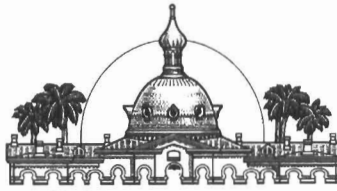


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Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

MEMORANDUM

BOARD OF COUNTY COMMISSIONERS

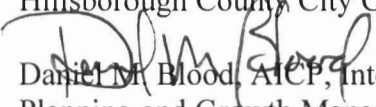
Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Harness
Manus J. O' Donnell

DATE: November 3, 2006

TO: Heather Lamboy, AICP, Principal Planner
Hillsborough County City County Planning Commission

FROM:  Daniel M. Blood, AICP, Interim Director
Planning and Growth Management Department

SUBJECT: COMPREHENSIVE PLAN AMENDMENT REQUEST CPA 07-05–
Future Land Use Map Change – Riverview Riverfront District

I am in receipt of the Comprehensive Plan Amendment Request CPA 07-05. The proposed amendment includes several land use classification changes to land located within the Gibsonton-Riverview Planning Area and located inside the Urban Service Area boundary.

Planning and Growth Management offers the following comments:

- The proposed change will decrease the allowable density and intensity currently allowed along the Alafia River. Most residential areas will be decreased by 2 units per acre.
- Two specific locations will increase the density/intensity from RES-6 to SMU-6. One is located at US 41 and the Alafia River and the other is located in the vicinity of the Riverview Civic Center. The Riverview Civic Center's land use will change from RES-6 to Public/ Quasi-Public.
- The creation of the Riverview Riverfront District implements the Riverview Community Plan.
- The proposed amendment would result in a reduction of fifty percent of the future traffic in the area.
- Staff does not object to this request.

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