

**Rezoning Application:** PD 25-0349  
**Zoning Hearing Master Date:** October 20, 2025  
**BOCC Land Use Meeting Date:** December 9, 2025



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Patel Shilpen Life Estate/Shilpen  
Patel Revocable Trust

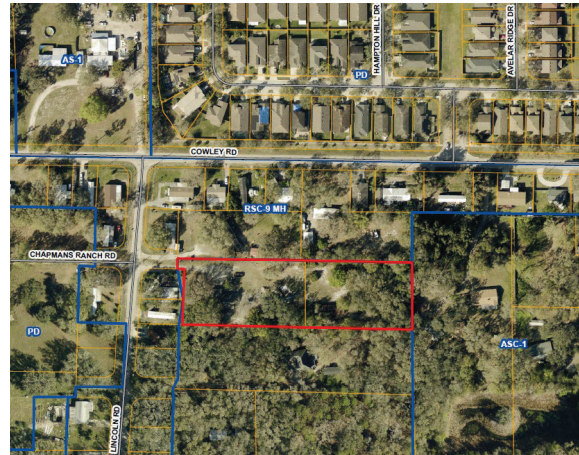
**FLU Category:** RES-6

**Service Area:** Urban

**Site Acreage:** 2.14 AC

**Community  
Plan Area:** Riverview

**Overlay:** None



### Introduction Summary:

The existing zoning is AS-1 (Agricultural, single Family) which permits Single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow three principal residential units, and one accessory dwelling unit; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

| Zoning:                | Existing                                  | Proposed                                      |
|------------------------|-------------------------------------------|-----------------------------------------------|
| District(s)            | AS-1                                      | PD 25-0349                                    |
| Typical General Use(s) | Single-Family<br>Residential/Agricultural | Single-Family Residential (Conventional Only) |
| Acreage                | 2.14 AC                                   | 2.14 AC                                       |
| Density/Intensity      | 1 DU/AC                                   | 1.4 DU/AC                                     |
| Mathematical Maximum*  | 2 DU                                      | 3 DU                                          |

\*number represents a pre-development approximation

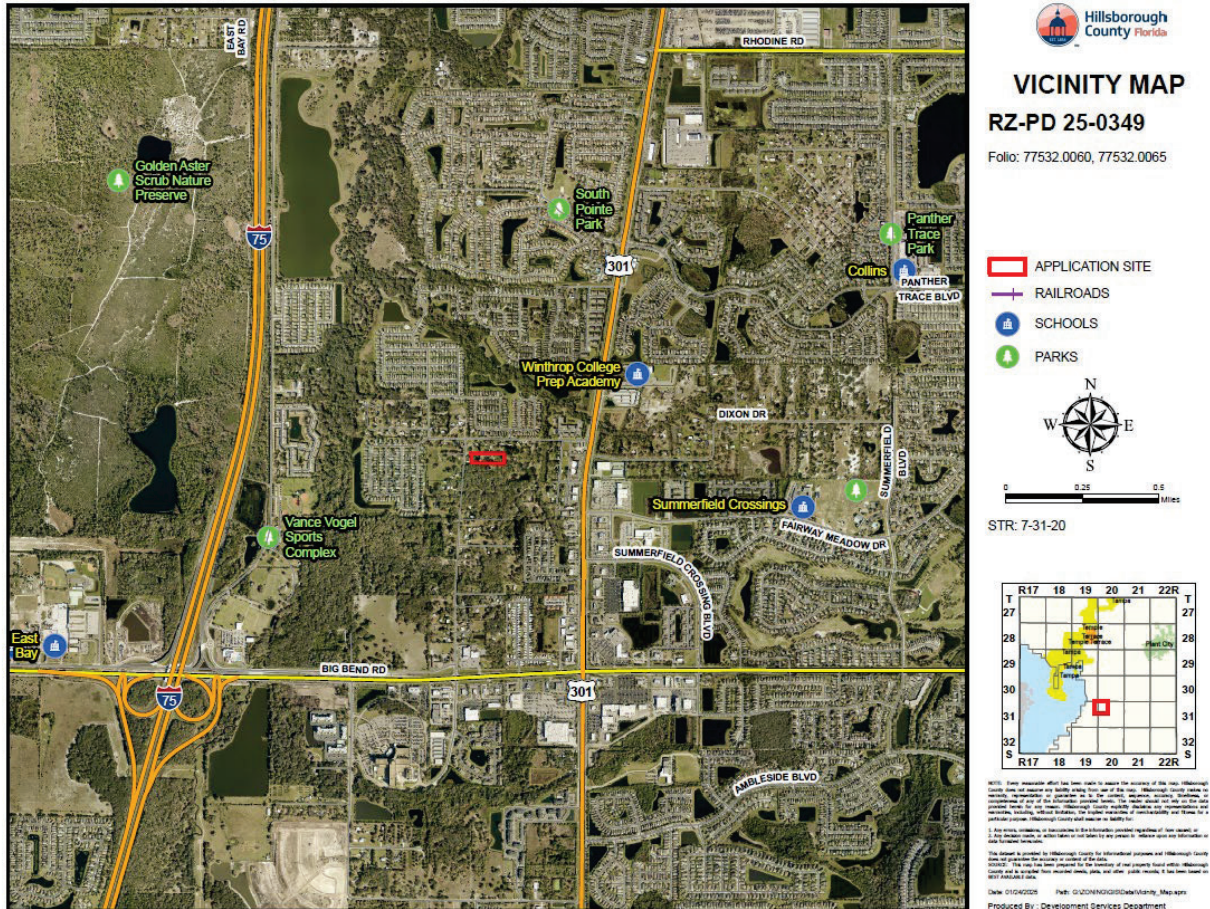
| Development Standards:           | Existing                           | Proposed                                                                                                                                                                                                                                                                                                   |
|----------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| District(s)                      | AS-1                               | PD 25-0349                                                                                                                                                                                                                                                                                                 |
| Lot Size / Lot Width             | 1 AC/ 150'                         | Lots 1 & 2: 15,200 sf / 80'<br>Lot 3: 60,665 sf / 160'                                                                                                                                                                                                                                                     |
| Setbacks/Buffering and Screening | 50' Front<br>50' Rear<br>15' Sides | <u>Lots 1 &amp; 2:</u> 25' Front, 15' Side (10' side between lots); 50' Rear.<br><u>Lot 3:</u><br>Front: 72.5'.<br>North Side: 67.5' (exist. home) 55' (home addition, garage, and ADU).<br>South side: 26' (exist. home) 20' (home addition, garage, and ADU).<br>Rear: 200' (home) 40' (garage and ADU). |
| Height                           | 50'                                | Lots 1 & 2: 35'<br>Lot 3: 25' Home and Garage, 20' ADU                                                                                                                                                                                                                                                     |

|                            |                   |                                 |
|----------------------------|-------------------|---------------------------------|
| <b>APPLICATION NUMBER:</b> | <b>PD 25-0349</b> |                                 |
| ZHM HEARING DATE:          | October 20, 2025  |                                 |
| BOCC LUM MEETING DATE:     | December 9, 2025  | Case Reviewer: Tania C. Chapela |

| Additional Information:                                  |                                                                                           |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------|
| PD Variation(s)                                          | None requested as part of this application                                                |
| Waiver(s) to the Land Development Code                   | None requested as part of this application                                                |
| <b>Planning Commission Recommendation:</b><br>Consistent | <b>Development Services Recommendation:</b><br>Approvable, subject to proposed conditions |

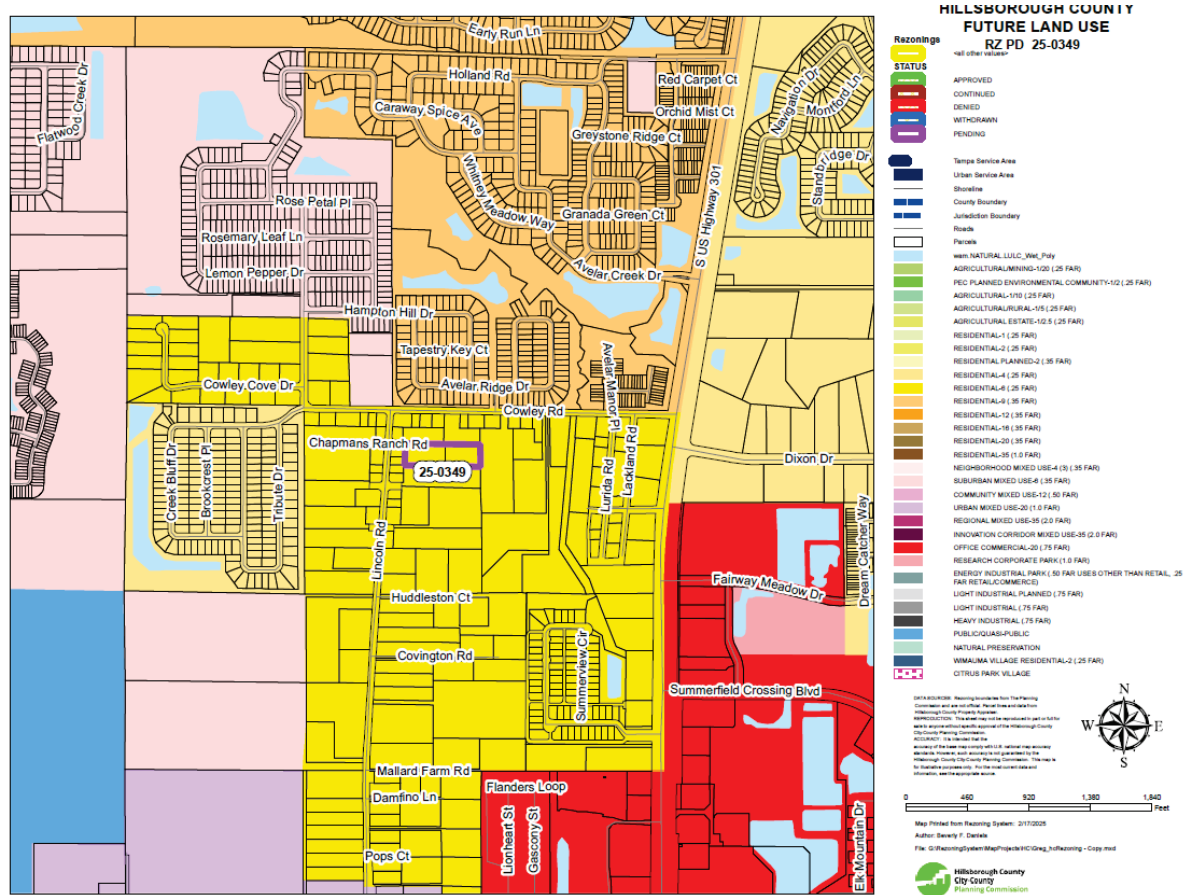
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

The parcel is located along Lincoln Road, a 2 Lane roadway. The area surrounding the property to the north, east and south contains single family residential uses with conventional and mobile homes. Across Lincoln Road, to the west are single family residential lots zoned RSC-9 MH with mobile homes.

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

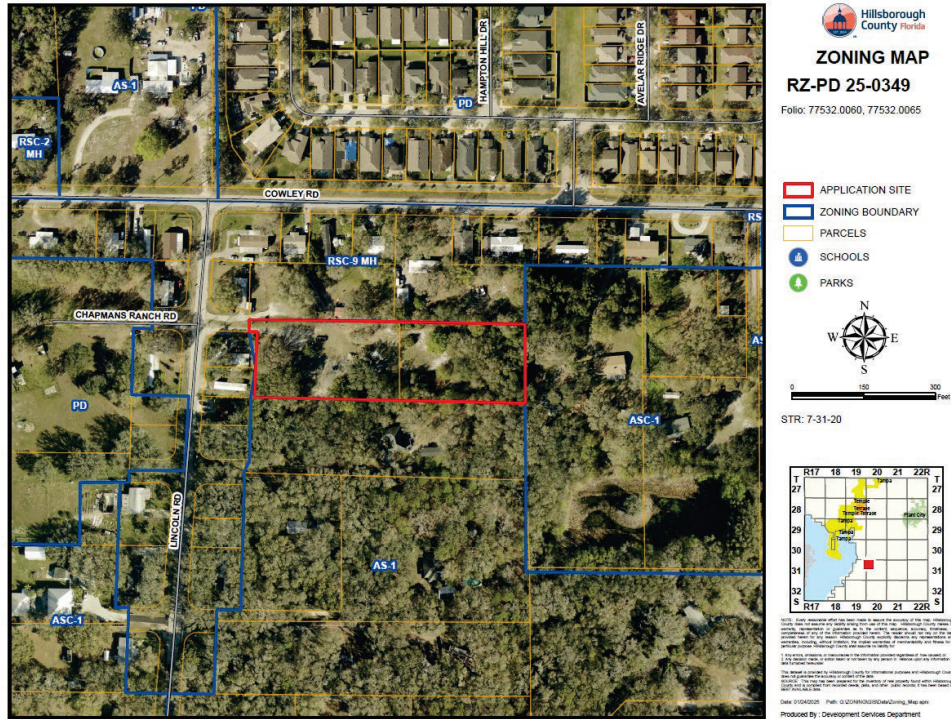
Subject Site Future Land Use Category: RES-6, Residential – 6

Maximum Density/F.A.R.:

6 du/ga

Typical Uses:

Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

**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-9 (MH) | 6 DU/AC                                              | Single-Family Residential (Conventional/Mobile Home) | Mobile Homes                |
| South     | AS-1       | 1 DU/AC                                              | Single-Family Residential/Agricultural               | Single Family Conventional, |
| East      | ASC-1      | 1 DU/AC                                              | Single-Family Residential (Conventional Only)        | Single Family Conventional  |
| West      | RSC-9 (MH) | 6 DU/AC                                              | Single-Family Residential (Conventional/Mobile Home) | Mobile Homes                |



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**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

| Road Name   | Classification       | Current Conditions                                                                                               | Select Future Improvements                                                                                                                                                                           |
|-------------|----------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lincoln Rd. | County Local - Rural | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other |

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

|                   | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|-------------------|----------------------------|----------------------|----------------------|
| Existing          | 18                         | 1                    | 2                    |
| Proposed          | 28                         | 3                    | 3                    |
| Difference (+/-1) | +10                        | +2                   | +1                   |

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

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

| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access    | Finding         |
|------------------|----------------|--------------------------------|-----------------|-----------------|
| North            |                | Choose an item.                | 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             | X              | Vehicular                      | None            | Meets LDC       |
| Notes:           |                |                                |                 |                 |

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

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

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

| INFORMATION/REVIEWING AGENCY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |                                                                        |                                                                        |                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------|
| Environmental:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comments Received                                                      | Objections                                                             | Conditions Requested                                                   | Additional Information/Comments |
| Environmental Protection Commission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| Natural Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |                                 |
| Conservation & Environ. Lands Mgmt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| Check if Applicable:<br><input type="checkbox"/> Wetlands/Other Surface Waters<br><input type="checkbox"/> Use of Environmentally Sensitive Land Credit<br><input type="checkbox"/> Wellhead Protection Area<br><input type="checkbox"/> Surface Water Resource Protection Area<br><input type="checkbox"/> Potable Water Wellfield Protection Area<br><input type="checkbox"/> Significant Wildlife Habitat<br><input type="checkbox"/> Coastal High Hazard Area<br><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor<br><input type="checkbox"/> Adjacent to ELAPP property<br><input type="checkbox"/> Other _____ |                                                                        |                                                                        |                                                                        |                                 |
| Public Facilities:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comments Received                                                      | Objections                                                             | Conditions Requested                                                   | Additional Information/Comments |
| <b>Transportation</b><br><input type="checkbox"/> Design Exc./Adm. Variance Requested<br><input type="checkbox"/> Off-site Improvements Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | See Report                      |
| <b>Service Area/ Water &amp; Wastewater</b><br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa<br><input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| <b>Hillsborough County School Board</b><br>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A<br>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| <b>Impact/Mobility Fees</b><br>ADU<br>(Fee estimate is based on a 900 s.f. unit)<br>Mobility: \$8,178<br>Parks: \$1,368<br>School: \$3,891<br>Fire: \$335<br>800 sq ft Addition to 1,622 sq ft SFR<br>Mobility: N/A<br>Parks: \$188<br>School: \$1,200<br>Fire: N/A<br>Single Family Detached<br>(Fee estimate is based on a 2,000 s.f.)<br>Mobility: \$9,183<br>Parks: \$2,145<br>School: \$8,227<br>Fire: \$335<br>Specialty Trades Office<br>(Per 1,000 sq ft)<br>Mobility: \$8,586<br>Fire: \$158<br>Warehouse<br>(Per 1,000 sq ft)<br>Mobility: \$1,377<br>Fire: \$34                                                        |                                                                        |                                                                        |                                                                        |                                 |

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

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The surrounding area consists of residential development with single-family homes zoned AS-1, RSC-2, RSC-9 MH, within the RES-6 Future Land Use category. The proposed uses are comparable with the adjacent single family residential development, especially along Lincoln Road and Cowley Road. Furthermore, the proposed 1.4 DU/AC density is under the 6 DU/AC Maximum density allowable in the RES-6 Comprehensive Plan category.

The maximum building height of 35 feet meets the surrounding RSC-9 maximum height and is under the maximum 50 feet height restriction of the adjacent parcel to the east, zoned ASC-1. Notwithstanding their lot size, the proposed rear and side setbacks for Lots 1 and 2 meet those required in the adjacent lot to the east, zoned ASC-1. The surrounding development includes parcels of varying sizes, however several lots—particularly along Lincoln Road—measure approximately 60 feet by 100 feet (about 6,000 square feet), considerably under the minimum lot size proposed for the subject development.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

### **5.2 Recommendation**

Staff recommends Approval, subject to conditions.

**Requirements for Certification:**

1. Site plan to provide Lot 3 standards found in conditions on the site plan.
2. Site plan to re-label the “development area” to “Garage and ADU area.”

**6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 17, 2025.

1. The project shall allow 3 single family residential lots. One 900 square foot accessory dwelling unit shall be permitted in Lot 3. The accessory dwelling shall comply with Land Development Code Section 6.11.02.
2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as follows:
  - Lots 1 and 2:  
Minimum Lot Size: 15,200 sf  
Minimum Lot Width: 80-Feet  
Minimum Front Setback: 25-Feet  
Minimum Side Setbacks: 15-Feet from North and South PD boundaries, 10-Feet from shared lot line  
Minimum Rear Setback: 50-Feet  
Maximum building Height: 35- feet
  - Lot 3:  
Minimum Lot Size: 60,665 sf  
Minimum Lot Width: 160-Feet  
Minimum Front Setback: 72.5-Feet from West boundary  
Minimum North Side Setbacks: 67.5-Feet (existing home), 55-Feet (home expansion, garage and accessory dwelling).  
Minimum Side Setbacks (South): 67.5-Feet (existing home), 55-Feet (home expansion, garage and accessory dwelling).  
Minimum Rear Setback (East): 200-Feet (existing home and home expansion), 40-Feet (garage and accessory dwelling).  
Maximum building Height: 25- feet Main House and Garage, 20-feet Accessory Dwelling.
3. 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.
4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
5. 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.

6. 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.
7. The subject site shall be permitted a single access connection onto Lincoln Rd. An easement width of 25 ft from Lincoln Road shall be permitted at the entrance to the subject site, not to exceed a length of 25ft into the subject site. The remaining easement length internal to the site will be required to meet a minimum width of 30 ft.
8. 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.
9. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

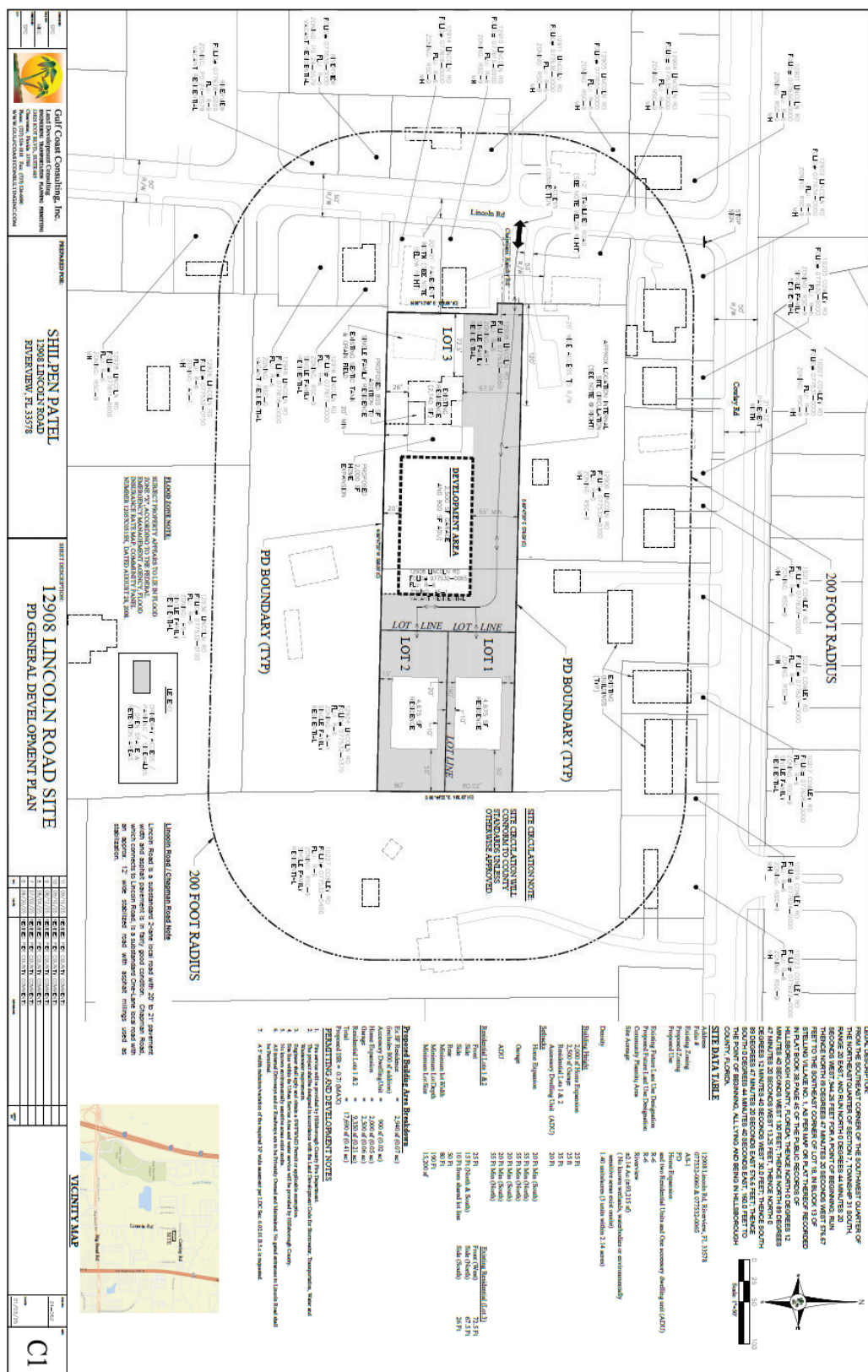
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

NA

## 8.0 PROPOSED SITE PLAN FULL



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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/13/2025  
*REVISED: 10/14/25*

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: RZ 25-0349

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

### **CONDITIONS OF APPROVAL**

1. The subject site shall be permitted ~~one full~~ a single access connection onto Lincoln Rd. An easement width of 25 ft from Lincoln Road shall be permitted at the entrance to the subject site, not to exceed a length of 25ft into the subject site. The remaining easement length internal to the site will be required to meet a minimum width of 30 ft.
- ~~2. If PD 25-0349 is approved, a PD Variation for Site Design will be approved which permits a reduction of 5ft from the minimum 30ft width requirement for access easements serving two to three dwelling units, as required by Section 6.02.01.B.5.c of the Hillsborough County Land Development Code. If approved, this will allow for an easement width of 25ft from Lincoln Rd. at the entrance to the subject site, not to exceed a length of +/- 18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft~~

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 2.14 acres from Agricultural, Single Family – 1 (AS-1) to Planned Development (PD). The proposed Planned Development is seeking approval for three (3) single family detached units, one (1) accessory dwelling unit, and a 2,500sqft garage. The site is located +/- 240ft south of the intersection of Cowley Rd. and Lincoln Rd. The Future Land Use designation of the site is Residential - 6 (R-6).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have 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, 12th Edition*.

Approved Zoning:

| Zoning, Land Use/Size                                  | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|--------------------------------------------------------|------------------------|-----------------------|----|
|                                                        |                        | AM                    | PM |
| AS-1, Single Family Detached<br>(ITE Code 210) 2 Units | 18                     | 1                     | 2  |

Proposed Uses:

| Zoning, Land Use/Size                                | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|------------------------------------------------------|------------------------|-----------------------|----|
|                                                      |                        | AM                    | PM |
| PD, Single Family Detached<br>(ITE Code 210) 3 Units | 28                     | 3                     | 3  |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips |           |
|-----------------------|------------------------|-----------------------|-----------|
|                       |                        | AM                    | PM        |
| <b>Difference</b>     | <b>+10</b>             | <b>+2</b>             | <b>+1</b> |

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lincoln Rd, a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 21ft 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 +/- 52ft of the right of way.

## SITE ACCESS

The subject parcels currently take access through an unimproved plated roadway that intersects with Lincoln Rd.

~~The rezoning application includes a PD Variation for Site Design request from Section 6.02.01.B.5.e of the Hillsborough County LDC. Approval of this variation request would permit a reduction of 5ft from the minimum width requirement of 30ft for access easements serving two~~

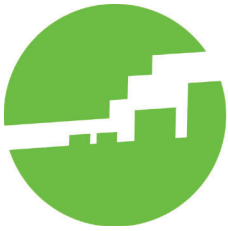
~~to three single family dwelling units such that a width of 25ft is permitted at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft. Transportation review staff have found this PD variation request approvable. The following graphic displays the variation area at the project entrance.~~

With this application, the three single family detached lots are proposed to have one full access connection onto Lincoln Rd. through an access easement. Due to the unique spacing constraints of the subject site at the project entrance, the access easement is proposed to be 25ft in width for the first 20ft of easement length into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft.

Staff notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

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

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



**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> October 20, 2025<br><b>Report Prepared:</b> October 9, 2025 | <b>Case Number:</b> PD 25-0349<br><b>Folio(s):</b> 77532.0060 & 77532.0065<br><b>General Location:</b> South of Cowley Road and east of Lincoln Road         |
| <b>Comprehensive Plan Finding</b>                                                | <b>CONSISTENT</b>                                                                                                                                            |
| <b>Adopted Future Land Use</b>                                                   | Residential-6 (6 du/ga; 0.25 FAR)                                                                                                                            |
| <b>Service Area</b>                                                              | Urban                                                                                                                                                        |
| <b>Community Plan(s)</b>                                                         | Riverview & SouthShore Areawide Systems                                                                                                                      |
| <b>Rezoning Request</b>                                                          | Agricultural Single Family (AS-1) to Planned Development (PD) to allow three residential homes and a separate garage with one Accessory Dwelling Unit (ADU). |
| <b>Parcel Size</b>                                                               | 2.14 ± acres                                                                                                                                                 |
| <b>Street Functional Classification</b>                                          | Cowley Road – <b>Local</b><br>Lincoln Road – <b>Local</b>                                                                                                    |
| <b>Commercial Locational Criteria</b>                                            | N/A                                                                                                                                                          |
| <b>Evacuation Area</b>                                                           | N/A                                                                                                                                                          |

| Table 1: COMPARISON OF SURROUNDING PROPERTIES |                             |        |                                    |
|-----------------------------------------------|-----------------------------|--------|------------------------------------|
| Vicinity                                      | Future Land Use Designation | Zoning | Existing Land Use                  |
| Subject Property                              | Residential-6               | AS-1   | Single Family Residential + Vacant |
| North                                         | Residential-6               | RSC-9  | Single Family Residential          |
| South                                         | Residential-6               | AS-1   | Single Family Residential          |
| East                                          | Residential-6               | ASC-1  | Single Family Residential          |
| West                                          | Residential-6               | RSC-9  | Single Family Residential          |

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

The ±2.14-acres site is located south of Cowley Road and east of Lincoln Road. The subject site is located in the Urban Service Area (USA) and within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The applicant seeks to rezone from Agricultural Single Family (AS-1) to Planned Development (PD) to allow three residential homes and a separate garage with one Accessory Dwelling Unit (ADU). According to the revised request, which was uploaded into Optix October 1, 2025, the existing single-family residence is proposing to expand by 2,800 square feet with a separate garage at 2,500 square feet and one Accessory Dwelling Unit (ADU) at 900 square feet. The ADU occupant will be a family member of the primary residential homeowner.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site is currently developed with a single-family residential home and is within an established residential neighborhood. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3 due to the residential development pattern that surrounds the subject site.

FLUS Objective 2.1, FLUS Objective 2.2 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 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 within the land use designation. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-6 (RES-6) Future Land Use category. The RES-6 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet Commercial Locational Criteria. The proposed request meets the intent of the FLU category and therefore is consistent with FLUS Objective 2.1, FLUS Objective 2.2 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments and the Development Services Department staff report were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. The subject site is surrounded by residential uses and residential and agricultural zoning districts in all directions. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 as there are residential developments in the immediate area.

Objective 3.2 and Policy 3.2.4 require Community Plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan. Goal 1 of the community plan seeks to promote diversity in housing type and style to counter generic subdivision look. The proposal meets the intent of this policy direction and is consistent with the Riverview Community Plan and the Livable Communities Element. The subject site is also located within the SouthShore Area Wide Systems plan, however, there are no applicable policies related to this request.

Overall, staff find that the proposed use is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

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

### **FUTURE LAND USE SECTION**

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

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

### **Relationship to the Future Land Use Map**

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

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

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

### **Future Land Use Categories**

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

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

### **Compatibility**

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** 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

### **Community Planning**

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

*Relationship to Land Development Regulations*

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

### **Development**

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

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

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

### **Neighborhood/Community Development**

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

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

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

### **LIVABLE COMMUNITIES ELEMENT: RIVERVIEW**

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

- Promote diversity in housing type and style to counter generic subdivision look.

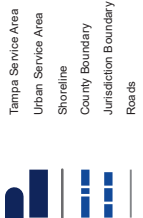
HILLSBOROUGH COUNTY  
FUTURE LAND USE

RZ PD 25-0349

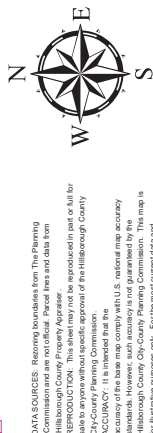
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Rezoning

STATUS



- WATER NATURAL/LULC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-110 (.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 (.10 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, 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



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