

**Rezoning Application:** 25-0178  
**Zoning Hearing Master Date:** 04-15-2025  
**BOCC Land Use Meeting Date:** 06-10-2025

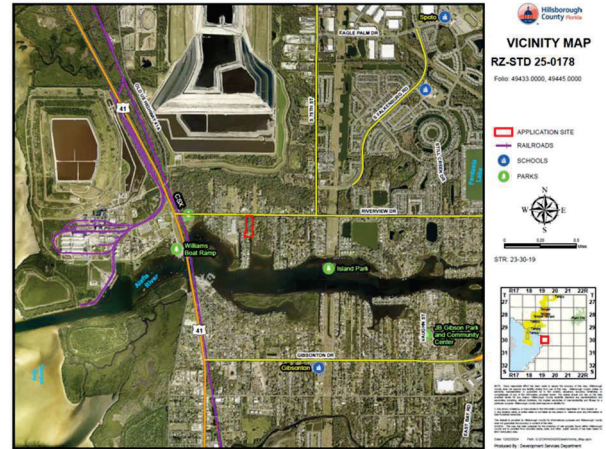


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Felix Alberto Moreno Et Al  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 4.5 acres  
**Community Plan Area:** Riverview and Gibsonton  
**Overlay:** None  
**Special District:** Costal High Hazard  
**Request:** Rezone to RSC-6



### Introduction Summary:

The applicant is requesting to rezone the property from PD to RSC-6.

Zoning:	Existing	Proposed
District(s)	PD 06-1721	RSC-6
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	4.53	4.53
Density/Intensity	3.97	3.97 du/ga
Mathematical Maximum*	18 units	18 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 06-1721	RSC-6
Lot Size / Lot Width	7000 sq ft/ 70 ft wide	7000 sq ft/ 70 ft wide
Setbacks/Buffering and Screening	Front 25 ft, side 7.5 ft, and rear 25 ft	Front 25 ft, side 7.5 ft, and rear 25 ft
Height	40 ft	35 ft

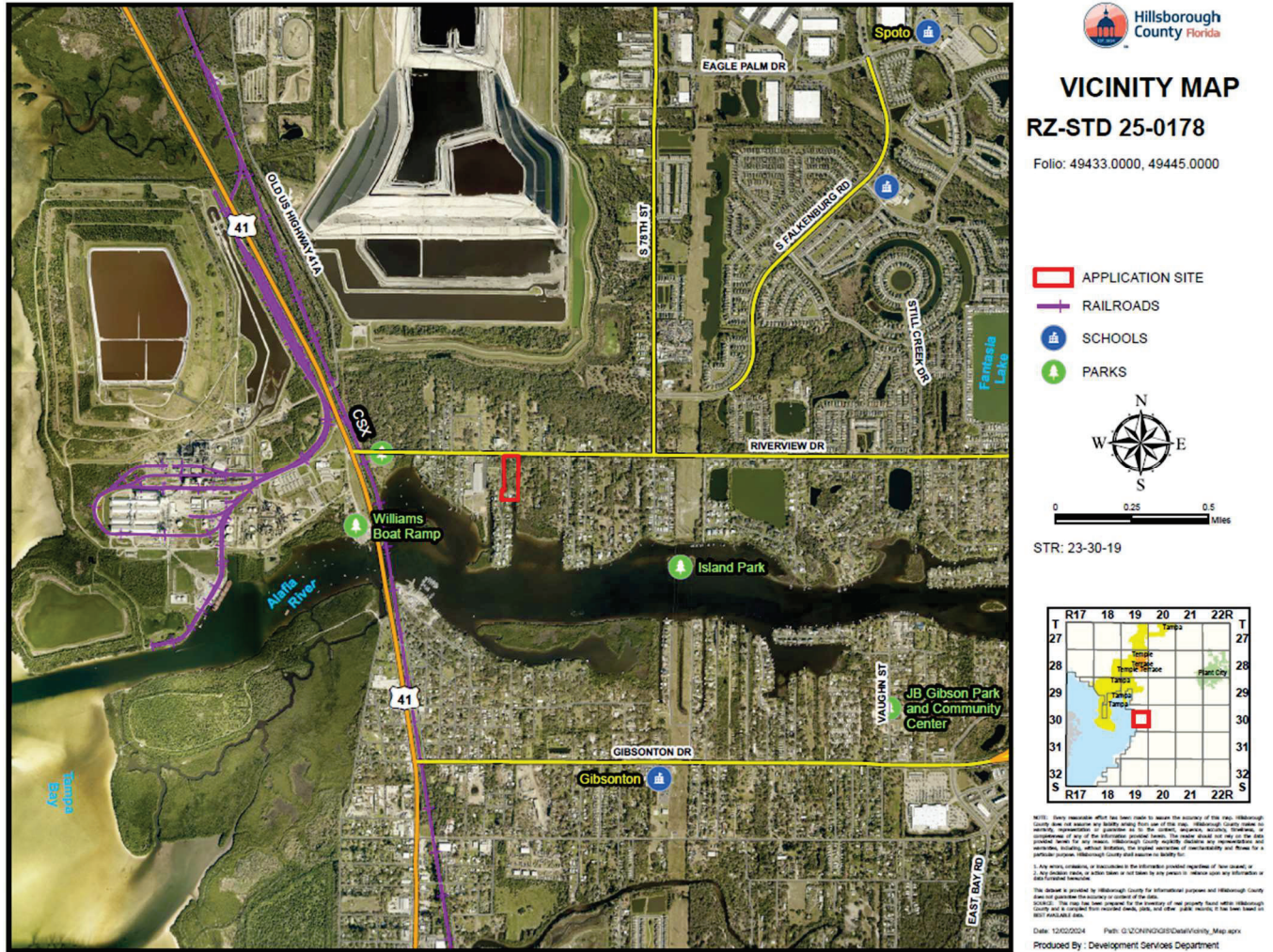
### Additional Information:

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

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

### 2.1 Vicinity Map

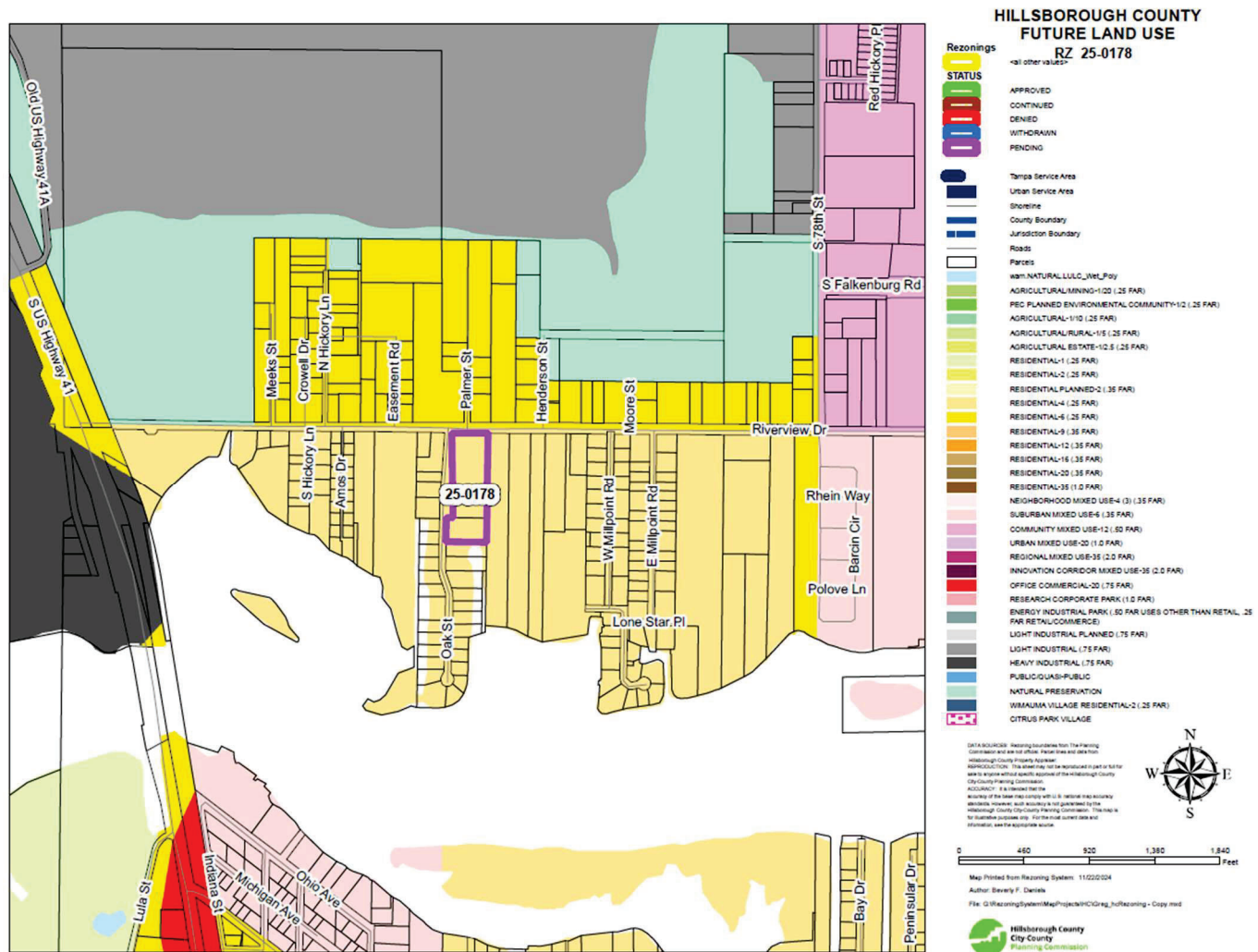


#### Context of Surrounding Area:

The property is located along Riverview Dr approximately 3,000 ft East of S US 41. The properties surrounding the subject parcel consist of a mix of residential agricultural and light commercial uses in the form of RSC-6, RSC-6 MH, AS-1, AR, BPO, RSB and PD zoned parcels.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

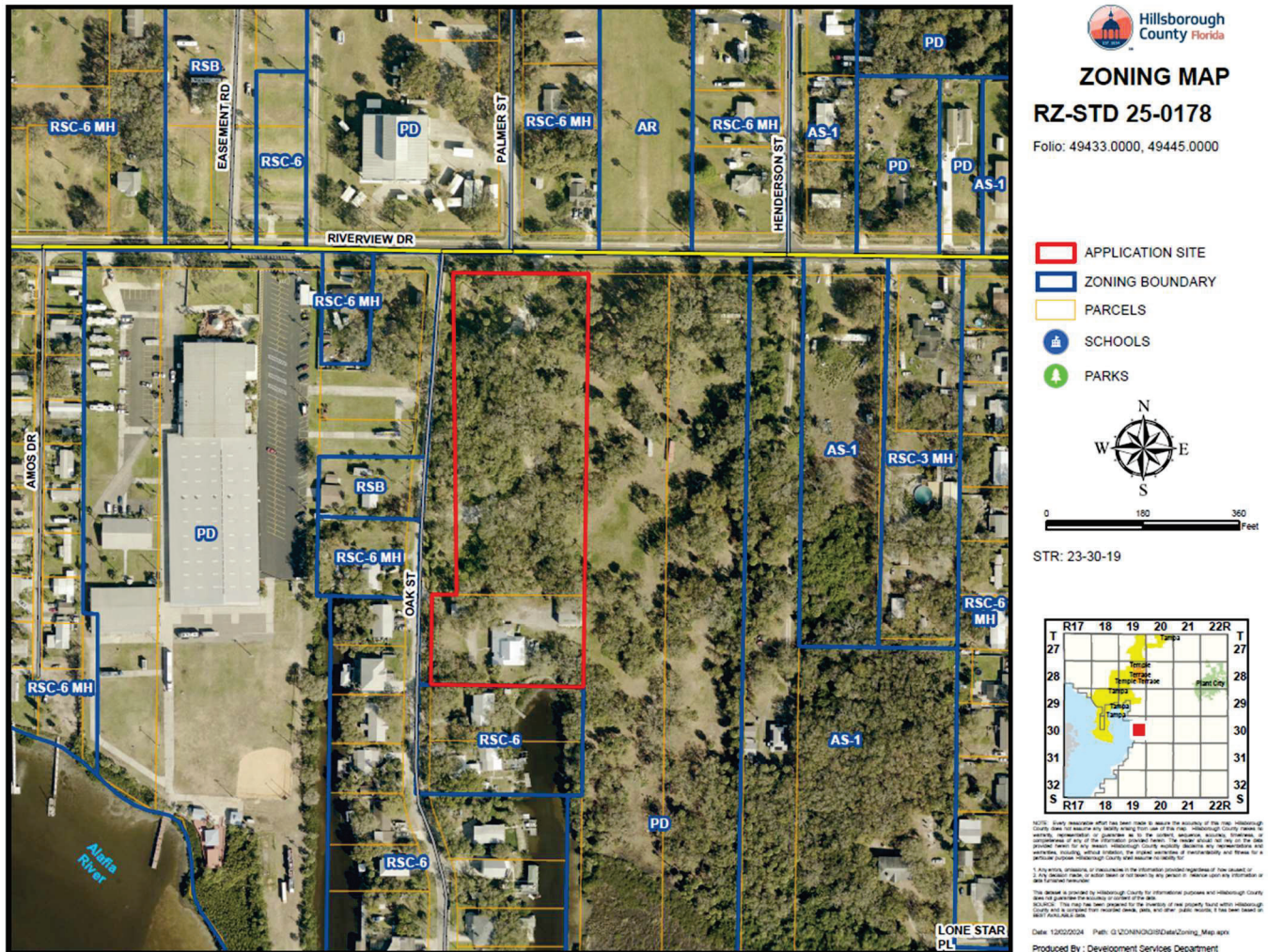
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU/GA or .25FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 MH/ PD	6 du/ga 0.22 FAR	Residential/ commercial and Museum	Residential/ commercial and Museum
East	PD	6 du/ga	Residential	Vacant
South	RSC-6	6 du/ga	Residential	Residential
West	RSC-6/ RSC-6MH /RSB/PD	6 du/ga 0.25 far	Residential, Commercial, and RSB uses	Residential, Commercial, and RSB Uses

## 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

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

## Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

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

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The properties, totaling 4.5 acres, are located between Riverview Dr and the Alafia River about 2500 ft east of US 41. The rezoning to RSC-6 in the costal high hazard area would normally constitute a requirement that the property cannot have a potential maximum of more than ten home without rezoning onto a PD. However, it was determined that as the possible number of homes per the FLU density, wetlands, and other development standards is no greater that the currently approved eighteen homes, described in PD 06-1721. Site will have development standards comparable to surrounding properties and density will be limited to 4 units per acre.

### **5.2 Recommendation**

Staff recommends approval.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

*J. Brian Grady*

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

**APPLICATION NUMBER: RZ 25-0178**

ZHM HEARING DATE: 04-15-2025

BOCC LUM MEETING DATE: 06-10-2025

Case Reviewer: Logan McKaig

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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

**APPLICATION NUMBER: RZ 25-0178**

ZHM HEARING DATE: 04-15-2025

BOCC LUM MEETING DATE: 06-10-2025

Case Reviewer: Logan McKaig

## **8.0 PROPOSED SITE PLAN (FULL)**

**N/A**

**APPLICATION NUMBER: RZ 25-0178**

ZHM HEARING DATE: 04-15-2025

BOCC LUM MEETING DATE: 06-10-2025

Case Reviewer: Logan McKaig

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~02/10/2025~~ 04/04/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Southshore/Riverview

PETITION NO: RZ 25-0178 -  
REVISED

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 4.53 acres from Planned Development (PD) No. 06-1721 to Residential Single Family Conventional – 6 ~~Restricted~~ (RSC-6-R). ~~The restriction proposed by the applicant would prohibit access to Riverview Dr. The site is located on the south-eastern quadrant of the intersection of Riverview Dr. and Oak Street.~~ 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), 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
PD, Single Family Detached Housing (ITE Code 210) 45 units	484	36	47

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 27 units	302	23	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	-182	-13	-18

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Riverview Dr. and Oak Street.

Riverview Dr. is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 5ft sidewalk on the north side of the roadway, and within +/- 65ft of the right of way. Oak St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 16 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.

**SITE ACCESS**

It is anticipated that the site will have access to Oak St.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

~~The applicant is proposing the previously referenced restriction that would prohibit access to Riverview Dr. to avoid inserting the project's access on a collector road in favor of placing the access on a lower classified local road (Oak St.), in accordance with the intent of section 06.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation Section staff did not identify any concerns that would require a more detailed staff report be filed.~~

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

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

The roadway level of service provided for Riverview Dr. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Riverview Dr.	US HWY 41	US HWY 301	D	D

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

## Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

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Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

#### 4.0 Additional Site Information & Agency Comments Summary

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

**COUNTY OF HILLSBOROUGH**

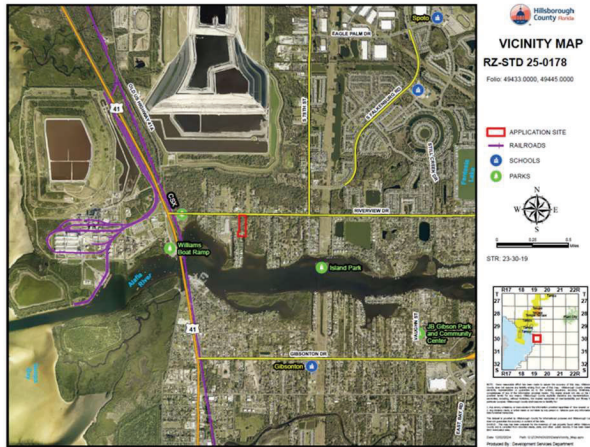
**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 25-0178
<b>DATE OF HEARING:</b>	April 15, 2025
<b>APPLICANT:</b>	Felix Alberto Moreno Et Al & Eclipse Global Investments, LLC
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from PD to RSC-6
<b>LOCATION:</b>	South side of the intersection of Riverview Drive and Palmer Street
<b>SIZE OF PROPERTY:</b>	4.54 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	PD 06-1721
<b>FUTURE LAND USE CATEGORY:</b>	RES-4
<b>SERVICE AREA:</b>	Urban

# DEVELOPMENT REVIEW STAFF REPORT

**\*Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

## 1.0 APPLICATION SUMMARY



Applicant: Felix Alberto Moreno Et Al

FLU Category: R-4

Service Area: Urban

Site Acreage: 4.5 acres

## Community Plan Area: Riverview and Gibsonton

Overlay: None

Special District: Costal High Hazard

Request: Rezone to RSC-6

## Introduction Summary:

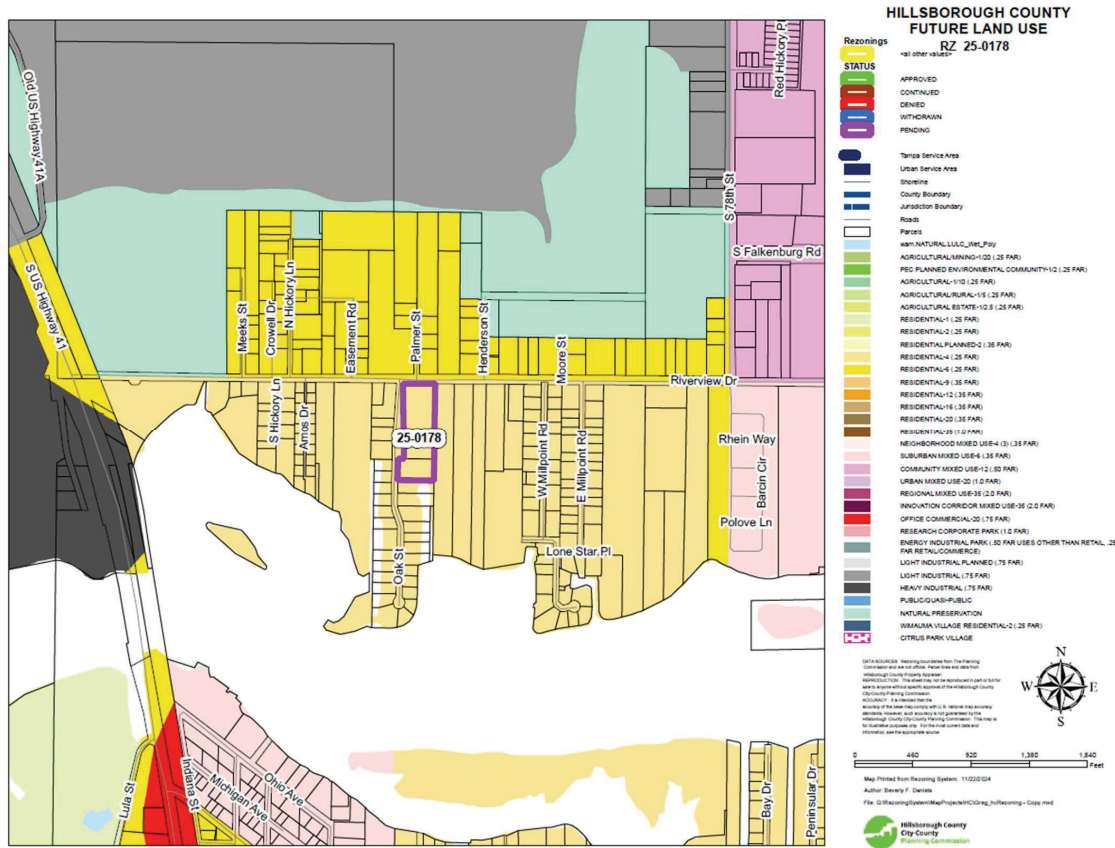
The applicant is requesting to rezone the property from PD to RSC-6.

## Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable

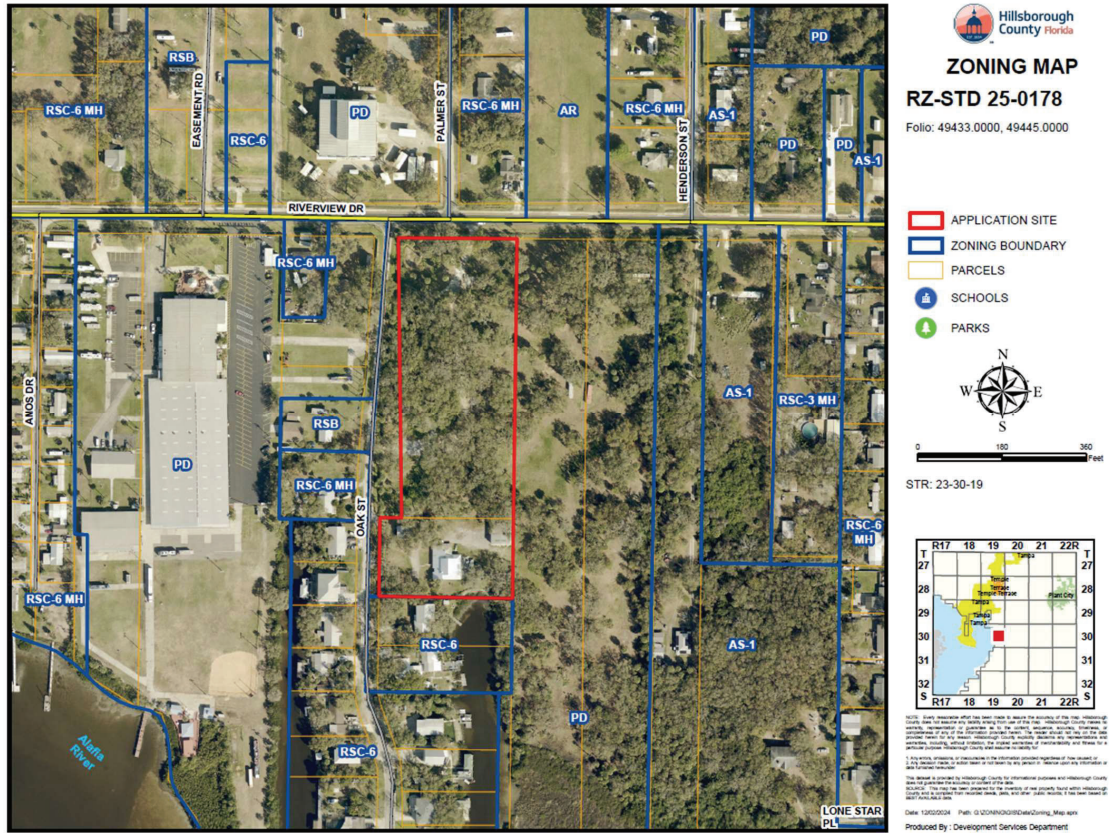


## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU/GA or .25FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



## 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

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

#### Transportation Comment Sheet

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

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East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

#### Additional Information/Comments

Environmental:

Objections

☐ 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:

Transportation

☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided

Service Area/ Water & Wastewater

☒ Urban ☐ City of Tampa

☐ Rural ☐ City of Temple Terrace

Hillsborough County School Board

Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A

Planning Commission

☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐

Minimum Density Met ☐ N/A

Comprehensive Plan:

☐ Inconsistent ☒ Consistent

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The properties, totaling 4.5 acres, are located between Riverview Dr and the Alafia River about 2500 ft east of US 41. The rezoning to RSC-6 in the costal

high hazard area would normally constitute a requirement that the property cannot have a potential maximum of more than ten home without rezoning onto a PD. However, it was determined that as the possible number of homes per the FLU density, wetlands, and other development standards is no greater than the currently approved eighteen homes, described in PD 06-1721. Site will have development standards comparable to surrounding properties and density will be limited to 4 units per acre.

## 5.2 Recommendation

Staff recommends approval.

### **SUMMARY OF HEARING**

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

Mr. Joe Moreda 400 North Ashley Drive Suite 1100 Tampa testified on behalf of the applicant. Mr. Moreda stated that the request is to rezone 4.54 acres of property located on the south side of Riverview Drive on the southwest corner of Oak Street and Riverview Drive to RSC-6. Mr. Moreda showed a PowerPoint presentation to describe the property which includes two folio numbers. One folio located to the south has a single-family home and the other folio is vacant. The property is currently zoned Planned Development and approved for RSC-6 standards. The property is part of a 14.41 acre parcel and 4.54 acres is being extracted. A companion rezoning application will address the remainder property. He concluded his presentation by stating that there is no change to the proposed development standards that are already approved and that the planning staffs recommend approval.

Hearing Master Finch asked Mr. Moreda to confirm that the reason for the rezoning is because the 4.54 acres is being extracted from the existing Planned Development. Mr. Moreda replied that was correct and detailed the proposal for the remainder tract.

Mr. Logan McKaig, Development Services staff, testified regarding the County's staff report. Mr. McKaig stated that the applicant is requesting a rezoning from PD to RSC-6. He stated that the existing PD permits RSC-6 development standards. The property is located in the Coastal High Hazard Area which would normally constitute a requirement that the property cannot have more than 10 homes without a PD zoning however it was determined that the maximum number of homes per the RES-4 land use category, wetlands and other standards is no more than 18 homes which is currently permitted under the existing PD standards. Mr. McKaig testified that staff recommends approval.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Urban Service Area which is where 80 percent of growth is to be directed. He described the surrounding area and the proposed extraction of the parcels from the existing PD. Mr. Royal stated that staff found the rezoning compatible with the development pattern and consistent with the Hillsborough County Comprehensive Plan.

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

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

County staff and Mr. Moreda did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

### **PREFACE**

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

### **FINDINGS OF FACT**

1. The subject property is 4.54 acres in size and is currently zoned Planned Development (PD 06-1721) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
2. The existing PD 06-1721 is 14.41 acres in size and is currently subject to the RSC-6 development standards. The applicant testified that the subject 4.54 acre parcel is being extracted from the existing PD.
3. The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 (RSC-6) zoning district. Based upon the subject property acreage, the mathematical maximum number of units is 18 dwelling units.
4. No waivers are requested as a part of the rezoning application.

5. The Planning Commission staff supports the rezoning request. Staff cited numerous Objectives and Policies that the application meets and found the application to be consistent with the Comprehensive Plan.
6. The surrounding area is zoned RSC-6 and PD to the north (RSC-6 MH), RSC-6 to the south and west (RSC-6 MH) and PD to the east.
7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
8. The proposed rezoning to RSC-6 with a maximum development potential of 18 dwelling units is the same as what could be developed under the existing PD.
9. The request for RSC-6 is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

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

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

#### **CONCLUSIONS OF LAW**

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

#### **SUMMARY**

The applicant is requesting a rezoning to the RSC-6 zoning district. The property is 4.54 acres in size and is currently zoned PD and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Riverview Community Plan. The existing PD 06-1721 is 14.41 acres in size and is currently subject to the RSC-6 development standards. The applicant testified that the subject 4.54 acre parcel is being extracted from the existing PD.

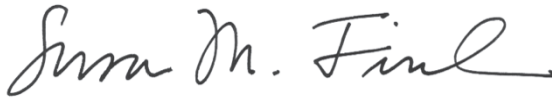
The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

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

The proposed rezoning to RSC-6 with a maximum development potential of 18 dwelling units is the same as what could be developed under the existing PD. The request for RSC-6 is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

### **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-6 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

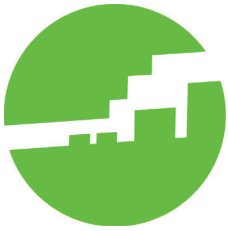


May 6, 2025

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

**Date**



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> April 15, 2025 <b>Report Prepared:</b> April 4, 2025	<b>Case Number:</b> RZ 25-0178 <b>Folio(s):</b> 49433.0000, 49445.0000 <b>General Location:</b> North of the Alafia River, south of Riverview Drive, and east of US Highway 41
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Gibson-ton, SouthShore Areawide Systems, and Riverview
<b>Rezoning Request</b>	Planned Development (PD) to Residential Single Family Conventional-6 (RSC-6)
<b>Parcel Size</b>	4.53 ± acres
<b>Street Functional Classification</b>	Riverview Drive – <b>County Collector</b> Oak Street – <b>Local</b> US Highway 41 – <b>State Principal Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD	Vacant + Single-Family
North	Residential-6	PD + RSC-6 + AR	Vacant + Single-Family + Light Industrial
South	Residential-4	RSC-6	Single-Family
East	Residential-4	PD + AS-1	Vacant + Single-Family
West	Residential-4	PD + RSC-6 + RSB	Vacant + Single-Family + Two-Family + Public/Quasi-public/Institutions

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

The 4.53 ± acre subject site is located north of the Alafia River, south of Riverview Drive, and east of US Highway 41. The site is in the Urban Service Area (USA) and is located within the limits of the Gibsonton and Riverview Community Plans, and the SouthShore Areawide Systems Plan. The applicant is requesting to rezone the subject site from PD to Residential Single-Family Conventional-6 (RSC-6).

The site is in the Urban Service Area (USA) where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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 site currently has vacant and single-family residential uses, with vacant land to the north, east, and west of the subject site. Single-family uses surround the subject site on all sides. The proposal to remove the property from the existing PD and retain RSC-6 development standards meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objectives 7 and 8 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 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land Use (FLU) categories. The site is in the Residential-4 (RES-4) FLU category. The RES-4 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. In accordance with the language stated above, this request meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development code regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2. Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUE Objective 9 and FLUE Policies 9.1 and 9.2.

The site is within the Coastal High Hazard Area (CHHA). FLUE Policy 10.11 states that development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the CHHA and level of service standards established for shelter capacity and clearance times. According to Policy 10.19, all new buildings, structures, uses and substantial expansions of existing uses, for commercial or industrial development in more than five acres of land or residential subdivisions exceeding ten lots, within the Coastal High Hazard Area (CHHA), other than government-owned or leased facilities, shall be approved through a planned unit development.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.8, and 16.10 that require new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed rezoning would reflect a development pattern that is consistent with the character of the surrounding area. The subject site currently consists of single-family residential and vacant land. Additional single-family residential and vacant land surround the subject property. The proposed rezoning would be consistent with this policy direction.

The site is within the limits of the Gibsonton and Riverview Community Plans, and SouthShore Areawide Systems Plan. Goal 2 of the Gibsonton Community Plan desires to improve and enhance its neighborhoods by revitalizing older residential areas and incorporating new single-family and rental units offering a range of housing choices. Goal 2 of the Riverview Plan reflects the vision of Riverview using the District Concept Map. The Riverview District Concept Map illustrates the unique qualities and land uses related to distinct geographic areas identified as districts. The site is in the Residential District, which encourages attractive residential developments that complement the surrounding character and promote housing diversity. Goal 6 of the Riverview Community Plan aims to reduce to the extent possible, Future Land Use Map densities and intensities along the Alafia River and other natural resources such as open space. This goal's intent is to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed. The subject site is located just north along the Alafia River. The rezoning request proposes a reduction in use and overall lots in comparison to the existing PD zoning of the property. The proposal meets the intent of the Gibsonton and Riverview Community Plans. The SouthShore Areawide Systems Community Plan did not have policies that were relevant to the proposal.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Gibsonton, Riverview, and SouthShore Areawide Systems Community Plans. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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 **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the Development Services Department.

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

### **FUTURE LAND USE 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.*

#### ***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.

### **Land Use Suitability**

**Policy 10.11:** Development proposals within the CHHA 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 and level of service standards established for shelter capacity and clearance times.

**Policy 10.19:** All new buildings, structures, uses and substantial expansions of existing uses, for commercial or industrial development on more than five acres of land or residential subdivisions exceeding ten lots, within the Coastal High Hazard Area (CHHA), other than government-owned or leased facilities, shall be approved through a planned unit development process.

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

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

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

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

**Policy 16.10:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation,

access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

**Policy 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)**

### **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. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

## **LIVABLE COMMUNITIES ELEMENT: GIBSONTON COMMUNITY PLAN**

**Goal 2: Gibsonton will improve and enhance its neighborhoods by:**

- Revitalizing older residential areas;
- Revitalizing outdated mobile home parks; and
- Incorporating new single-family and rental units offering a range of housing choices.

## **LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN**

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

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

1. **Hwy 301 Corridor** - Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
2. **Downtown** - Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
3. **Riverfront** - Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
4. **Mixed Use** - Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
5. **Residential** - Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
6. **Industrial** - Attract employment centers and desirable industry with appropriate

infrastructure in areas without conflicting with surrounding land use.

7. **Open Space** - Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

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

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

**LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan**

*The policies in the SouthShore Areawide Systems Community Plan are not related to this rezoning request.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

**RZ 25-0178**

## Rezoning

### STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

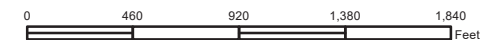
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

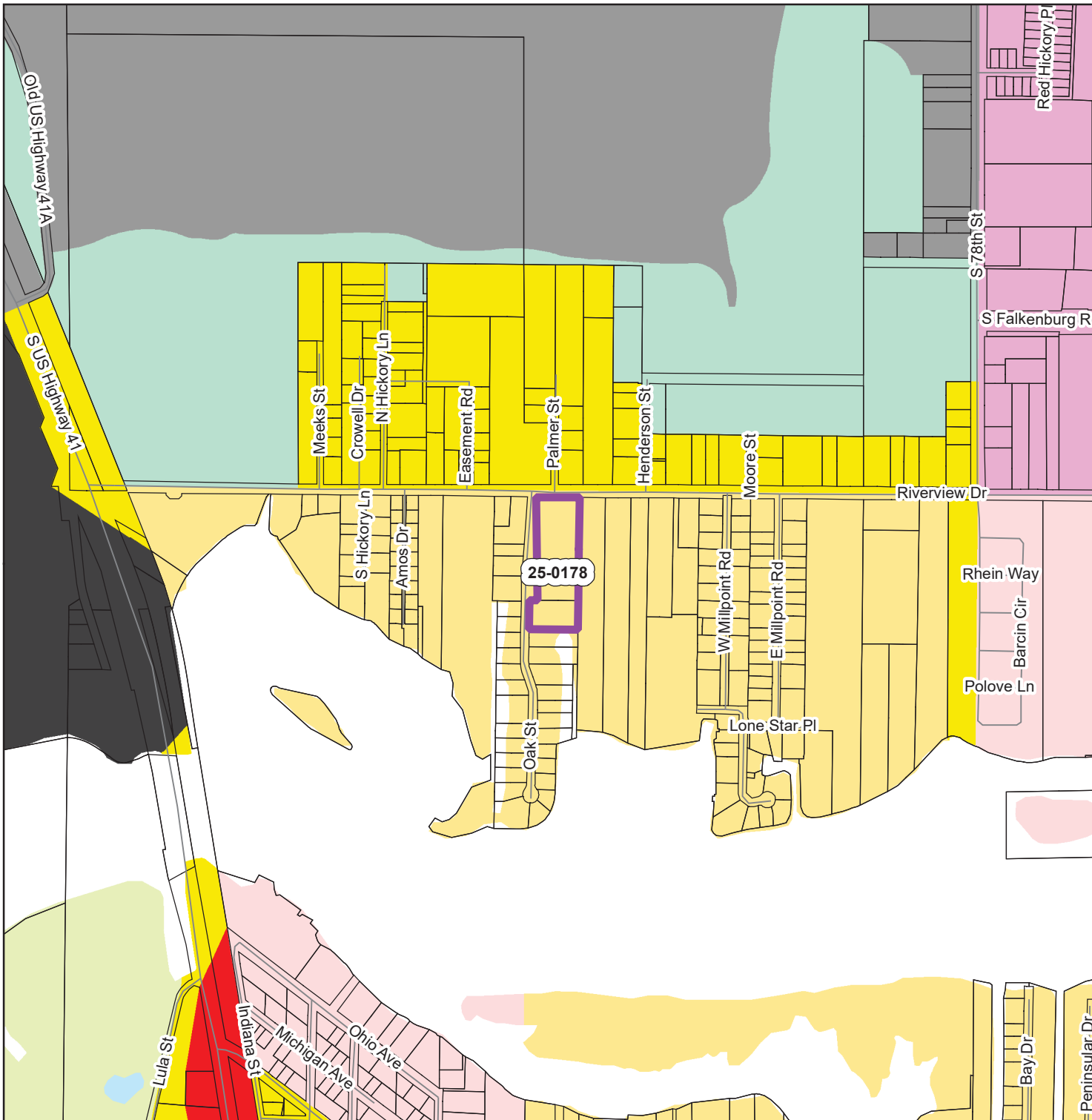
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 11/22/2024

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\H\CI\Greg\_hcRezoning - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~02/10/2025~~ 04/04/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Southshore/Riverview

PETITION NO: RZ 25-0178 -  
REVISED

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 4.53 acres from Planned Development (PD) No. 06-1721 to Residential Single Family Conventional – 6 ~~Restricted~~ (RSC-6-R). ~~The restriction proposed by the applicant would prohibit access to Riverview Dr. The site is located on the south-eastern quadrant of the intersection of Riverview Dr. and Oak Street.~~ 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), 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
PD, Single Family Detached Housing (ITE Code 210) 45 units	484	36	47

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 27 units	302	23	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	-182	-13	-18

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Riverview Dr. and Oak Street.

Riverview Dr. is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 5ft sidewalk on the north side of the roadway, and within +/- 65ft of the right of way. Oak St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 16 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.

**SITE ACCESS**

It is anticipated that the site will have access to Oak St.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

~~The applicant is proposing the previously referenced restriction that would prohibit access to Riverview Dr. to avoid inserting the project's access on a collector road in favor of placing the access on a lower classified local road (Oak St.), in accordance with the intent of section 06.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation Section staff did not identify any concerns that would require a more detailed staff report be filed.~~

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

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

The roadway level of service provided for Riverview Dr. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Riverview Dr.	US HWY 41	US HWY 301	D	D

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

## Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

#### 4.0 Additional Site Information & Agency Comments Summary

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

## COMMISSION

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



## DIRECTORS

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

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> January 14, 2025 <b>PETITION NO.:</b> 25-0178 <b>EPC REVIEWER:</b> Abbie Weeks <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1101 <b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a>	<b>COMMENT DATE:</b> December 26, 2024 <b>PROPERTY ADDRESS:</b> 8820 Oak St & 7007 Riverview Dr., Riverview <b>FOLIO #:</b> 0494330000, 0494450000 <b>STR:</b> 23-30S-19E
<b>REQUESTED ZONING:</b> From PD to RSC-6	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	December 18, 2024
<b>WETLAND LINE VALIDITY</b>	EXPIRED July 26, 2012
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Tidal wetlands associated with the Alafia River located in the southern portion of the property. Additional wetland areas may exist in the northwestern portion of the property. Needs wetland delineation.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li></ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

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

- Wetland delineation surveys were submitted and approved by EPC; however, they expired July 26, 2012. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: [landuse@gardnerbrewer.com](mailto:landuse@gardnerbrewer.com)



### Adequate Facilities Analysis: Rezoning

**Date:** January 21, 2025

**Acreage:** 4.54 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 25-0178

**Future Land Use:** RES-4

**HCPS #:** RZ 665

**Maximum Residential Units:** 18

**Address:** 8820 Oak Street

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 49433.0000  
49445.0000

School Data	Bing Elementary	Giunta Middle	Spoto High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	738	1558	2460
<b>2024-25 Enrollment</b> K-12 enrollment on 2024-25 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	445	980	1952
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	60%	63%	79%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/21/2025	45	108	140
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	4	2	3
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	67%	70%	85%

**Notes:** At this time, adequate capacity exists at Bing Elementary, Giunta Middle, and Spoto High School for the proposed rezoning.

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

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
P: 813.272.4429 C: 813.345.6684

## AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 02/06/2025

**Agency:** Natural Resources **Petition #:** 25-0178

- ☐ This agency has **no comment**
- ☐ This agency has **no objections**
- ☒ This agency has **no objections, subject to listed or attached conditions**
- ☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. The requested Planned Development (PD) identifies potential development within 100 feet of the Alafia River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code. Adequate justification for this disturbance must be provided to remove this agency's objections.
3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 11/25/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 12/10/2024

**PROPERTY OWNER:** Eclipse Global Investments LLC and Felix Alberto Moreno Et Al    **PID:** 25-0178

**APPLICANT:** Eclipse Global Investments LLC and Felix Alberto Moreno Et Al

**LOCATION:** 8820 Oak S.t Riverview, FL 33578  
7007 Riverview Dr Riverview, FL 33578

**FOLIO NO.:** 49433.0000, 49445.0000

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.  
Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC  
DEVELOPMENT SERVICES DEPARTMENT  
601 EAST KENNEDY BOULEVARD, 2ND FLOOR  
TAMPA, FLORIDA 33601

Reported by:  
CRYSTAL REYES, AAERT No. 1660

1 MS. HEINRICH: Our first item is Item C.1 standard  
2 rezoning 25-0178. The applicant is requesting to rezone  
3 property from PD to RSC-6. Logan McKaig with Development  
4 Services will present staff findings after the applicant's  
5 presentation.

6 Good evening.

7 MR. MOREDA: I'm trying to figure out the -- good  
8 evening, Madam Hearing Officer Joe Moreda, 400 North Ashley,  
9 Suite 1100. I'm here to speak to rezoning 25-0178. This is a  
10 request for RSC-6 located on the south side of Riverview Drive  
11 on the southwest corner of Oak Street and Riverview Drive. All  
12 of it is west of U.S. 41. The total rezoning area is  
13 approximately 4.54 acres.

14 There are two folios involved. One of the folios has  
15 an existing single-family home, and that is the folio that's  
16 located to the south. And the folio that occupies the corner of  
17 Riverview Drive and Oak is vacant.

18 Again, the request is to rezone a planned development,  
19 which currently has RSC-6 standards, to RSC-6. So this request  
20 is effectively rezoning a 4.54-acre parcel from a 14.41-acre  
21 planned development. It's extracting that area. There's been a  
22 companion rezoning, which is 25-0177, that was heard at a  
23 previous hearing to reconcile the remaining area of that PD  
24 plan. 25-0177, I would add, has a recommendation from the  
25 zoning hearing master from the previous hearing of approval.

1           Again, there's no change in the development standards.  
2       This is RSC-6 to RSC-6. If anything, the existing PD in  
3       condition 1.1 allows a 15-foot front yard along certain areas  
4       internal of the PD, which has lots organized on internal  
5       roadways to have a narrower front yard of 15 feet. This  
6       application is to RSC-6 and will conform to RSC-6 standards,  
7       which will require a 25-foot front yard.

8           Having said that, it's likely going to end up in a  
9       reduction in density because it doesn't have some of the things  
10      that the PD would have allowed in it to, you know, shrink the  
11      lot size or accommodate a larger home. The applicant seeks to  
12      use this property in accordance with the R4 Comprehensive Plan.  
13      So the Comp Plan and subdivision will limit it to four units an  
14      acre. They're seeking RSC-6 use permissibility, and they intend  
15      to comply with the site engineering and subdivision standards in  
16      place at the time when they go through the review.

17           In terms of the adjacent zoning pattern in the area, I  
18      don't know how important it is to go over that since there's  
19      really no change proposed for the site. But nonetheless, it  
20      does have RSC-6 to the north, RSC-6 to the south. It has a  
21      proposed ASC1 zoning that's pending to the east of it. That's  
22      the one that I alluded to that is reconciling the remainder of  
23      the PD. That's proposed for ASC1, but it does have RSC-6  
24      standards as we speak. And to the west of the site there's RSC-  
25      6. There's also other more intensive zonings in the area that

1 are either nonresidential, are of more intense use.

2 In conclusion, there's no change to the proposed  
3 development standards. We're going RSC-6 to RSC-6. The  
4 proposed rezoning, with no change, will remain consistent and  
5 compatible with the area. And to, you know, to a degree the  
6 RSC-6 is already there, but we're only eliminating it from the  
7 PD and retaining the RSC-6 standards for this 4.54-acre site.

8 It has all the approvals. The Planning Commission has  
9 found this consistent and Development Services Department staff  
10 is recommending approval. We're here to answer any questions.  
11 And it's pretty straightforward, not many of them are easier  
12 than this one, so. Thank you very much.

13 HEARING MASTER: Thank you. My only question, you  
14 answered, and that was why are you rezoning if you already have  
15 RSC-6? It wasn't clear to me that you're extracting a parcel  
16 from a larger PD, so that's the reason.

17 MR. MOREDA: Yes, they're extracting it from the PD.  
18 The property owners of the PD, they don't have any particular  
19 plans. The PD that's already been -- the portion of the PD  
20 that's already been heard. They're proposing AS1 standards.  
21 They have thoughts of, you know, trying to do some type of  
22 farming with it. That's carrying on a separate tract. But to  
23 do that, they had to split up the PD. So this is the area of  
24 the PD where the property owners don't necessarily want to do  
25 that, but are going along with it to go ahead and allow that --

1 you know, the PD to be divided up this way, and they want to  
2 retain the RSC-6 standards which this accomplishes.

3 HEARING MASTER: All right. Thank you. That was my  
4 only question. I appreciate it. Don't forget to sign in.

5 MR. MOREDA: Thank you.

6 HEARING MASTER: Development Services?

7 Good evening.

8 MR. MCKAIG: Good evening, Madam Hearing Officer.  
9 Logan McKaig, Development Services. Rezoning 25-0178. The  
10 applicant is requesting to rezone the property from PD to RSC-6.  
11 The existing PD 06-1721 permits for RSC-6 development standards.  
12 The property is located along Riverview Drive, approximately  
13 3,000 feet east of South U.S. 41. The property is surrounded by  
14 a mix of residential agricultural, light commercial uses in the  
15 forms of RSC-6, RSC-6 mobile home overlay, AS1, ARBPO, RSB, and  
16 other PDs.

17 The property, totaling 4.5 acres, is located between  
18 Riverview Drive and the Alafia River. The proposed rezoning to  
19 RSC-6 is in the coastal high hazard area, would normally  
20 constitute a requirement that the property cannot have potential  
21 maximum of more than 10 homes without rezoning into a planned  
22 development. However, it was determined that the possible  
23 number of homes per the FLU density, wetlands and other  
24 development standards, is no greater than the currently approved  
25 18 homes described in PDD 06-1721.

1 Site development standards and comparable  
2 surrounding -- is comparable to surrounding properties. Density  
3 would be limited to no more than four units per acre. Staff is  
4 recommending approval. Be available for any questions.

5 HEARING MASTER: No questions at this time. Thank you  
6 so much.

7 Planning Commission?

8 MR. ROYAL: Good evening. Tyrek Royal, Planning  
9 Commission Staff. The site is in the urban service area, where  
10 according to Objective 1 in the Future Land Use element, 80  
11 percent of the County's growth is to be directed. Policy 1.4  
12 requires all new development to be compatible with the  
13 surrounding area, noting that compatibility does not mean the  
14 same as. Rather it refers to the sensitivity of the development  
15 proposals in the surrounding area.

16 The site currently has vacant and single-family  
17 residential uses, with vacant land to the north, east, and west  
18 of the subject site. Single-family uses surround the subject  
19 site on all sides. The proposal to remove the property from the  
20 existing PD and retain RSC-6 development standards meets the  
21 intent of FLU Objection 1 and Policy 1.4, FLU Objectives 7 and  
22 8, and each of the respective policies establish Future Land Use  
23 map, as well as the allowable range of uses of each Future Land  
24 Use category.

25 The character of each land use category is defined by

1 building type, residential density, functional use, and physical  
2 composition of the land. The integration of these factors set  
3 the general atmosphere and character of each Land Use category.  
4 Each category has a range of permissible uses which are not  
5 exhausted, but are intended to be illustrative of the character  
6 of uses within the Land Use designation.

7 Appendix A contains a description of the character and  
8 intent of permitted uses and each Future Land Use category. The  
9 site is in the Residential 4 FLU category. The Res 4 allows for  
10 the consideration of residential suburban scale neighborhood,  
11 neighborhood commercial, office uses, and multipurpose projects.

12 In accordance with the language stated above, this  
13 request meets an intent of FLU Objective 7 and LFU Objective 8.  
14 Overall, staff finds that the proposed use is an allowable use  
15 and Res 4 is compatible with the development pattern within the  
16 surrounding area, and does support the vision of the Gibsonton,  
17 Riverview, and SouthShore areawide community plans. The  
18 proposed rezoning would allow for development that is consistent  
19 with the goals, objectives, and policies of the Future Land Use  
20 element of the Unincorporated Hillsborough County Comprehensive  
21 Plan. Thank you.

22 HEARING MASTER: Thank you, I appreciate it.

23 Is there anyone in the room or online that would like  
24 to speak in support, anyone in favor? Seeing no one. Anyone in  
25 opposition to this request? All right. No one.

1 Ms. Heinrich, anything else?

2 MS. HEINRICH: No, ma'am.

3 HEARING MASTER: Mr. Moreda, you have the last word if  
4 you'd like it.

5 MR. MOREDA: I have no further comments unless you  
6 have a question.

7 HEARING MASTER: No questions. I appreciate it.

8 MR. MOREDA: Thank you very much. Have a great  
9 evening. And I did sign the record. So I think I'm gold.

10 HEARING MASTER: All right. Thank you so much. And  
11 with that we'll close Rezoning 25-0178 and go to the next case.  
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Zoning Hearing Master Hearing  
March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

-----X  
IN RE: )  
ZONE HEARING MASTER )  
HEARINGS )  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and  
Pamela Jo Hatley  
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.  
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission  
601 East Kennedy Boulevard,  
Second Floor  
Tampa, Florida 33602

Reported by:  
Diane DeMarsh, AAERT No. 1654  
DIGITAL REPORTER

Zoning Hearing Master Hearing  
March 24, 2025

1 Hearing.

2 Item A.11, PD 24-1257. This application is being  
3 continued by the applicant to the June 16, 2025 ZHM Hearing.

4 Item A.12, PD 24-1311. This application is out of  
5 order to be heard and is being continued to the April 15, 2025  
6 ZHM Hearing.

7 Item A.13 Major Mod 25-0025. This application is out  
8 of order to be heard and is being continued to the  
9 April 15, 2025 ZHM Hearing.

10 Item A.14, Major Mod 24-0133 (sic). This application  
11 is being continued by staff to the April 15, 2025 ZHM Hearing.

12 Item A.15, PD 25-0144. This application is out of  
13 order to be heard and is being continued to the May 15, 2025  
14 ZHM Hearing.

15 Item A.16, Standard Rezoning 25-0174. This  
16 application is being continue by the applicant to the  
17 May 19, 2025 ZHM Hearing.

18 Item A.17, Standard Rezoning 25-0178. This  
19 application is out of order to be heard and is being continued  
20 to the April 15, 2025 ZHM Hearing.

21 Item A.18, Major Mod 24-0243 (sic). This application  
22 is out of order to be heard and is being continued to the  
23 April 15, 2025 ZHM Hearing.

24 Item A.19, PD 25-0261. This application is out of  
25 order to be heard and is being continued to the April 15, 2025

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley  
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.  
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Tampa, Florida 33601

Reported by:  
Crystal Reyes, AAERT No. 1660

1 MS. HEINRICH: Our next item is Item C.4, Standard  
2 Rezoning 25-0178. The applicant is requesting to rezoned  
3 properties zone PD 06-1721 to RC-6R with restrictions.  
4 Logan McKaig with Development Services will provide staff  
5 findings after the applicant's presentation.

6 MR. MOREDA: Joe Moreda, 400 North Ashley, Gardner,  
7 Brewer, Hudson, representing the property owners, Mareno  
8 Properties and Global Eclipse.

9 Madam Hearing Officer, this is the companion rezoning  
10 to the previous rezoning that you just heard. This is planned  
11 development 24-1778. It's located also on the south side of  
12 Riverview Drive on the southwest corner of Oak Street and  
13 Riverview Drive west of US Highway 41. The total rezoning area  
14 is approximately 4.54 acres. And there are two folios with  
15 this piece. The yellow on the site plan depicts the area that  
16 is just west of the site that we just talked about within the  
17 PD. This request is to rezone PDO -- 06-1721, which has RSC-6  
18 standards to RSC-6 with the restriction. The restriction will  
19 relate to limiting access or prohibiting access to Riverview  
20 Drive, so the access will be gained along Oak Street. This will  
21 rezone the remainder of the 4.54 acres from the 14.41 acre plan  
22 development. The applicant seeks to use the property in  
23 accordance to RSC-6. They don't have any imminent plans.

24 One of the folios, the southern folio has a  
25 single-family home existing. And the -- the remainder of the

1 site is vacant.

2 The adjacent uses -- actually, there's really no  
3 change to the PD with the exception of the current PD was in  
4 a -- at RSC-6. There was some relief on the front yard setback.  
5 This will adhere to all the RSC-6 standards with the restriction  
6 on access on Riverview, which was a concern, Riverview Drive.  
7 There's existing zoning in the area, which is RSC-6. The comp  
8 plan is RES-4 and does have RES-6 in the area.

9 We understand that when this does go to subdivision,  
10 that it will be four units acre max. So even though it does  
11 have the RSC-6, the development will be capped at four units per  
12 acre. And really having said that, it -- that -- there's no  
13 change in the proposed development standards. It has all  
14 approvals. There's not really much more we can say about this  
15 unless you have any questions.

16 HEARING MASTER: No questions. So as -- as far as --  
17 I understand, then these two rezonings are just eliminating that  
18 PD and they're going to standard zonings.

19 MR. MOREDA: Yes, ma'am.

20 HEARING MASTER: Okay.

21 MR. MOREDA: It has new ownership and --

22 HEARING MASTER: Okay.

23 MR. MOREDA: -- they either have -- they're not sure  
24 what they want to do with the property or they have different  
25 ideas about, you know, different sides of it. So this was the

1 best solution in the long run.

2 HEARING MASTER: I understand.

3 MR. MOREDA: And -- and that's where we're at with it.

4 So --

5 HEARING MASTER: Okay.

6 MR. MOREDA: Thank you very much. And I'll move out  
7 of the way unless you have any more questions.

8 HEARING MASTER: No more questions for you. Thank  
9 you. Be sure and sign in for this one as well.

10 MR. MOREDA: Thank you.

11 HEARING MASTER: All right. Development Services.

12 MR. MCKAIG: Good evening. Logan McKaig,  
13 Development Services for rezoning 25-0178.

14 The applicant is requesting to rezoned from PD to  
15 RSC-6. The applicant is also proposed restrictions to the  
16 rezoning that would not allow access onto Riverview Drive. The  
17 properties together totaling 4.5 acres are located between  
18 Riverview Drive and the Alafia River, about 2,500 square feet --  
19 2,500 feet east of US 41. The rezoning to RSC-6 in the coastal  
20 high hazard area would normally constitute a requirement that  
21 the property cannot have a potential maximum of more than ten  
22 homes without rezoning into a PD. However, it was determined as  
23 the possible number of homes per the FLUE density wetlands and  
24 other development standards is no greater than the currently  
25 approved 18 homes, existing -- 18 potential homes in the PD

1 described in PD 06-1721. The site development standards, I'm  
2 sorry, would be the same as the 18 homes described in  
3 PD 06-1721.

4 The site will have development standards comparable to  
5 the surrounding properties and density that'd be limited to four  
6 units per acre. Staff recommends approval subject to the  
7 following proposed applicant proposed restrictions that folios  
8 94 or 49, excuse me, 4450000 shall not have any direct access  
9 onto Riverview Drive.

10 HEARING MASTER: All right. And I have the amended  
11 staff report. So that second restriction that -- did say  
12 densities shall be limited to four units per acre. That's  
13 coming out?

14 MR. MCKAIG: Yes.

15 HEARING MASTER: And the limitations to four units per  
16 acre is by virtue of?

17 MR. MCKAIG: It would pretty much just come down to  
18 the site review development standards would re -- prohibit them  
19 to develop beyond that there?

20 HEARING MASTER: I guess my question is, how will  
21 they -- how will site review be made aware of that? That's in  
22 the -- if it's not a restriction.

23 MS. HEINRICH: Sure. Michelle Heinrich,  
24 Development Services.

25 That restriction was reflecting that the Future Land

1 Use Category, despite the RSC-6 development standards, would  
2 still limit them to four units per acre. We restrict -- we put  
3 that in and then res -- removed it at the applicant's request.  
4 And I think he may have some new thoughts on that.

5 HEARING MASTER: Okay.

6 MS. HEINRICH: He'll address in his rebuttal, but --

7 HEARING MASTER: Okay.

8 MS. HEINRICH: -- that was the reason for that.

9 HEARING MASTER: All right. Thank you very much.  
10 Appreciate that.

11 Planning Commission.

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

13 The subject site is north of the Alafia River, south  
14 of the -- of Riverview Drive and east of US Highway 41. The  
15 site is in the urban service area and is located within the  
16 limits of The Gibsonton Riverview and South Shore Areawide  
17 Systems and community plans. The site is in the residential  
18 district, which encourages attractive residential developments  
19 that complement the surrounding character and promote diversity  
20 and housing.

21 Goal six of the Riverview community plan aims to  
22 reduce to the extent possible, Future Land Use Map densities and  
23 intensities along the Alafia River and other natural resources  
24 such as open space. This goals intent is to maintain, preserve  
25 and protect the environmental quality and wildlife habitat of

1 the -- the Alafia River and surrounding watershed. The subject  
2 site is located just north along the Alafia River. The rezoning  
3 request proposes a reduction in use and overall lots in  
4 comparison to the existing PD zoning of the property. The  
5 proposal meets the intent of the Gibsonton and Riverview  
6 Community plans.

7 Overall, staff finds that the proposed use is an  
8 allowable use in the RES-4 category. It's compatible with the  
9 existing development pattern found within the developing --  
10 within the surrounding area and does support the vision of the  
11 Gibson -- Gibsonton Riverview and South Shore Areawide Systems  
12 community plans. The proposed rezoning would allow for  
13 development that is consistent with the goals, objectives and  
14 policies of the future land use element of the Unincorporated  
15 Hillsborough County Comprehensive Plan.

16 Based on the above considerations of the following  
17 goals, objectives and policies, Planning Commission Staff finds  
18 the proposed rezoning is consistent with the unincorporated tool  
19 for a county comprehensive plan subject to the conditions set by  
20 the development services department.

21 HEARING MASTER: All right. Thank you.

22 All right. Is there anyone here or online who wishes  
23 to speak in support of this application? All right. Not  
24 hearing anyone.

25 Is there anyone here or online who wishes to speak in

1 opposition to this application? All right, I do not hear  
2 anyone.

3 MS. MORENO: I do. I do.

4 HEARING MASTER: Okay. I'm sorry. There is a  
5 speaker.

6 MS. MORENO: So --

7 HEARING MASTER: Please --

8 MS. MORENO: Yeah, so I --

9 HEARING MASTER: -- state your name and address for  
10 the record.

11 MS. MORENO: My name is Giselle Moreno. And my  
12 address is 777 North Ashley Drive, Tampa, Florida, zip code  
13 33602. And I'm representing my dad, Felix Moreno. He is  
14 listening online. He does not agree with the restriction. He  
15 wants to be able to enter through Riverview Drive.

16 HEARING MASTER: Okay. And that's all that you have,  
17 ma'am?

18 MS. MORENO: Yes.

19 HEARING MASTER: All right. We'll be back to you in a  
20 second, Mr. More -- Moreda.

21 All right. Development Services, anything further?

22 MS. HEINRICH: No, ma'am.

23 HEARING MASTER: Okay. Mr. Moreda.

24 MS. MORENO: Yes, ma'am.

25 MR. MOREDO: Thank you. That -- that is new

1 information.

2 HEARING MASTER: Okay.

3 MR. MOREDA: There's -- there's basically three  
4 different property owner groups involved in this. My  
5 understanding was that the Moreno property, which is on Oak  
6 Street and Riverview Drive, that they were agree -- they -- they  
7 were in agreement with a condition to restrict the access onto  
8 Riverview Drive, which contextually, I will tell you that we did  
9 not see this. When we saw the staff report, that's -- we had a  
10 discussion before the staff report came out. This is weeks ago  
11 that we had the discussion. And we had agreed that it wasn't  
12 necessary to have a condition stating that it was four units an  
13 acre because it would just be part of the subdivision review.  
14 Which not having a chance to talk with any about that since we  
15 saw the staff report, which is really the reason why we didn't  
16 wanna put it in. We're not an objection of that because it's  
17 restating the obvious. So if it's put in or if it isn't put in,  
18 it's going to be four units an acre. And we don't have any  
19 objection to that.

20 But in light of the information that just came out  
21 from the Moreno property owner, I think we need to continue the  
22 case because my understanding, at least walking into the  
23 hearing, was that there was no problem with the restriction. In  
24 fact, I believe we need to continue both of the cases because  
25 they're -- they're really kind of tied together.

1 So --

2 HEARING MASTER: Okay.

3 MR. MOREDA: -- that's an interesting wrinkle.

4 HEARING MASTER: Yeah, it -- it's an interesting  
5 wrinkle because the other case is closed. But this one, we can  
6 entertain a request for continuance.

7 MR. MOREDA: Well, they'll arrive at the Board at the  
8 same time. So ultimately, that will have to be managed. But  
9 I -- I don't know how that's going to man -- be managed with  
10 your review though, that's the only problem.

11 HEARING MASTER: County Attorney's Office, can we  
12 open -- reopen the prior case since they're related? Are -- are  
13 they related applicants?

14 MS. HEINRICH: No.

15 HEARING MASTER: They're not related applicants.

16 MR. MOREDA: They -- there's -- there's three property  
17 owner groups. And I was -- the -- the property owner that  
18 represented that they were in agreement was the Riverview Farms.  
19 They indicated that the other -- the Eclipse and Morena was in  
20 agreement. I have no -- I -- I had no --

21 HEARING MASTER: Okay.

22 MR. MOREDA: -- idea this was coming.

23 HEARING MASTER: I see. All right. Then I'm not  
24 inclined, unless I get advised otherwise by the County  
25 Attorney's Office, I'm not inclined to reopen the prior case.

1 MR. CAMERON: Well, the fact that it's close is what  
2 makes it different, because, I mean, you can continue something  
3 on the record. And I don't -- there was no one who spoke at the  
4 last hearing. I think my concern is mainly sort of preserve the  
5 chain of notice. So for a case -- the case that we're on was  
6 noticed for this hearing. And so, it can be continued to a  
7 later date and time certain without re-notice. But the one that  
8 was closed, even in case there was just someone watching on  
9 YouTube, it would probably be cleanest for it to be re-noticed  
10 when it came back. I know that's more than you were hoping for  
11 in this instance, but with the hearing closed, anyone who was  
12 interested who potentially then tuned out wouldn't realize that  
13 it's coming back. They would think it's coming to the Board  
14 on -- on April 8th.

15 MR. MOREDA: Well, they -- they have to land at the  
16 Board together.

17 HEARING MASTER: All right. I -- I think that we are  
18 getting into the weeds here and talking about a case that's  
19 already closed.

20 MR. MOREDA: Right.

21 HEARING MASTER: So procedurally, are you requesting a  
22 contin -- a continuance of this case? This is Rezoning Standard  
23 25-0178?

24 MR. MOREDA: Yes.

25 HEARING MASTER: Okay. Then Ms. Heinrich, would that

1 be to the March hearing or would that be later?

2 MS. HEINRICH: That would be to the March 24th  
3 hearing.

4 HEARING MASTER: Okay.

5 MS. HEINRICH: And as Mr. Moreda stated, because these  
6 are in the same PD, they would need to be heard by the Board  
7 together. So that's the most important part, is that they --  
8 the seven -- the 0177, could be continued to the Board date that  
9 the 78 will be schedule four.

10 HEARING MASTER: I understand. Okay. So I'm granting  
11 a continuance of Rezoning Standard 25-0178. It's being  
12 continued to the March 24th Zoning Hearing Master meeting.

13 MR. MOREDA: Thank you. I'm sorry.

14 HEARING MASTER: All right.

15 MR. MOREDA: And I apologize for that.

16 HEARING MASTER: That's fine. And we're closing the  
17 hearing on Rezoning Standard 25-0178. Next case.

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Zoning Hearing Master Hearing  
January 14, 2025

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
IN RE: )  
ZONE HEARING MASTER )  
HEARINGS )  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.  
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard,  
Second Floor  
Tampa, Florida 33601

Reported by:  
Crystal Reyes, AAERT No. 1660  
DIGITAL REPORTER

1 hearing process.

2 Item A.27, Rezoning 25-0123. The applicant  
3 MNS Properties of Tampa, LLC. This application is out of order  
4 to be heard and is being continued to the February 18, 2025  
5 Zoning Hearing Master Hearing.

6 Item A.28, Rezoning 25-0174. The applicant is  
7 Todd Pressman. This application is being continued by the  
8 applicant to the March 24, 2025 Zoning Hearing Master Hearing.

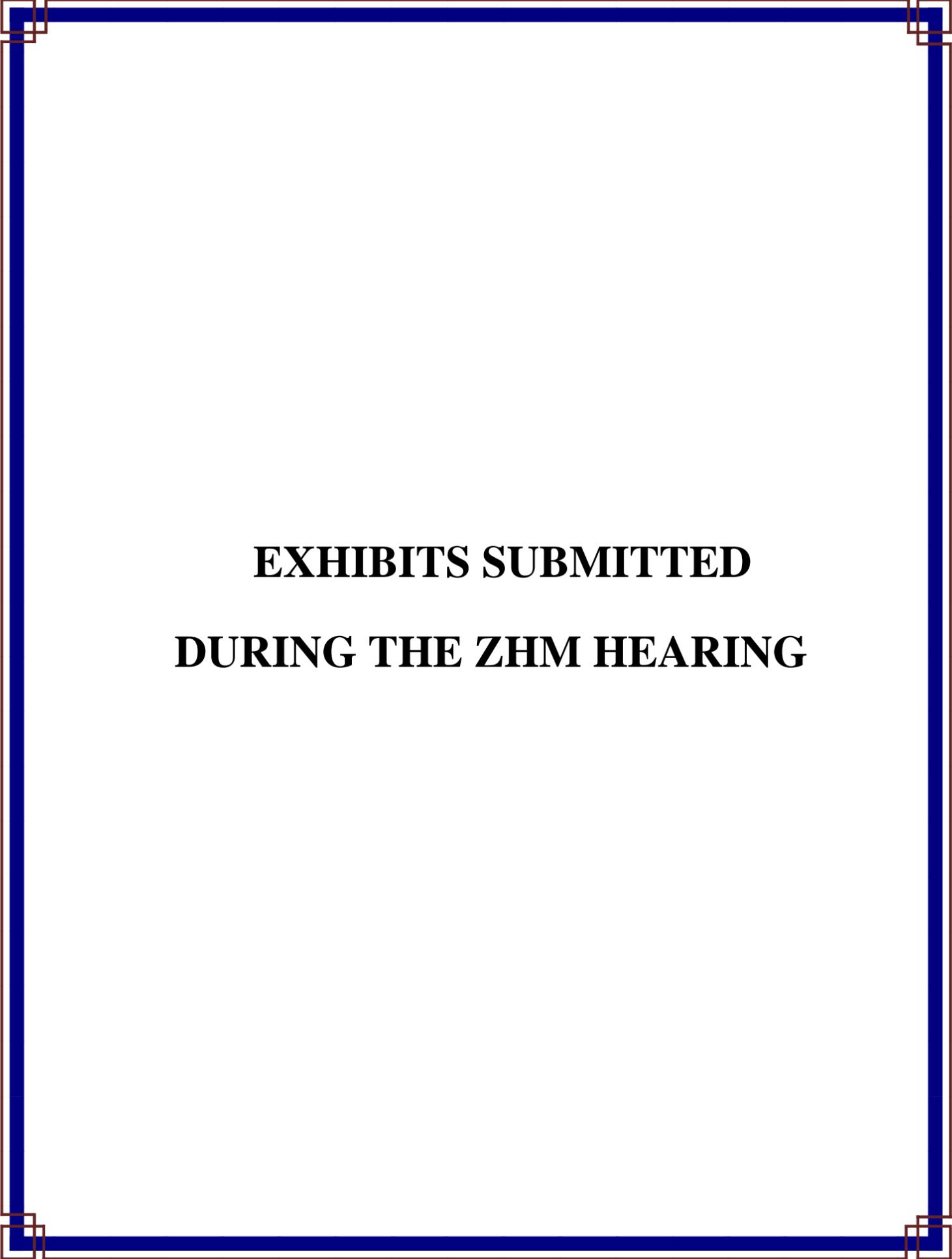
9 Item A.29, Rezoning 25-0177. The applicant is  
10 Riverview Drive Farms, LLP. This application is being continued  
11 by staff to the February 18, 2025 Zoning Hearing Master Hearing.

12 Item A.30 Rezoning 25-0178. The applicant is Felix  
13 Alberto Moreno and Eclipse Global Investments, LLC. This  
14 application is being continued by staff to the February 18, 2025  
15 Zoning Hearing Master Hearing.

16 This concludes the withdrawals and continuances.

17 HEARING MASTER: Thank you so much. I appreciate it.  
18 Let me start by going over our procedures for tonight's hearing.

19 Our hearing today consists of agenda items that  
20 require a public hearing by a zoning hearing master. I'll  
21 conduct a hearing on each agenda item and will file a  
22 recommendation within 15 business days following tonight's  
23 hearing. That recommendation is then sent to the Board of  
24 County Commissioners, who will make the final decision on each  
25 agenda item.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 4DATE/TIME: 2/18/2025 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0123</u>	PLEASE PRINT NAME <u>Hanza Bouloudene</u> MAILING ADDRESS <u>1145 35th Ave N</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33104</u> PHONE <u>336-965-7785</u>
<u>RZ</u> APPLICATION # <u>25-0123</u>	PLEASE PRINT NAME <u>Fakir Hossain</u> MAILING ADDRESS <u>104 ORCH RIDGE AVE</u> CITY <u>Tam Pa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>855-681072</u>
APPLICATION # <u>RZ</u> <u>24-1289</u>	PLEASE PRINT NAME <u>Holly Boyer</u> MAILING ADDRESS <u>17820 Dorman Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-730-3947</u>
APPLICATION # <u>RZ</u> <u>25-0177</u>	PLEASE PRINT NAME <u>Joe Morela</u> MAILING ADDRESS <u>400 W Kelly</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813 392 9495</u>
APPLICATION # <u>RZ</u> <u>25-0178</u>	PLEASE PRINT NAME <u>Joe Morela</u> MAILING ADDRESS <u>400 W. Ashley</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813 392 9495</u>
APPLICATION # <u>RZ VS</u> <u>25-0178</u>	PLEASE PRINT NAME <u>Giselle moreno</u> MAILING ADDRESS <u>777 N ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

PAGE 2 OF 4

DATE/TIME: 2/18/2025 6pm HEARING MASTER: Pamela Jo Hathay

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0299	PLEASE PRINT NAME <u>DAVID Mechanik</u> MAILING ADDRESS <u>305 S. Blvd.</u> CITY <u>Pampa</u> STATE <u>TX</u> ZIP <u>73606</u> PHONE <u>813 216-1920</u>
APPLICATION # mm 24-1110	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727 909-7600</u>
APPLICATION # mm 24-1110	PLEASE PRINT NAME <u>Joe Elia</u> MAILING ADDRESS <u>6432 Sunset Bay Cir</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813 999-6802</u>
APPLICATION # mm 24-1110	PLEASE PRINT NAME <u>MIKE O'DELL</u> MAILING ADDRESS <u>12205 SHELBY DR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813 765 2706</u>
APPLICATION # mm 24-1110	PLEASE PRINT NAME <u>Michelle Van Loan</u> MAILING ADDRESS <u>130 Eling Sky Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-748-2618</u>
APPLICATION # mm 24-1110	PLEASE PRINT NAME <u>Grece McComes</u> MAILING ADDRESS <u>805 Old Derby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u>

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

PAGE 3 OF 4

DATE/TIME: 2/18/2025 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<b>APPLICATION #</b> MM 24-1110	<b>PLEASE PRINT</b> <b>NAME</b> Michele Miles <b>MAILING ADDRESS</b> 412 Vine Keeper Ct <b>CITY</b> Seffner <b>STATE</b> FL <b>ZIP</b> 33584 <b>PHONE</b> 695-8770
<b>APPLICATION #</b> RZ 24-1135	<b>PLEASE PRINT</b> <b>NAME</b> Ben Dachepalli <b>MAILING ADDRESS</b> 1001 Water St, 10th Floor <b>CITY</b> Tampa <b>STATE</b> FL <b>ZIP</b> 33602 <b>PHONE</b> 813-559-5545
<b>APPLICATION #</b> RZ 24-1135	<b>PLEASE PRINT</b> <b>NAME</b> Ben Stewart <b>MAILING ADDRESS</b> 5013 Ortega Forest Dr <b>CITY</b> Jacksonville <b>STATE</b> FL <b>ZIP</b> 32210 <b>PHONE</b> 904-654-6440
<b>APPLICATION #</b> RZ 24-1137	<b>PLEASE PRINT</b> <b>NAME</b> Kami Corbett <b>MAILING ADDRESS</b> 101 E Kennedy Blvd Ste 3700 <b>CITY</b> TAMPA <b>STATE</b> FL <b>ZIP</b> 33604 <b>PHONE</b> 813-729-8421
<b>APPLICATION #</b> MM 24-1141	<b>PLEASE PRINT</b> <b>NAME</b> Todd Pressman <b>MAILING ADDRESS</b> 2002nd Ave South #451 <b>CITY</b> St Pete <b>STATE</b> FL <b>ZIP</b> 33707 <b>PHONE</b> 727-900-1760
<b>APPLICATION #</b> MM 24-1141	<b>PLEASE PRINT</b> <b>NAME</b> Hashim Sulaiman <b>MAILING ADDRESS</b> 16411 Burniston Dr <b>CITY</b> Tampa <b>STATE</b> FL <b>ZIP</b> 33647 <b>PHONE</b> 813 841 8712

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

PAGE 4 OF 4

DATE/TIME: 2/18/2025 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 24-1141	PLEASE PRINT NAME <u>Dennis Tamargo</u> MAILING ADDRESS <u>15118 N 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 833 1185</u>
APPLICATION # MM 24-1141	PLEASE PRINT NAME <u>NASHAT SOAFAN</u> MAILING ADDRESS <u>15118 Livingston Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 941 5575</u>
APPLICATION # MM 24-1141	PLEASE PRINT NAME <u>Lee CBONG</u> MAILING ADDRESS <u>15120 Livingston Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 737 3548</u>
APPLICATION # RZ 25-0022	PLEASE PRINT NAME <u>Michael COSENTINO</u> MAILING ADDRESS <u>150 STATE STREET EAST</u> CITY <u>OLDENAR</u> STATE <u>FL</u> ZIP <u>32007</u> PHONE <u>813 323-3691</u>
APPLICATION # RZ VS 25-0353	PLEASE PRINT NAME <u>Kyle Lao</u> MAILING ADDRESS <u>333 Commerce St #1600</u> CITY <u>Nashville</u> STATE <u>TN</u> ZIP <u>37203</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

ZHM, PHM, VRH, LUHO

**HEARING MASTER:**

**PAGE:** 1 of 1

[illegible]

FEBRUARY 18, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 18, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

📄 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances. 📄 Michelle Heinrich continued with the changes/withdrawals/continuances.

📄 Pamela Jo Hatley, ZHM, overview of ZHM process.

📄 Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

📄 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-1289

📄 Michelle Heinrich, DS, called RZ 24-1289.

📄 Testimony provided.

📄 Pamela Jo Hatley, ZHM, closed RZ 24-1289.

C.2. RZ 25-0123

📄 Michelle Heinrich, DS, called RZ 25-0123.

📄 Testimony provided.

📄 Pamela Jo Hatley, ZHM, continued RZ 25-0123 to March 24, 2025, ZHM Hearing.

C.3. RZ 25-0177

📄 Michelle Heinrich, DS, called RZ 25-0177.

📄 Testimony provided.

TUESDAY, FEBRUARY 18, 2025

 Pamela Jo Hatley, ZHM, closed RZ 25-0177.

C.4. RZ 25-0178


 Michelle Heinrich, DS, called RZ 25-0178.

 Testimony provided.

 Pamela Jo Hatley, ZHM, continued RZ 25-0178 to March 24, 2025, ZHM Hearing.

C.5. RZ 25-0299

 Michelle Heinrich, DS, called RZ 25-0299.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 25-0299.

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

D.1. MM 24-1110

 Michelle Heinrich, DS, called MM 24-1110.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed MM 24-1110.

D.2. RZ 24-1135

 Michelle Heinrich, DS, called RZ 24-1135.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-1135.

D.3. MM 24-1137

 Michelle Heinrich, DS, called MM 24-1137.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed MM 24-1137.

TUESDAY, FEBRUARY 18, 2025

D.4. MM 24-1141


 Michelle Heinrich, DS, called MM 24-1141.

 Testimony provided.

 Pamela Jo Hatley, ZHM, continued MM 24-1141 to March 24, 2025, ZHM Hearing.


D.5. RZ 25-0022

 Michelle Heinrich, DS, called RZ 25-0022.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 25-0022.

D.6. RZ 25-0147

 Michelle Heinrich, DS, RZ 25-0147 was continued to March 24, 2025, ZHM Hearing.

D.7. MM 25-0353


 Michelle Heinrich, DS, called MM 25-0353.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed MM 25-0353.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourned the meeting at 9:02 p.m.

**Rezoning Application:** 25-0178  
**Zoning Hearing Master Date:** 02-18-2025  
**BOCC Land Use Meeting Date:** 04-08-2025

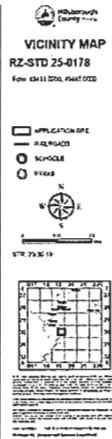
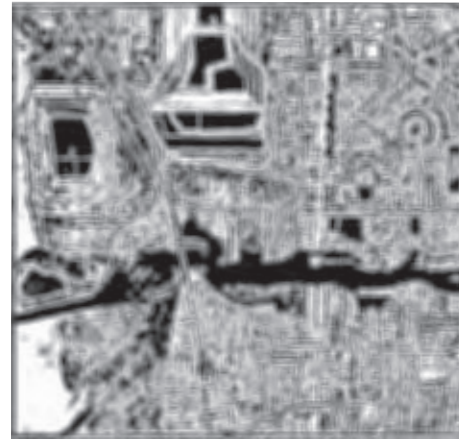


**Hillsborough  
County Florida**

**Development Services Department**

### 1.0 APPLICATION SUMMARY

**Applicant:** Felix Alberto Moreno Et Al  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 4.5 acres  
**Community Plan Area:** Riverview and Gibsonton  
**Overlay:** None  
**Special District:** Costal High Hazard  
**Request:** Rezone to RSC-6 (R)



### Introduction Summary:

The applicant is requesting to rezone the property from PD to RSC-6. The applicant has proposed restrictions on the rezoning that would not allow access to Riverview drive.

Zoning:	Existing	Proposed
District(s)	PD 06-1721	RSC-6 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	4.53	4.53
Density/Intensity	3.97	4 du/ga
Mathematical Maximum*	18 units	18 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 06-1721	RSC-6 (R)
Lot Size / Lot Width	7000 sq ft/ 70 ft wide	7000 sq ft/ 70 ft wide
Setbacks/Buffering and Screening	Front 25 ft, side 7.5 ft, and rear 25 ft	Front 25 ft, side 7.5 ft, and rear 25 ft
Height	40 ft	35 ft

### Additional Information:

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
----------------------------------------------------------	-----------------------------------------------------------

Application No. 25-0178  
Name: Ashley Rynne  
Entered at Public Hearing: 2/18/25  
Exhibit # 1 Date: 2/18/25



APPLICATION NUMBER: RZ 25-0178

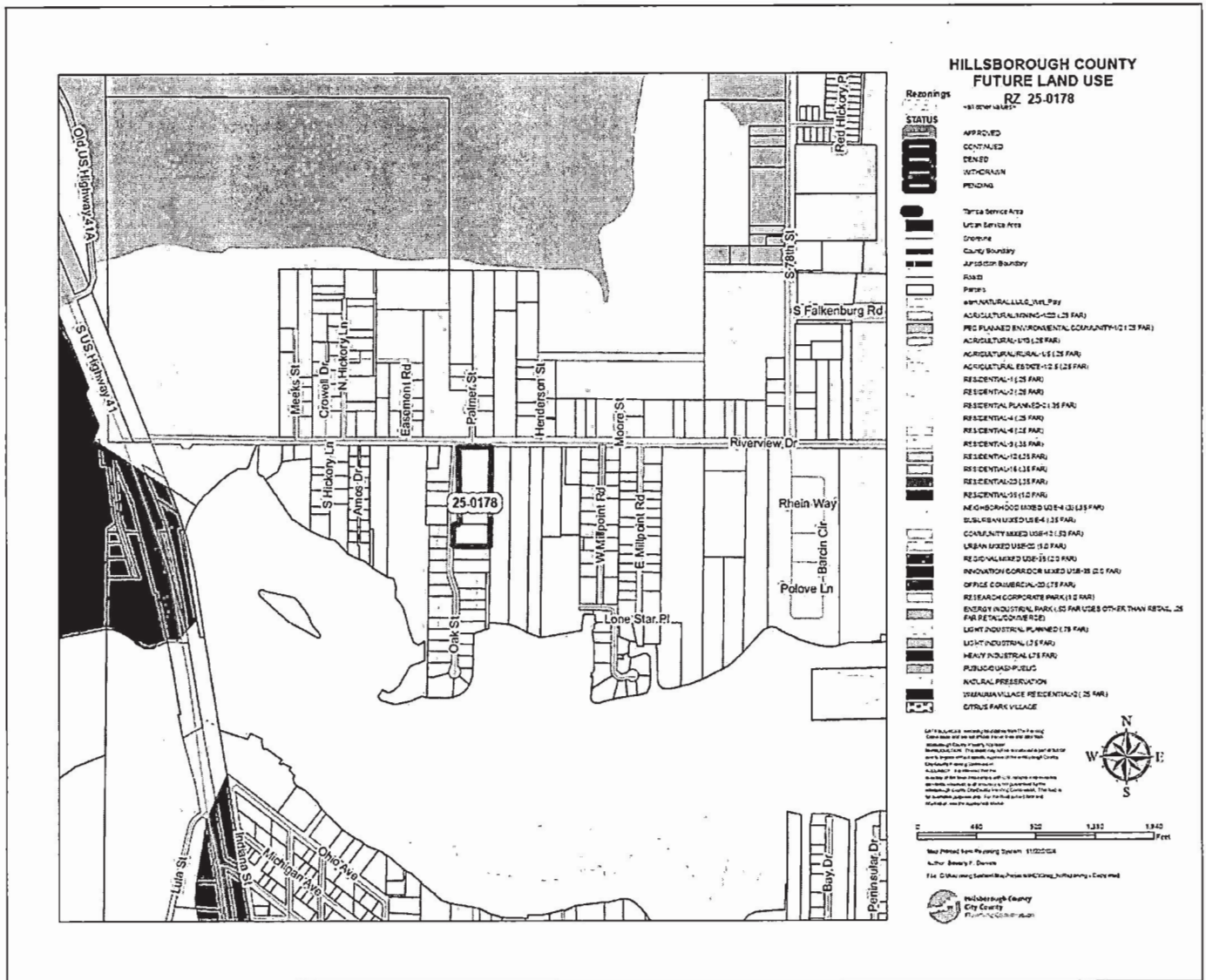
ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU/GA or .25FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

**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	RSC-6 MH/ PD	6 du/ga 0.22 FAR	Residential/ commercial and Museum	Residential/ commercial and Museum
East	PD	6 du/ga	Residential	Vacant
South	RSC-6	6 du/ga	Residential	Residential
West	RSC-6/ RSC-6MH /RSB/PD	6 du/ga 0.25 far	Residential, Commercial, and RSB uses	Residential, Commercial, and RSB Uses

APPLICATION NUMBER: RZ 25-0178

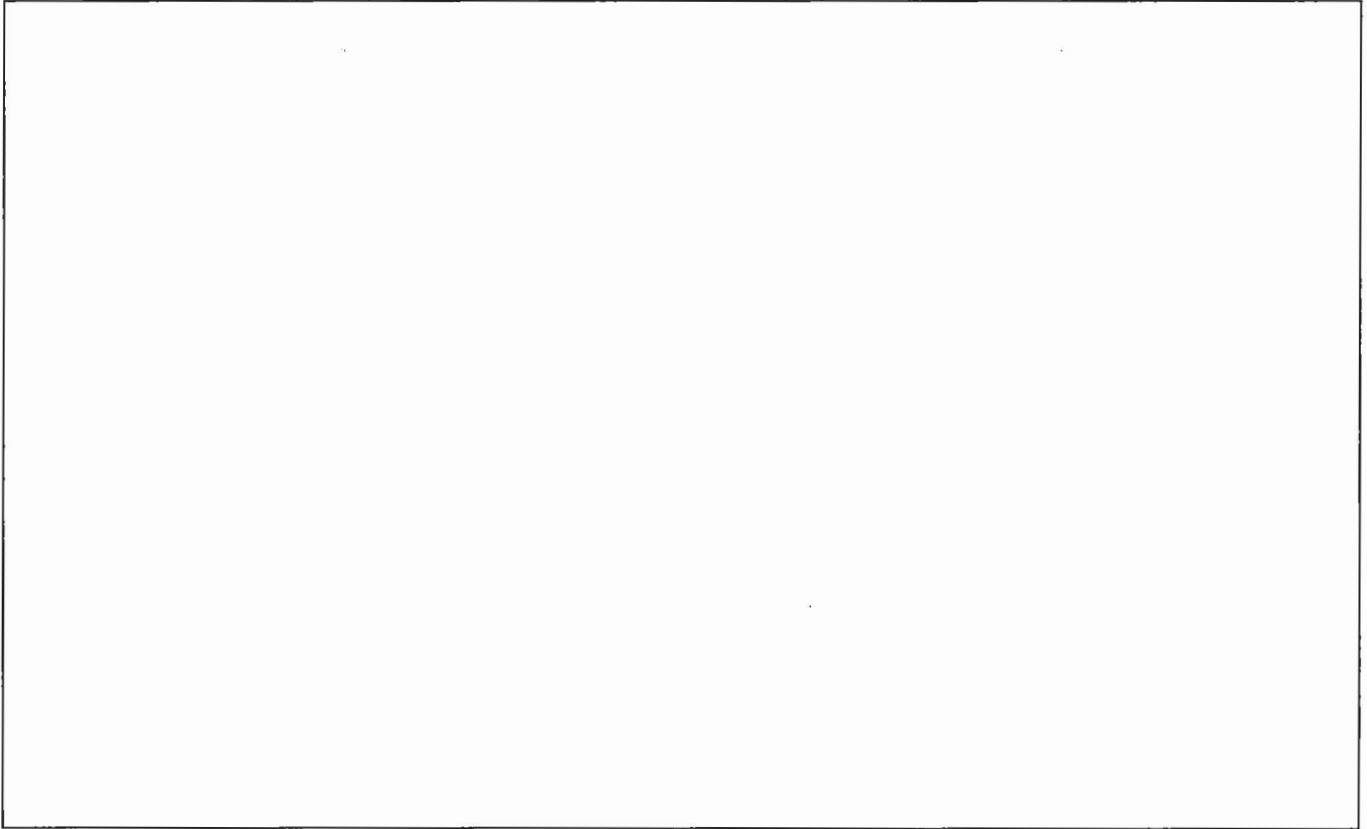
ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

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

## Transportation Comment Sheet

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

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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

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

<b>Connectivity and Cross Access</b> <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

<b>Design Exception/Administrative Variance</b> <input checked="" type="checkbox"/> 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:		

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

APPLICATION NUMBER: RZ 25-0178  
 ZHM HEARING DATE: 02-18-2025  
 BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

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

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The properties, totaling 4.5 acres, are located between Riverview Dr and the Alafia River about 2500 ft east of US 41. The rezoning to RSC-6 in the coastal high hazard area would normally constitute a requirement that the property cannot have a potential maximum of more than ten home without rezoning onto a PD. However, it was determined that as the possible number of homes per the FLU density, wetlands, and other development standards is no greater than the currently approved eighteen homes, described in PD 06-1721. Site will have development standards comparable to surrounding properties and density will be limited to 4 units per acre.

### 5.2 Recommendation

Staff recommends approval, subject to the following applicant proposed restriction:

1. ~~Access to Riverview Drive along the north of the site shall be prohibited.~~  
Folio 49445.0000 shall not have any direct access points along the folio's frontage of Riverview Drive
2. ~~Density shall be limited to 4 units per acre.~~

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

## 6.0 PROPOSED CONDITIONS

N/A

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

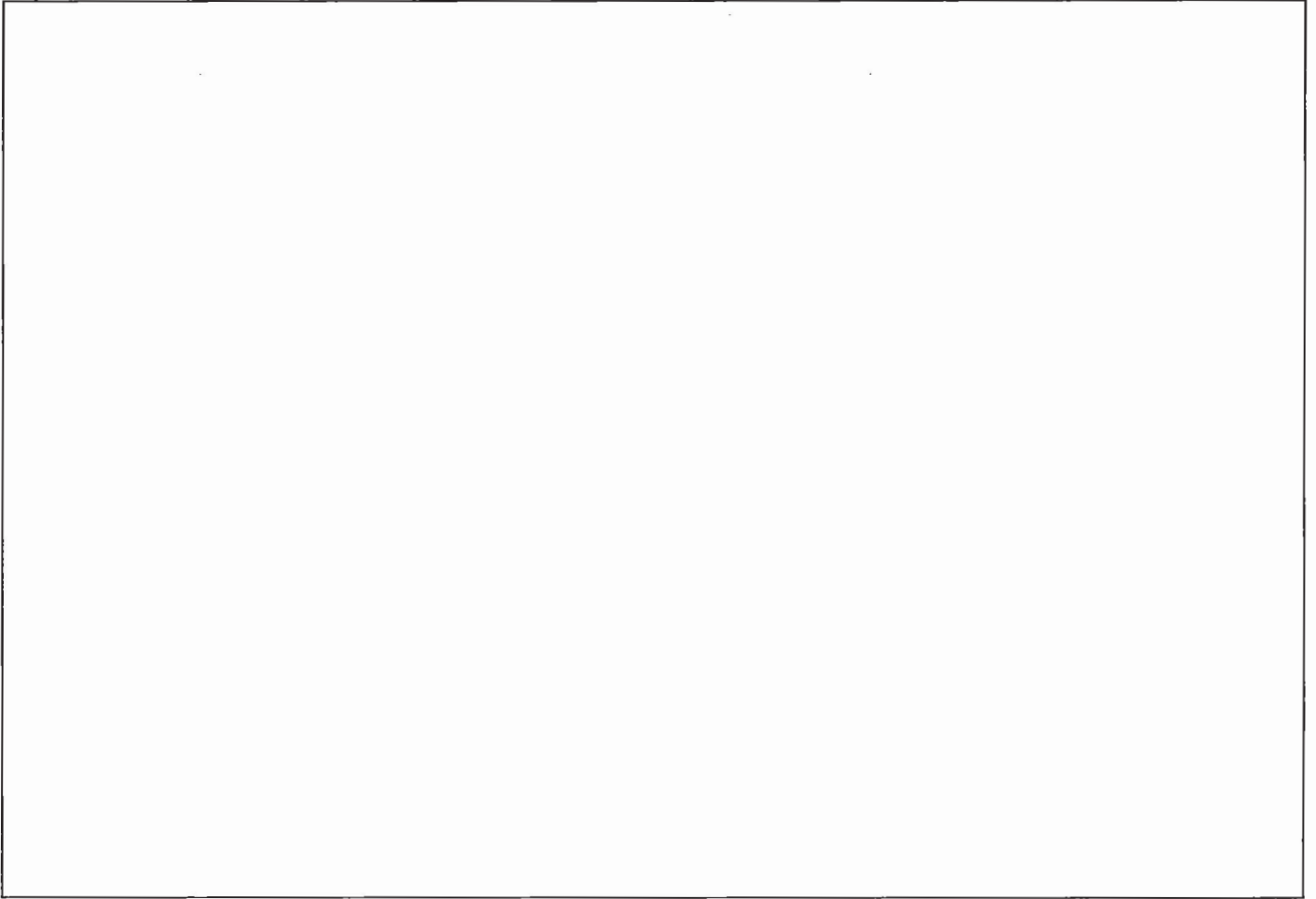
BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

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## 8.0 PROPOSED SITE PLAN (FULL)

N/A



APPLICATION NUMBER: RZ 25-0178

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/10/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Southshore/Riverview

PETITION NO: RZ 25-0178

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 4.53 acres from Planned Development (PD) No. 06-1721 to Residential Single Family Conventional – 6 – Restricted (RSC-6-R). The restriction proposed by the applicant would prohibit access to Riverview Dr. The site is located on the south-eastern quadrant of the intersection of Riverview Dr. and Oak Street. 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), 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
PD, Single Family Detached Housing (ITE Code 210) 45 units	484	36	47

#### **Proposed Uses:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 27 units	302	23	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	-182	-13	-18

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Riverview Dr and Oak Street. Riverview Dr. is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 5ft sidewalk on the north side of the roadway, and within +/- 65ft of the right of way.

Oak St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 16 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.

### **SITE ACCESS**

It is anticipated that the site will have access to Oak St.

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

on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Riverview Dr. to avoid inserting the project's access on a collector road in favor of placing the access on a lower classified local road (Oak St.), in accordance with the intent of section 06.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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

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

The roadway level of service provided for N. Manhattan Ave is for information purposes only.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Riverview Dr.	US HWY 41	US HWY 301	D	D

Source: *2020 Hillsborough County Level of Service (LOS) Report*

## Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	484	36	47
Proposed	302	23	29
Difference (+/-)	-182	-13	-18

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

### 4.0 Additional Site Information & Agency Comments Summary

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



# **PARTY OF RECORD**



# Additional / Revised Information Sheet

## Office Use Only

Application Number: 25-0178

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 25-0178 Applicant's Name: Joe Moreda, AICP

Reviewing Planner's Name: Logan McKaig Date: 03/25/2025

Application Type:

- ☐ Planned Development (PD)
 ☐ Minor Modification/Personal Appearance (PRS)
 ☒ Standard Rezoning (RZ)
- ☐ Variance (VAR)
 ☐ Development of Regional Impact (DRI)
 ☐ Major Modification (MM)
- ☐ Special Use (SU)
 ☐ Conditional Use (CU)
 ☐ Other letter removing objection

Current Hearing Date (if applicable): \_\_\_\_\_

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

Joe Moreda, AICP Digitally signed by Joe Moreda, AICP  
Date: 2025.02.10 14:34:21 -05'00'

Signature

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application 25-0178


☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Joe Moreda, AICP  Digitally signed by Joe Moreda, AICP  
Date: 2025.03.25 12:29:58 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input checked="" type="checkbox"/>	<b>Other Documents</b> (please describe): <div>Letter removing objection</div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

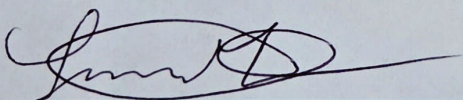
\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Lizeth Moreno Villamizar  
777 North Ashley Dr. Unit 2015  
Tampa, FL 33602.

To Whom It May Concern:

I am writing this letter regarding the rezoning application 25-0178 for Felix Alberto Moreno. I no longer have an objection on this matter since the restriction of accessing to Riverview Drive was removed from the application.

Sincerely,



Date 3/14/2025

Lizeth Moreno Villamizar