

Rezoning Application: 26-0918
Zoning Hearing Master Date: 07-20-2026
BOCC Land Use Meeting Date: 09-22-2026

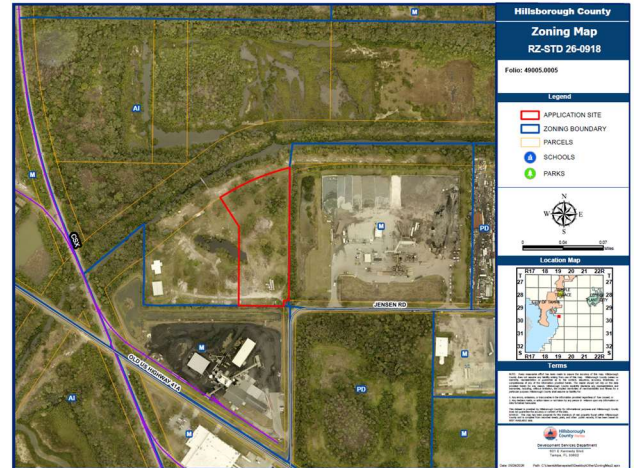


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Peter Piacenti
FLU Category: LI
Service Area: Urban
Site Acreage: 3.35 acres
Community Plan Area: Riverview
Overlay: None
Special District: None
Request: Rezone to M



Introduction Summary:

The applicant is requesting to rezone the property from Agricultural Industrial to Manufacturing.

Zoning:	Existing	Proposed
District(s)	AI	M
Typical General Use(s)	Agricultural with supporting industrial uses	Industrial/Manufacturing
Acreage	3.35	3.35
Density/Intensity	0.75-0.25	.75 FAR
Mathematical Maximum*	109,444.5 – 36,481.5 sf	109,444.5 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AI	M
Lot Size / Lot Width	43,560 sq ft/ 150 ft wide	20,000 sq ft/ 100 ft wide
Setbacks/Buffering and Screening	50 ft Front, 15 ft side, and 50 ft rear	30 ft Front, 0* ft East, West and North. *Subject to zoning at time of development
Height	50 ft	110 ft

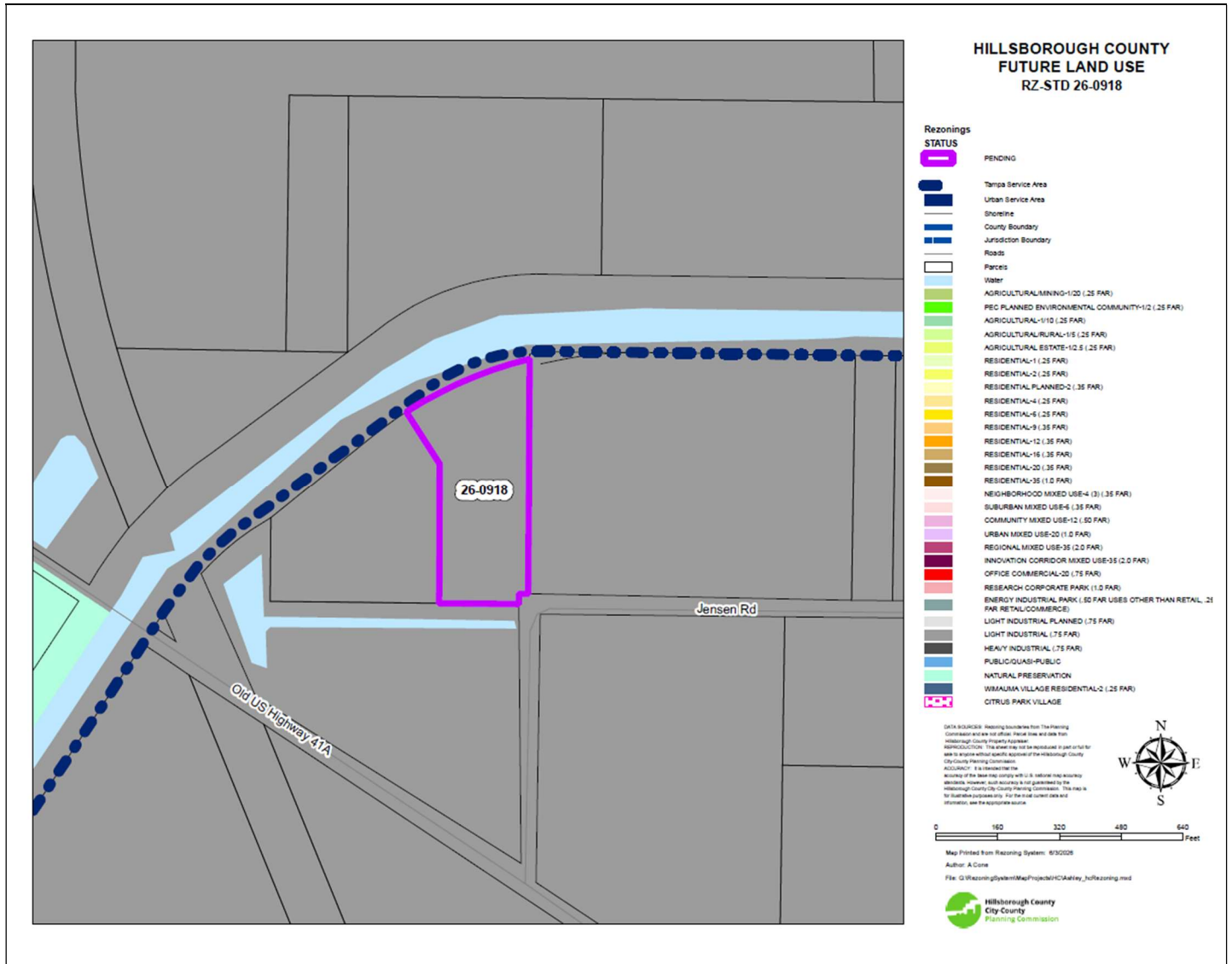
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation:
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



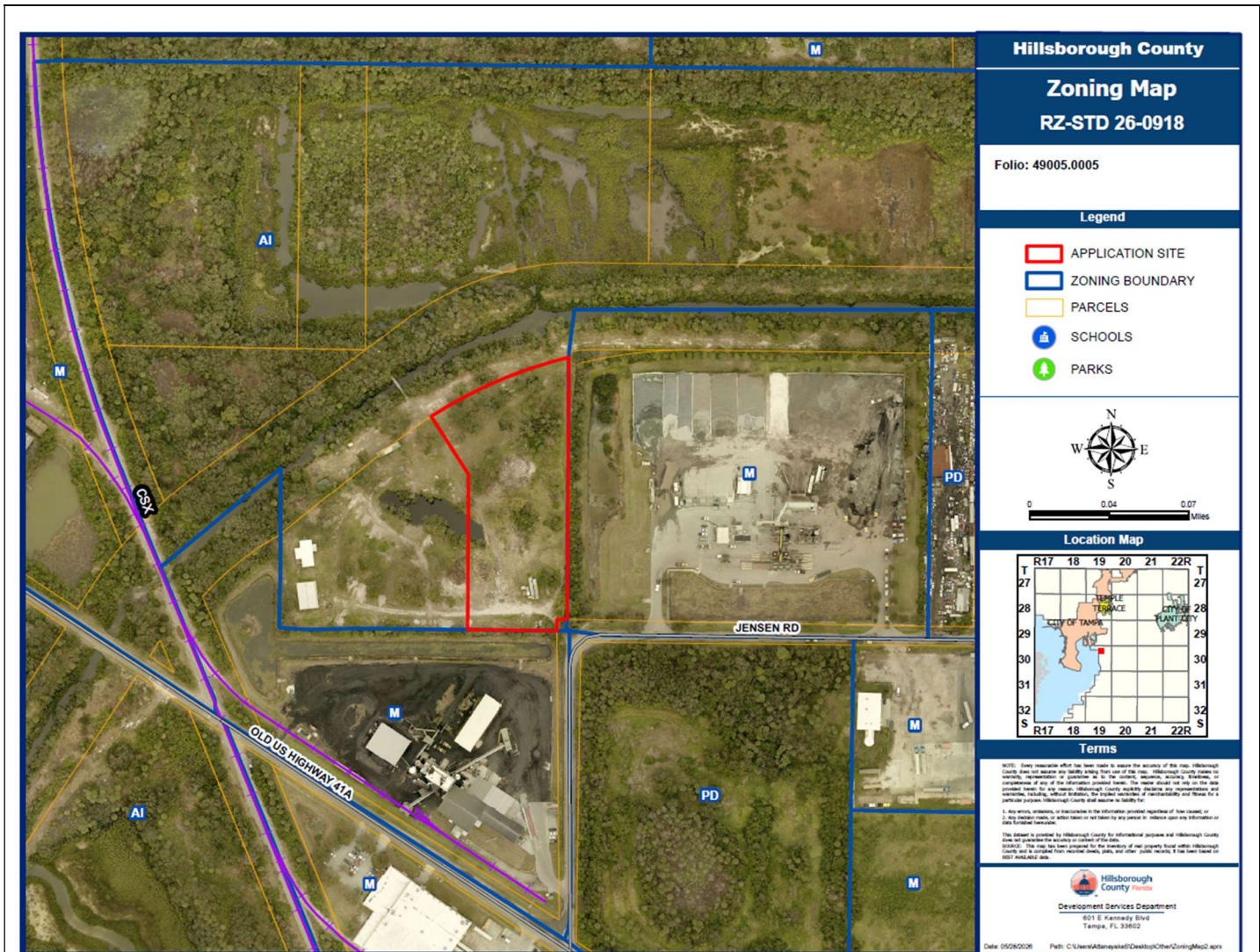
Subject Site Future Land Use Category: LI - Light Industrial

Maximum Density/F.A.R.: FAR: 0.75 – 0.25

Typical Uses: Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

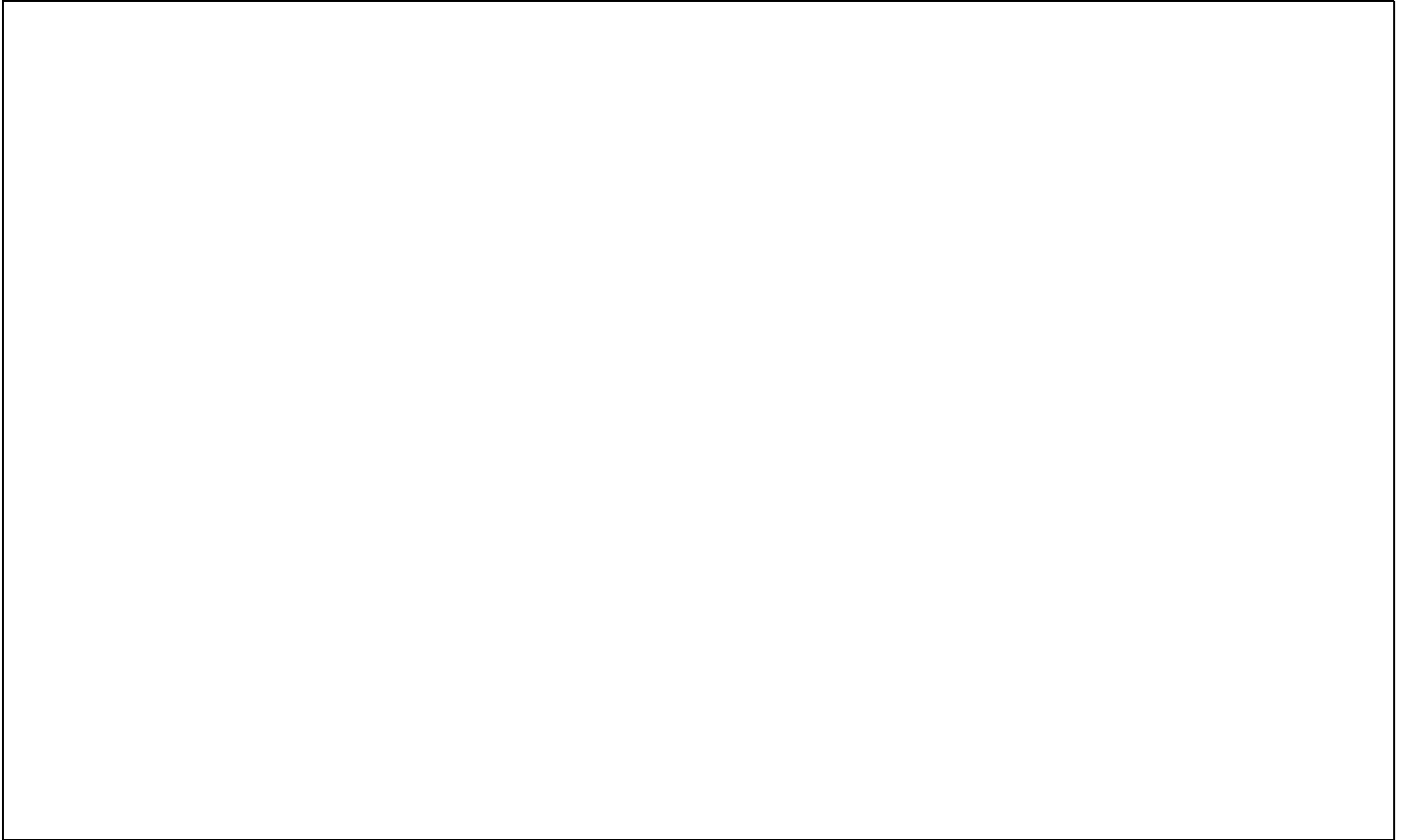


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI	0.75-0.25 FAR	Agricultural/Industrial	Canal
East	M	0.75 FAR	Industrial, manufacturing, open storage, etc.	Light industrial and open storage
South	M	0.75 FAR	Industrial, manufacturing, open storage, etc.	Light industrial and open storage
West	AI	0.75-0.25 FAR	Agricultural/Industrial	Residential

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 26-0918

ZHM HEARING DATE: 07-20-2026

BOCC LUM MEETING DATE: 09-22-2026

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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Jensen Rd.	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,075	182	211
Proposed	4,060	395	460
Difference (+/-)	+2,985	+213	+249

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

Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.		
South		Choose an item.		
East		Choose an item.		
West		Choose an item.		
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Considering the M zoned parcels to the east and south as well as the LI designation of the FLU, the request is compatible with the surrounding properties.

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or			

pending			
☐ Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/14/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: RZ 26-0918

- ☐ 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 one parcel totaling +/- 3.35 acres from Agricultural Industrial (AI) to Manufacturing (M). The site is located +/- 700ft north of the intersection of Jenson Rd. and Old U.S. Hwy. 41A. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Landscape Contractors Nursery (ITE 180) 109,444sqft	1,075	182	211

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
M, Landscape Contractors Nursery	1,015	172	200

(ITE 180) 103,444sqft			
Total	4,060	395	460

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,985	+213	+249

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Jensen Rd., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by between +/- 17ft and +/- 24ft of pavement in average condition. There are no bike lanes or paved shoulders on either side of the roadway and +/- 5-foot-wide sidewalks along the north side of the roadway within the vicinity of the project. The roadway lies between a +/- 139ft and +/- 60ft right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Jensen Rd.

Staff notes that the adjacent parcel to the west under Folio No. 49005.0000 appears to take access onto Jensen Rd. through the subject site. The applicant has been advised that access to this parcel must be accommodate and any existing access easement must be appropriately labeled with the proper book and page number at the time of plat/site construction.

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).

Staff notes that 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 have no objection to this request.

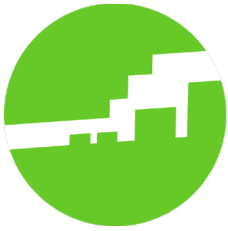
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Jensen Rd. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

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**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 20, 2026 Report Prepared: July 9, 2026	Case Number: RZ 26-0918 Folio(s): 49005.0000 General Location: North of Jensen Road, south of Madison Avenue, east of US-41
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (0 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Riverview & SouthShore Areawide Systems
Rezoning Request	Agricultural Industrial (AI) to Manufacturing (M)
Parcel Size	3.35 ± acres
Street Functional Classification	Jensen Road – Local Madison Avenue – County Arterial US-41 – State Principle Arterial
Commercial Locational Criteria	N/A
Evacuation Area	Zone A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	AI	Vacant
North	Light Industrial	AI	Agricultural + Public/Quasi-Public/Institutional
South	Light Industrial	M	Heavy Commercial + Heavy Industrial
East	Light Industrial	M	Heavy Industrial
West	Light Industrial	AI + M	Single-Family + Heavy Industrial

Staff Analysis of Goals, Objectives and Policies:

The approximately 3.35-acre subject site is located south of Madison Avenue, east of U.S. Highway 41, and north of Jensen Road. The applicant is requesting a standard rezoning from Agricultural Industrial (AI) to Manufacturing (M) to allow mechanical repairs to construction and fleet equipment; outdoor storage of construction equipment, construction materials, and construction debris; concrete crushing activities; and the retail, wholesale sale of construction materials, including crushed concrete and recycled asphalt and metal warehouse and office building.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map and identify the range of uses permitted within each Future Land Use category. The subject property is designated Light Industrial (LI), which provides for consideration of agricultural, processing, manufacturing, assembly, wholesaling, warehousing, and storage uses, as well as limited accessory commercial and office uses. The proposed manufacturing, equipment repair, outdoor storage, concrete crushing, and construction material sales operations are consistent with the range of industrial uses anticipated within the LI designation. Based on the site's 3.35-acre size, the maximum development intensity permitted under the LI designation is approximately 109,445 square feet, calculated using the maximum floor area ratio of 0.75. The request is consistent with FLUS Goal 2, Objective 2.2, and Policy 2.2.1.

FLUS Objective 1.1 directs the majority of the County's anticipated growth to the Urban Service Area (USA), while FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses and development patterns. The subject property is surrounded by land designated Light Industrial on the Future Land Use Map. Existing development in the surrounding area includes agricultural, heavy

commercial, and heavy industrial uses. Properties adjacent to the site include an asphalt plant to the east, a mineral processing plant to the south, and Tampa Steel Corporation to the west. Given the established industrial character of the area, the proposed Manufacturing zoning district and associated industrial uses are compatible with the surrounding development pattern and do not introduce a use that is inconsistent with the character of the area. Accordingly, Planning Commission staff does not identify compatibility concerns with the proposed rezoning, and the request is consistent with FLUS Objective 1.1 and Policy 3.1.3.

The Comprehensive Plan requires that all development comply with the applicable provisions of the Hillsborough County Land Development Code pursuant to FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. Future development of the subject property will be required to comply with all applicable development standards, including requirements related to site design, buffering, landscaping, access, and environmental protection, at the time of development review.

FLUS Objective 3.2 and Policy 3.2.4 require adopted community plans to be implemented in a manner consistent with the Comprehensive Plan. The subject property is located within the Riverview Community Plan, specifically within the Industrial District identified on the Riverview District Concept Map. Goal 2 of the Community Plan seeks to implement the community's vision through the District Concept Map by recognizing and reinforcing the unique character and intended land use pattern of each district. The proposed Manufacturing zoning district supports the planned industrial function of this district by allowing uses consistent with the area's intended development pattern. Additionally, Goal 9 of the Riverview Community Plan encourages the attraction, location, and support of appropriate industrial development and employment opportunities through the provision of adequate infrastructure, efficient permitting, and the promotion of industries that contribute to the local economy while protecting environmental resources. The proposed rezoning facilitates industrial uses that are consistent with the Light Industrial Future Land Use designation and the Industrial District envisioned by the Community Plan. The request supports continued industrial and employment-generating development within an area planned for such uses while remaining subject to all applicable environmental and development regulations. Therefore, the proposed rezoning is consistent with the goals and vision of the Riverview Community Plan. The subject property is also located within the SouthShore Areawide Systems Plan. The Economic Development Objective of the Plan encourages activities that benefit residents, employers, entrepreneurs, and businesses while enhancing economic prosperity and quality of life throughout the SouthShore area. The Plan supports identifying and marketing lands suitable for economic development, recognizing preferred development patterns established in individual community plans, and implementing those development patterns to the greatest extent possible. The proposed rezoning supports these objectives by facilitating industrial development on land designated for Light Industrial uses and located within the Industrial District of the Riverview Community Plan. The request promotes continued economic development and employment opportunities in an area planned for industrial activity while remaining consistent with the established land use pattern and applicable development regulations. Therefore, the proposed rezoning is consistent with the Economic Development Objective of the SouthShore Areawide Systems Plan.

Overall, Planning Commission staff finds that the proposed rezoning from Agricultural Industrial (AI) to Manufacturing (M) is compatible with the surrounding industrial development pattern and consistent with the Light Industrial Future Land Use designation while meeting the intent of the site associated community based planning areas. The proposed uses are anticipated within the LI category and the surrounding area is characterized by similar industrial uses. Therefore, the proposed rezoning is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *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.*

Compatibility

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

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

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

Community 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

Relationship to Land Development Regulations

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

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

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

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Community Vision

As the community has grown, Riverview's small town charm and atmosphere has been maintained. The community has a town center containing a peaceful, family-oriented and pedestrian-friendly atmosphere in which all safely live, work and play.

A strong sense of “community identity” and spirit, with versatile recreational and economic opportunities as well as cultural and educational resources, stimulates both the young and elderly. The recreational and economic opportunities uniquely afforded them by the Alafia River were maximized while also prioritizing the protection of it and other natural resources.

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the “Riverview District Concept Map”.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

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". (see Figure 10)*

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 9 *Attract, locate and support appropriate industry and employment with state-of-the-art infrastructure.*

- *Provide state-of-the-art infrastructure for existing and prospective industry.*
- *Make locating appropriate industry in Riverview as free of obstacles as possible by utilizing a team approach to site selection and permitting.*
- *Orient marketing to clean, locally based industries that provide well-paying employment opportunities.*
- *Provide incentives to attract employment centers.*
- *Recognize accomplishments and assets that local industry brings to the community.*
- *Continue to protect environmental resources and maintain quality standards through comprehensive monitoring education and regulation.*

6. Industrial District Vision

With improved infrastructure, readily available high tech capabilities and its convenient location near I-75, I-4, and the Selmon Expressway as well as its location on U.S. Hwy 301, Riverview is truly the commerce crossroads for east Tampa and Central Florida's west coast. The area is also easily accessible by foot, bike, transit or vehicle for the many residents of the Riverview community. Many new industries and businesses are attracted to this area, thus providing a large number of jobs for workers in all classifications. Our industrial partners are good neighbors as well. Even though our industrial businesses are clean and non-polluting, they continue to be tightly monitored.

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS

Economic Development Objective

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

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

1. *Land Use/ Transportation*

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0918

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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 (9) (35 FAR)



SUBURBAN MIXED USE-6 (35 FAR)



COMMUNITY MIXED USE-12 (50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (75 FAR)



LIGHT INDUSTRIAL (75 FAR)



HEAVY INDUSTRIAL (75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION

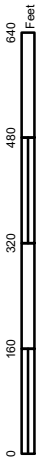


WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)



CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the user of this map verify the accuracy of the information shown. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.



Map Printed from Rezoning System: 6/23/2026

Author: A. Cone

File: G:\Rezoning\System\Map\Projects\HCU\Hwy1_41A\Rezoning.mxd

