not a legal document and should not be used for any other purpose.

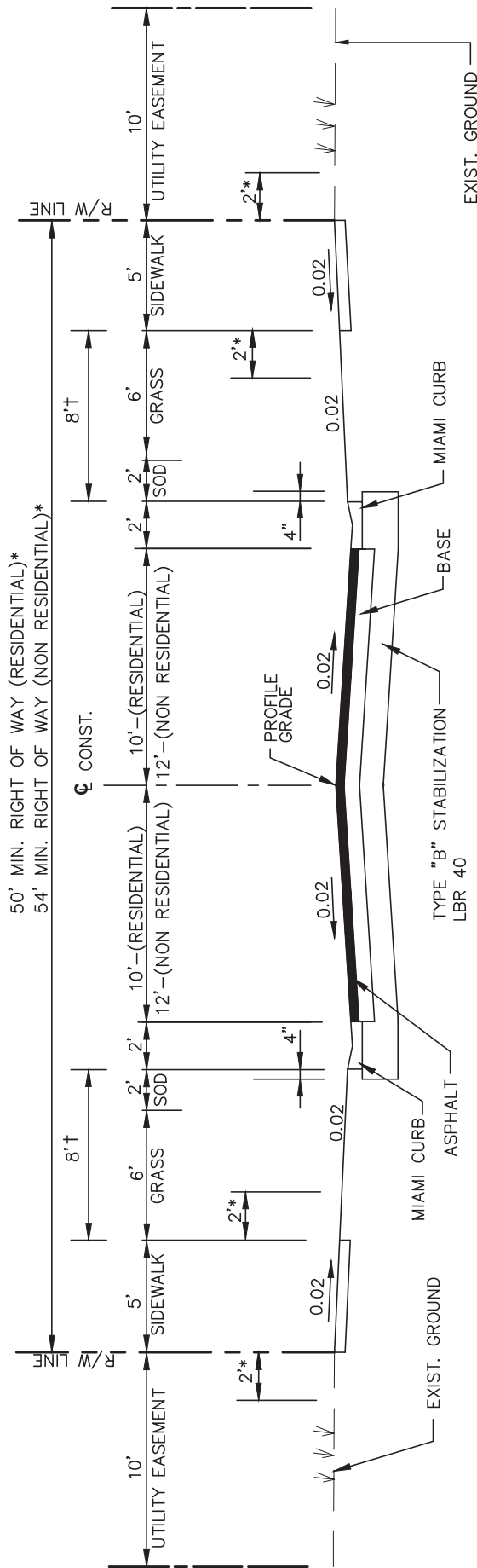
For verification of the information contained on this map, please contact the Information Services Department at 813.272.5610 or printroom@hillsboroughcounty.org

801 E. Kennedy Blvd
Tampa, FL 33602
printroom@hillsboroughcounty.org



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 35 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. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17

TRANSPORTATION TECHNICAL MANUAL

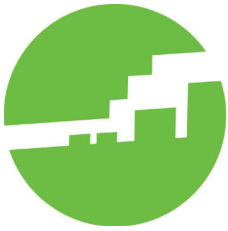


**Hillsborough
County Florida**

LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 21, 2025 Report Prepared: July 10, 2025	Case Number: PD 25-0694 Folio(s): 75509.5266, 75509.5262, 75509.5264 General Location: North of Riverview Drive and east of Alafia Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore Areawide Systems
Rezoning Request	Major Modification to Planned Development (PD 13-0125) to change a 46,000 square foot, 60-bed assisted living facility and 3 single family lots to 27 single family detached lots.
Parcel Size	+/- 10.61
Street Functional Classification	Riverview Drive – Local Alafia Drive – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD	Agricultural
North	Residential-4	ASC-1, RSC-2 + RSC-4	Single Family, Vacant + Public/Quasipublic/Institutions
South	Residential-4	ASC-1, RSC-3, RSC-4 + PD	Single Family + Public/Quasipublic/Institutions
East	Residential-4 + Residential-2	ASC-1, RSC-2 + RSC-4	Single Family, Agricultural + Public/Quasipublic/Institutions
West	Residential-4 + Residential-6	ASC-1 + RSC-4	Single Family + Vacant

Staff Analysis of Goals, Objectives, and Policies:

The 10.61 ± acre subject site is north of Riverview Drive and east of Alafia Drive. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview Community Plan and Southshore Areawide Systems Plan. The applicant is requesting a Major Modification to a Planned Development (PD) to change the existing approval of a 46,000 square foot, 60-bed assisted living facility with 3 single family lots to 27 single family detached lots.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed single-family use is compatible with the existing single family residential character and density of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 and FLUS Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. The proposed modification is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use (FLU) category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not

exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 Future Land Use (FLU) category allows for the consideration of up to 4 dwelling units per gross acre. With 10.61 acres, the subject site can be considered for up to 42 dwelling units. The proposal of 27 single-family units meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

Additionally, FLUS Objective 6.3 and FLUS Policy 6.3.1 encourage the voluntary or mandatory clustering of density on sites to protect existing natural resources. The proposed development is clustering all proposed single-family lots to the western portion of the site and leaving the eastern portion which is within the Coastal High Hazard Area and along the Alafia River as open space. The proposal meets the intent of Objective 6.3 and Policy 6.3.1.

The site is within the Coastal High Hazard Area, which means the development is subject to FLUS Policies 4.3.6 and 4.3.7, which requires the applicant provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and that residential developments over 10 units be within a Planned Development zoning district. The submitted narrative has provided adequate data, and neither the Natural Resources Department nor the Environmental Protection Commission have objections to the proposed development. Additionally, the development will be within a Planned Development zoning designation and is therefore consistent with FLUS policies 4.3.6 and 4.3.7.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). 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 FLUS Policy 4.1.1, 4.1.2, and 4.1.6. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan. Goal 2 of this plan requires future development and redevelopment to comply with the adopted Riverview District Concept Map. The proposed development is abiding by the Riverview District Concept Map and is proposing residential within the designated residential areas. Additionally, Goal 6 of the community plan prioritizes the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space. The proposed development is proposing a density lower than the maximum of 42 units allowed under the FLU category and is proposing clustering the development away from the Alafia River and towards the west portion of the site. Goal 8 of the Riverview Community Plan encourages enhanced recreational and economic opportunities on the Alafia River, particularly non-motorized access. The proposed development includes river access via a 15-foot shared path for the community. The site is also within the limits of the SouthShore Areawide Systems Plan. The Environmental Objective seeks to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. The proposed lower density and layout that keeps the lots further away from the Alafia River meets the intent of the goals in the Wimauma Village and SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed Major Modification for 27 single-family lot is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview

Community Plan and SouthShore Areawide Systems Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Community Context and Compatibility

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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

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

Development

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Policy 4.1.6: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Land Use Suitability

Policy 4.3.6: Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

Policy 4.3.7: *Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:*

- *Commercial or industrial development on more than five acres of land; or*
- *Residential subdivisions exceeding ten lots*

Neighborhood and Community Development

Objective 4.4: Neighborhood Protection – *Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Balance with Natural Resources

Objective 6.3: *Clustering is highly encouraged to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources.*

Policy 6.3.1: *Encourage site design techniques such as clustering of structures in order to promote open space in public and private development.*

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

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

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

Goal 8: *Enhance the Alafia River's recreational and economic opportunities particularly non-motorized access*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Environmental Objective

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

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

