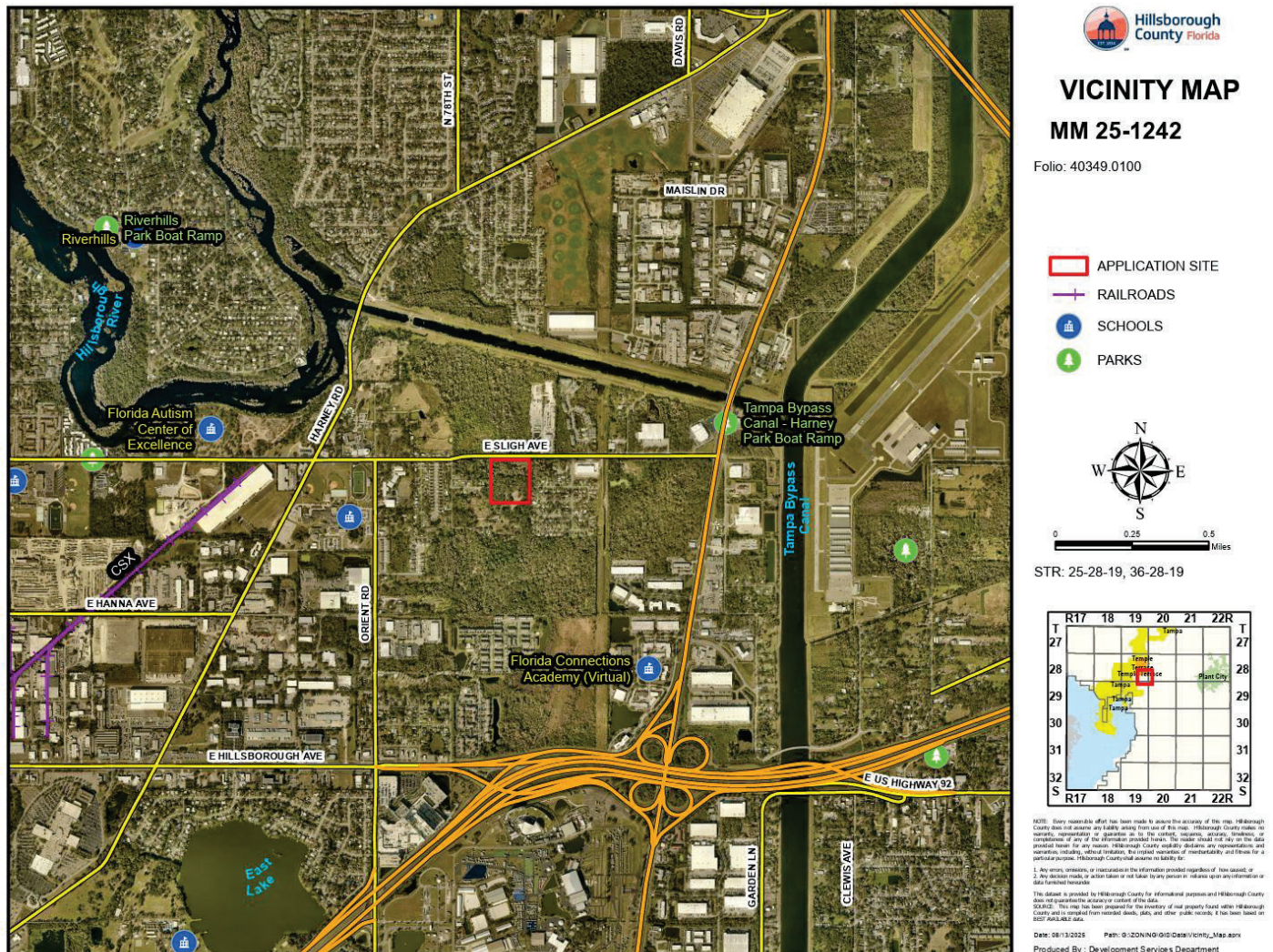


January 13, 2026



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

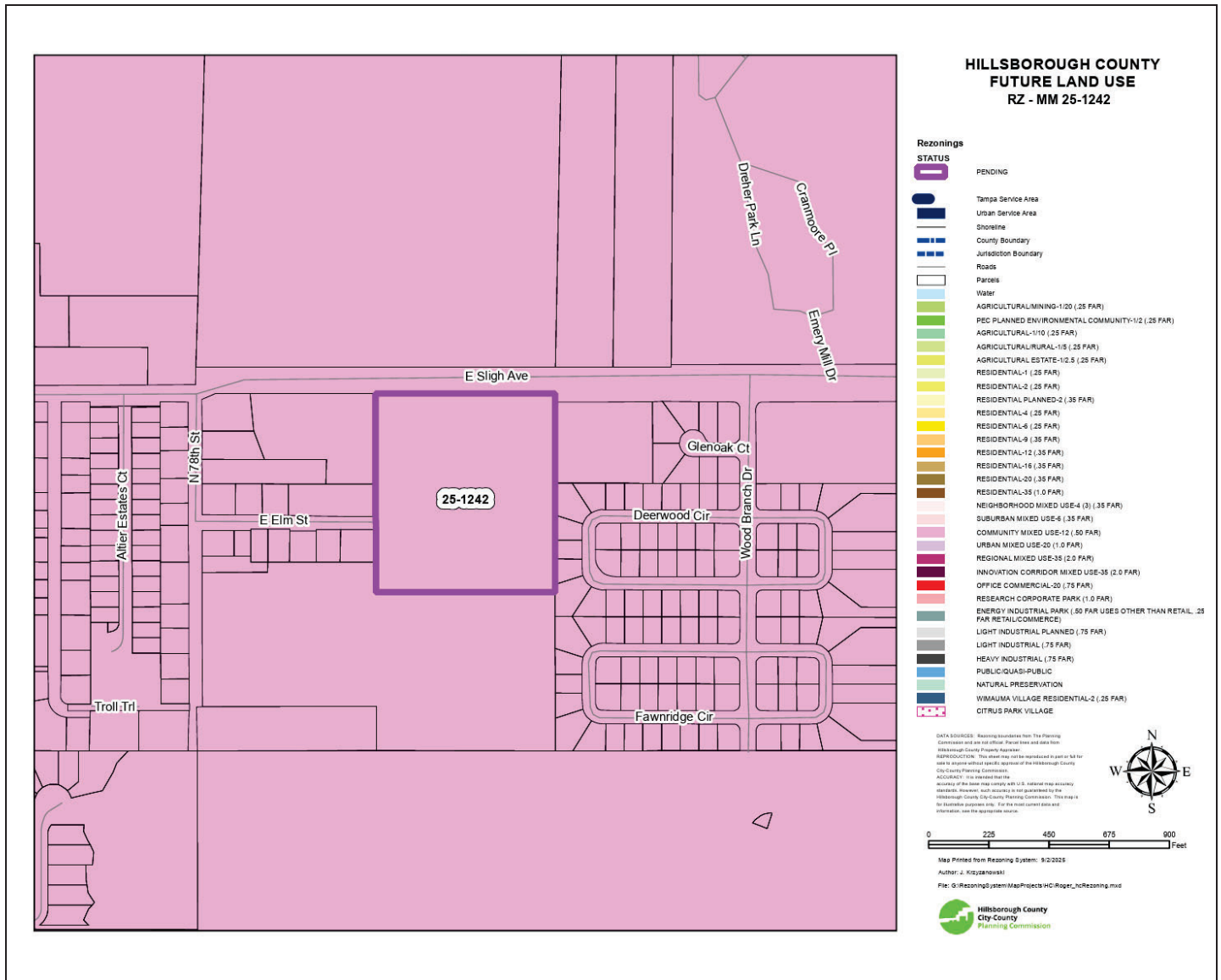


### Context of Surrounding Area:

The subject property is located on the south side of Sligh Avenue, east of Orient Road. The area consists of single-family residential. To the north across East Sligh Avenue is a vacant parcel zoned ASC-1. Adjacent to the south is single-family residential zoned PD 19-0284. Adjacent to the east is single-family residential zoned RSC-6. To the west is single-family residential zoned ASC-1, RSC-6 (MH) and PD 19-0284.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

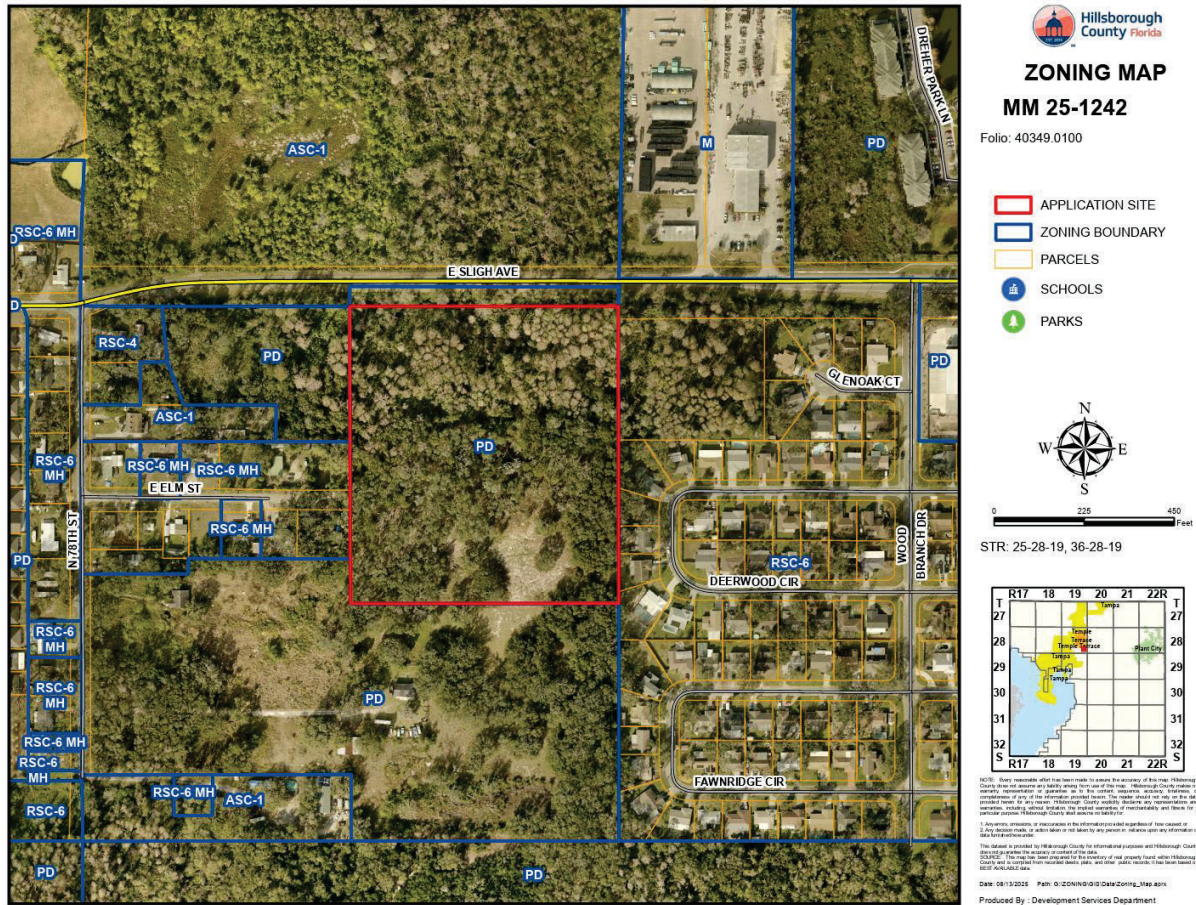
### 2.2 Future Land Use Map



|                                        |                                                                                                                                                                       |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject Site Future Land Use Category: | Community Mixed-Use – 12 (CMU-12)                                                                                                                                     |
| Maximum Density/F.A.R.:                | 12 du/ ga; 0.50 F.A.R.                                                                                                                                                |
| Typical Uses:                          | Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. |

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



## Adjacent Zonings and Uses

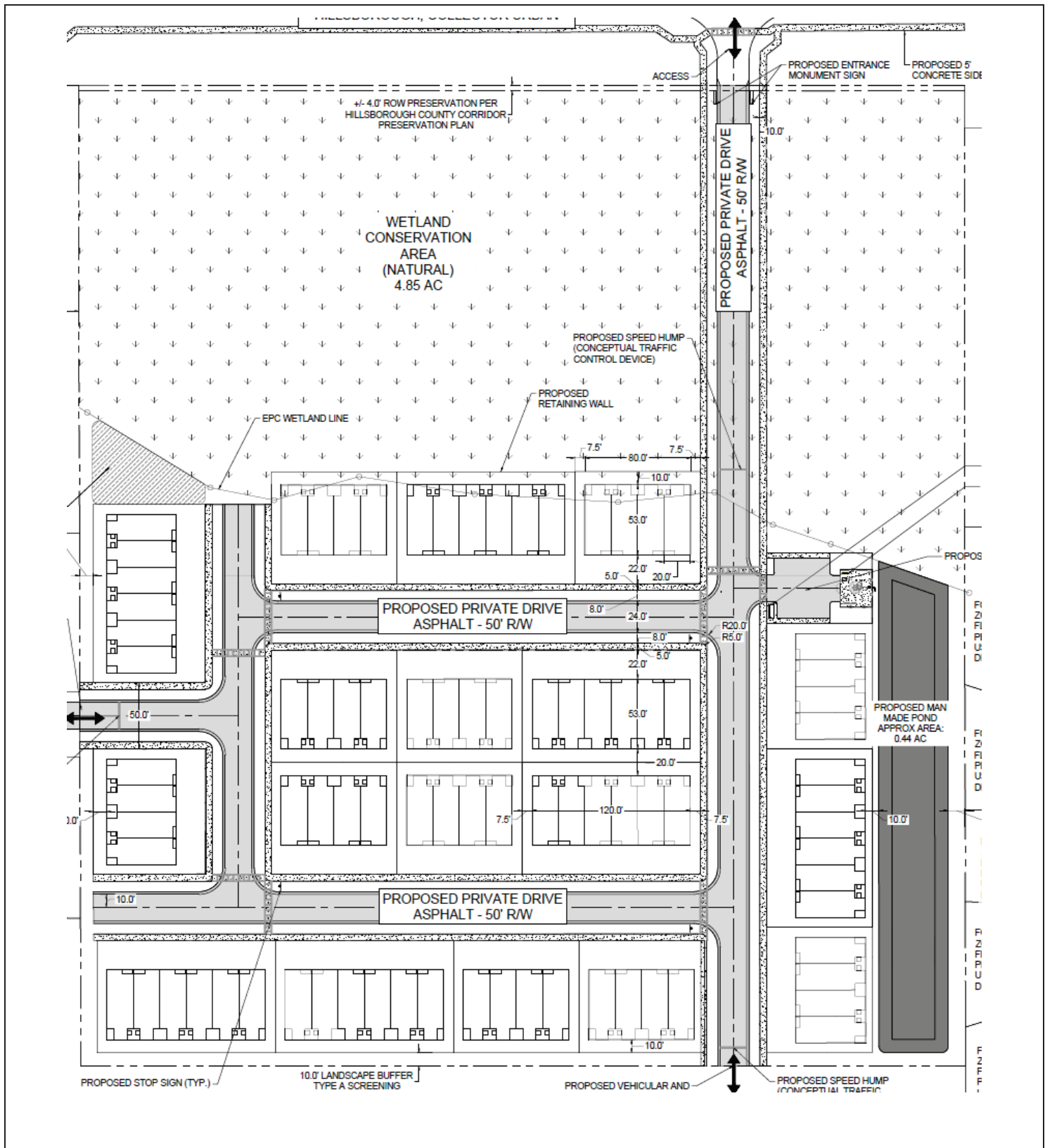
| Location: | Zoning:                            | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:                                                  | Existing Use:                     |
|-----------|------------------------------------|------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------|
| North     | ASC-1                              | 1 du/ga                                              | Single-Family Residential/Agricultural                          | Vacant                            |
| South     | PD 19-0284                         | 5.6 du/ga                                            | Single-Family Residential (Attached and Detached)               | Single-Family Residential         |
| East      | RSC-6                              | 6 du/ga                                              | Single-Family Residential (Detached)                            | Single-Family Residential, Vacant |
| West      | PD 24-0789, RSC-6 (MH), PD 19-0284 | 8.1 du/ac, 6 du/ga, 5.6 du/ga                        | Single-Family Residential (attached, detached, and mobile home) | Vacant, Single-Family Residential |

## 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**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                                                                                                                                                                                                                   |
|----------------|--------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E Sligh Avenue | County Collector - Rural | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements Proposed<br><input checked="" type="checkbox"/> Substandard Road Improvements Proposed<br><input type="checkbox"/> Other |
| E Elm Street   | 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 Proposed<br><input checked="" type="checkbox"/> Substandard Road Improvements Proposed<br><input type="checkbox"/> Other            |

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

|                  | Average Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|---------------------|----------------------|----------------------|
| Existing         | 466                 | 27                   | 33                   |
| Proposed         | 564                 | 36                   | 41                   |
| Difference (+/-) | +98                 | +9                   | +8                   |

\*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            | X              | Pedestrian & Vehicular         | None         | Meets LDC |
| South            |                | Pedestrian & Vehicular         | None         | Meets LDC |
| East             |                | None                           | None         |           |
| West             | X              | Pedestrian & Vehicular         | None         | Meets LDC |

Notes:

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

| Road Name/Nature of Request        | Type                       | Finding             |
|------------------------------------|----------------------------|---------------------|
| E Sligh Avenue/Substandard Roadway | Design Exception Requested | Previously Approved |
| E Elm Street/Substandard Roadway   | Design Exception Requested | Previously Approved |
| Notes:                             |                            |                     |

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

| <b>INFORMATION/REVIEWING AGENCY</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<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 | Wetlands Present                       |
| Environmental Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <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 |                                        |
| Conservation & Environ. Lands Mgmt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <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 |                                        |
| Check if Applicable:<br><input checked="" type="checkbox"/> Wetlands/Other Surface Waters<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"/> Coastal High Hazard Area<br><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor<br><input checked="" type="checkbox"/> Other: Airport Height Restriction: 50' AMSL, 70' AMSL, Tampa Executive Airport Influence Area |                                                                        |                                                                                                     |                                                                        |                                        |
| <b>Public Facilities:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Comments Received</b>                                               | <b>Objections</b>                                                                                   | <b>Conditions Requested</b>                                            | <b>Additional Information/Comments</b> |
| <b>Transportation</b><br><input checked="" type="checkbox"/> Design Exceptions Previously Requested<br><input checked="" type="checkbox"/> Off-Site Improvements Provided                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> N/A<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 checked="" 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 checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A<br>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<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>Impact/Mobility Fees</b><br>Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)<br>Mobility: \$6,661 * 86 = \$572,846<br>Parks: \$1,957 * 86 = \$168,302<br>School: \$7,027 * 86 = \$604,322<br>Fire: \$249 * 86 = \$21,414<br>Total Townhouse: \$1,366,884                                                                                                                                                                                                                                                                          |                                                                        |                                                                                                     |                                                                        |                                        |
| <b>Comprehensive Plan:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Comments Received</b>                                               | <b>Findings</b>                                                                                     | <b>Conditions Requested</b>                                            | <b>Additional Information/Comments</b> |
| <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 subject site is located within the East Lake-Orient Park Community Plan area and the Urban Service Area. It is surrounded by a mix of residential zoning districts and Planned Developments that permit similar residential uses, including single-family attached housing. Adjacent developments to the west and south are approved for comparable town home-style units, and the proposed design includes appropriate buffering and screening to ensure compatibility with nearby single-family neighborhoods.

It should be noted that the site plan depicts a reconfiguration of the units, within the area currently approved for development. The proposed pond along the east will provide separation from eastern single-family residential, which is currently not provided. The southwest area of the PD will remove the stormwater pond and extend units north/south. This arrangement provides area for additional cross access point to the west. The units along the south are now in an east/west orientation, providing more separation between the subject site's street and adjacent properties. One cross access point, rather than two, along the southern border is now proposed. Buffering and screening remains proposed along the western and southern boundaries, which exceeds the required minimum of 5 feet. The proposed building height of 35 feet does exceed those found in standard residential zoning districts and the density of the project is not one that requires the 2:1 setback such as in RMC-6 standard zoning districts.

Staff finds the proposed major modification to be compatible with the surrounding development context. The modification preserves the residential nature of the site, improves internal site organization, and demonstrates a sensitive approach to environmental features through reduced wetland impacts. The proposed unit type, density, and building height are consistent with adjacent developments, and the revised plan continues to support a residential layout that complements the character and scale of nearby developments.

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

### 5.2 Recommendation

Approvable, subject to proposed conditions

**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.

## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

1. Update the general site data table to note that the 0' setback is to the lot line, not the PD boundary and that indicated 10' on the lot detail is actually the buffer area.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 28, 2025.

1. Development of the project shall be limited to a maximum of ~~71~~ 86 total dwelling units; ~~14 units of two-family attached (duplex) dwelling units and 57 units of (single-family attached (townhome) dwelling units).~~
2. The single-family attached residential units (townhomes) shall be developed according to the following development standards:

|                                                  |                                                       |
|--------------------------------------------------|-------------------------------------------------------|
| Minimum lot size:                                | <del>1,750 square feet</del> <u>1,700 square feet</u> |
| Minimum lot width:                               | <del>25 feet</del> <u>20 feet</u>                     |
| Minimum front yard setback:                      | 22 feet                                               |
| Minimum secondary front yard setback (interior): | 7.5 feet                                              |
| Minimum side yard setback:                       | 0 feet*                                               |
| Minimum rear yard setback:                       | 0 feet                                                |
| Maximum building height:                         | <del>27.5 feet</del> <u>35 feet</u>                   |
| Maximum lot coverage:                            | <del>87%</del> <u>84%</u>                             |

\*Reference Condition 10.

Section 6.01.01 Footnote 8 shall not apply with respect to setbacks.

~~The two-family attached residential units (duplex) shall be developed according to the following development standards:~~

|                                                |                              |
|------------------------------------------------|------------------------------|
| <del>Minimum lot size:</del>                   | <del>3,181 square feet</del> |
| <del>Minimum lot width:</del>                  | <del>29 feet</del>           |
| <del>Minimum front yard setback:</del>         | <del>25 feet</del>           |
| <del>Minimum side yard setback:</del>          | <del>5 feet*</del>           |
| <del>Minimum interior side yard setback:</del> | <del>0 feet</del>            |
| <del>Minimum rear yard setback:</del>          | <del>25 feet</del>           |
| <del>Maximum building height:</del>            | <del>35 feet</del>           |
| <del>Maximum lot coverage:</del>               | <del>55%</del>               |

~~\*Reference Condition 10.~~

~~Section 6.01.01 Footnote 8 shall not apply with respect to setbacks.~~

3. Buffering and screening shall be in accordance with descriptions as labelled on the site plan. Buffers shall be platted as separate tracts to be owned and maintained by the Homeowner's Association or similar entity. Buffers shall not be counted towards any minimum required yard.
4. The project shall be permitted one full access connection on E. Sligh Ave. and one full access connection to E. Elm St., as shown on the PD site plan.
5. The project shall construct a roadway stubout to the southern boundary with folio#40349.0000 for future connection with approved PD zoning # 19-0284, as shown on the PD site plan. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a "Future Roadway Connection".
6. If ~~PD 24-0124~~ MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If ~~PD 24-0124~~ MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
8. The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.
10. If in the event a unit is constructed with side-loaded parking (i.e. where the driveway and garage is located in a side yard), the lot shall provide a minimum 20-foot setback in order to provide sufficient clearance between the building and the back of sidewalk to allow vehicle to park without encroaching on the sidewalk.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
12. All construction ingress and egress shall be limited to the E. Sligh Ave. project access except for construction activities directly related to the E. Elm Street roadway improvements. The developer shall include a note in each site/construction plan submittal which indicates same.
13. As N 78<sup>th</sup> St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design

Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

- ~~13.~~14. 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.
- ~~14.~~15. 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.
- ~~15.~~16. 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).
- ~~16.~~17. 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.
- ~~17.~~18. Natural Resources staff identified mature trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of these trees and design the site around them. 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.
- ~~18.~~19. The proposed area of development contains xeric soils which may support a natural plant community. Please be advised that Section 4.01.06.A.4 of the Hillsborough County Land Development Code requires a minimum of 50 percent of the total pervious open space of the proposed development, excluding stormwater ponds, retain this natural plant community vegetation, including understory vegetation. The site plan may be modified from the Certified Site Plan to provide natural plant community vegetation preservation. This statement should be identified as a condition of the rezoning.
- ~~19.~~20. 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. This statement should be identified as a condition of the rezoning.
- ~~20.~~21. 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.

- ~~21-22.~~ 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.
- ~~22-23.~~ If the notes and/or graphics on the site plan 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.
- ~~23-24.~~ 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.

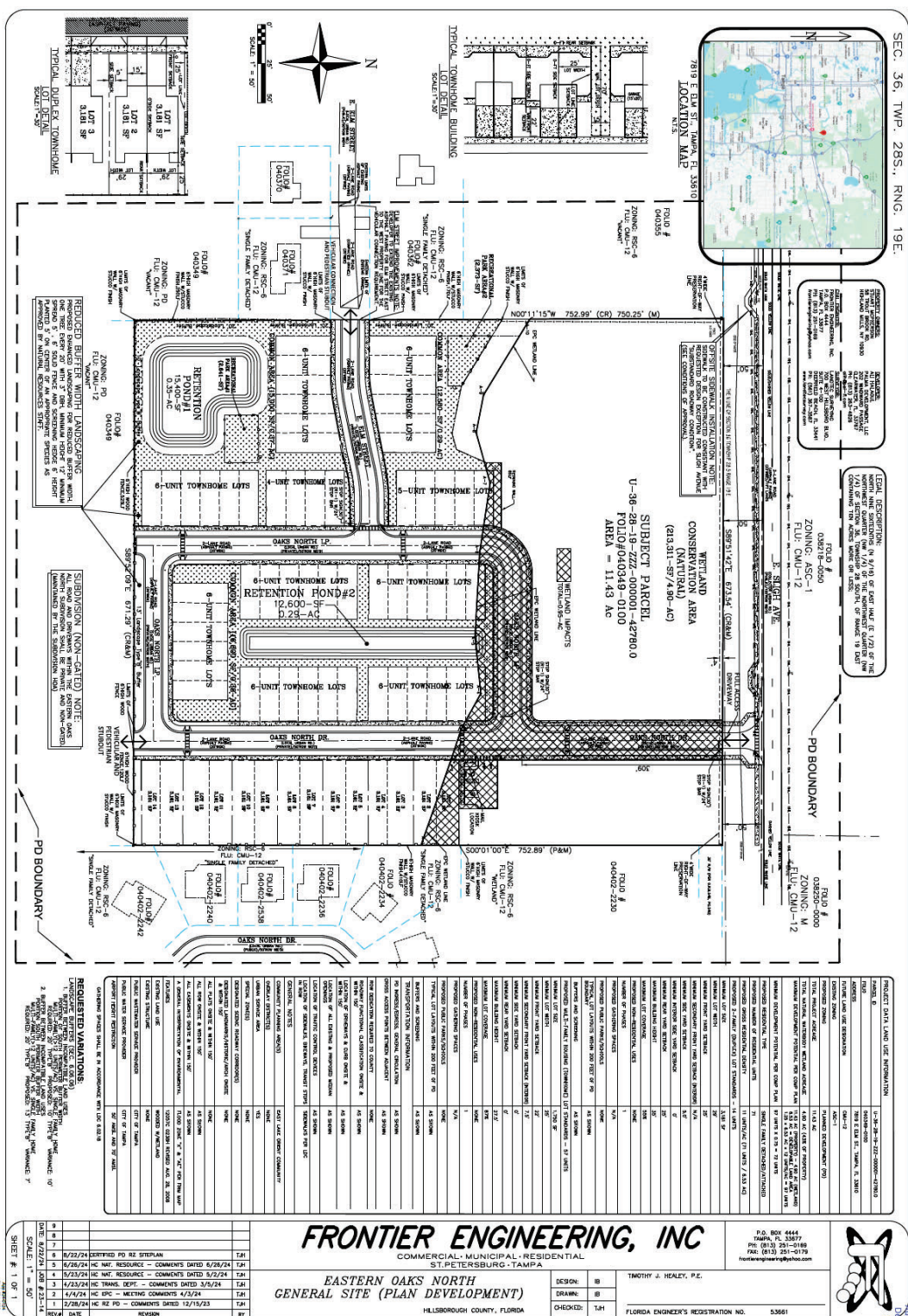
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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None.

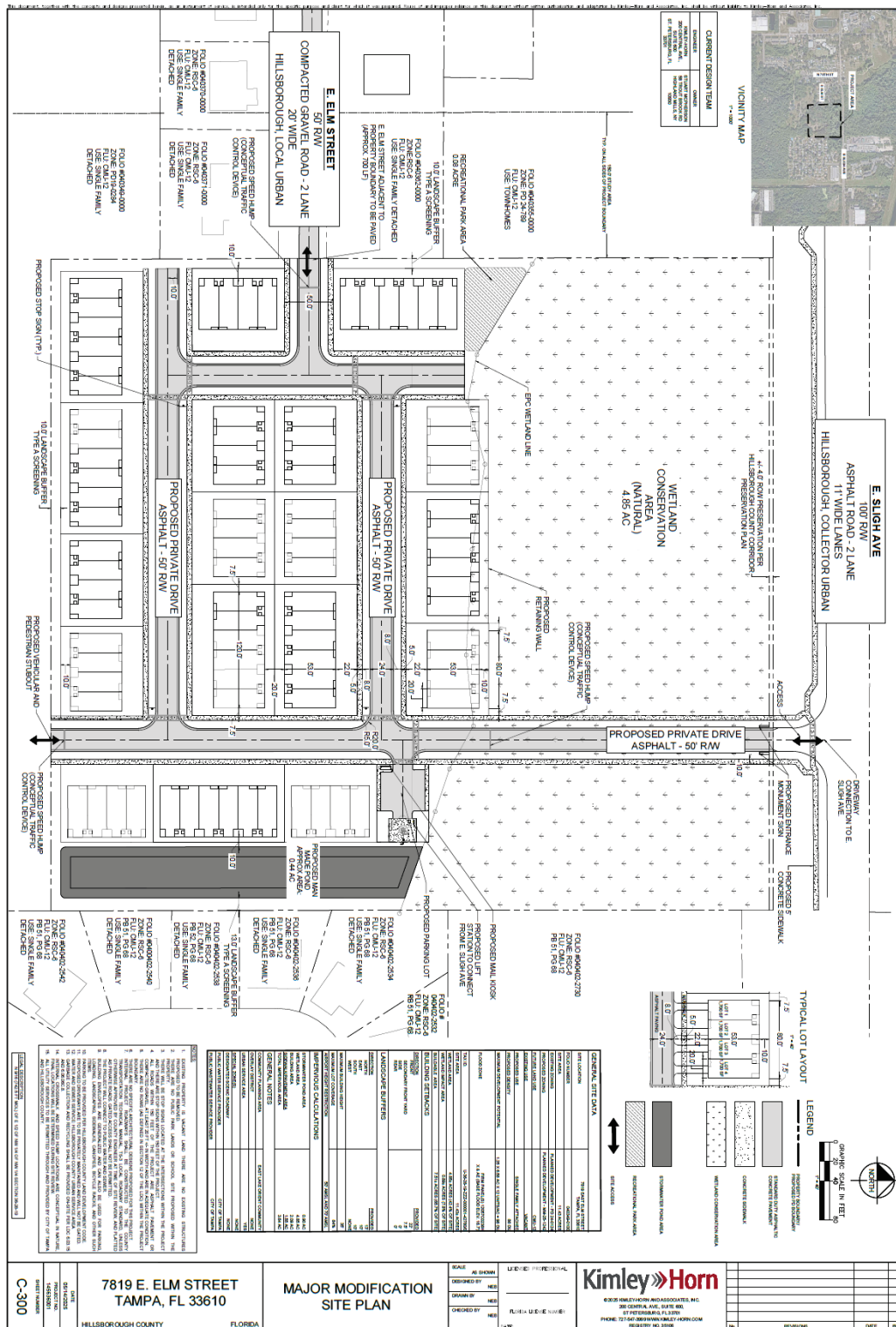
## 8.0 SITE PLANS (FULL)

## 8.1 Approved Site Plans (Full)



## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Full)



**9.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 11/10/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: MM 25-1242

- ☐ 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****Revised Conditions**

6. If ~~PD 24-0124~~ MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If ~~PD 24-0124~~ MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.

**New Condition**

- As N 78<sup>th</sup> St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to a +/-11.43-acre parcel currently zoned Planned Development (PD) 24-0124. The existing PD is approved with entitlements which permit a maximum of 71 residential units; 14 single-family-attached duplex units and 57 single-family-attached townhome units. The applicant is seeking to modify entitlements to remove the duplex units and increase the total townhome units to 86 as well as modifying the development standards. The site is located on the south side of E Sligh Ave approximately 645 feet east of N 78<sup>th</sup> St.

**Trip Generation Analysis**

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). 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, 12th Edition*.

**Approved Zoning:**

| Zoning, Land Use/Size                                                                         | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|-----------------------------------------------------------------------------------------------|------------------------|-----------------------|----|
|                                                                                               |                        | AM                    | PM |
| PD, 71 single-family attached units<br>(14 duplex units & 57 townhome units)<br>(ITE LUC 215) | 466                    | 27                    | 33 |

**Proposed Zoning:**

| Zoning, Land Use/Size                                         | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|---------------------------------------------------------------|------------------------|-----------------------|----|
|                                                               |                        | AM                    | PM |
| PD, 86 single-family attached dwelling units<br>(ITE LUC 210) | 564                    | 36                    | 41 |

**Trip Generation Difference:**

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips |           |
|-----------------------|------------------------|-----------------------|-----------|
|                       |                        | AM                    | PM        |
| <b>Difference</b>     | <b>+98</b>             | <b>+9</b>             | <b>+8</b> |

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project is served by E Sligh Ave, E Elm St, and N 78<sup>th</sup> St.

E Sligh Ave is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/-100 feet of right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to construct +/-977 linear feet of sidewalk in addition to the required +/-673 feet of sidewalk required project frontage was approved. This Design Exception is discussed in greater detail under the section titled Requested Design Exception: E Sligh Ave herein.

E Sligh Ave, along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

E Elm St is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/-20 feet of pavement in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/- 50 feet of right of way. The roadway pavement appears to stop +/-100 feet short of the subject property boundary.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to pave the unpaved portions of the E Elm St to a minimum width of 20 feet to connect to the project access was approved. This Design Exception is discussed in greater detail under the section titled Previously Approved Design Exception: E Elm St herein.

N 78<sup>th</sup> Street is a 2-lane, undivided, substandard, local rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks or paved shoulders on either side of the roadway within the vicinity of the proposed project, and within +/- 50 feet of the right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. At time of site construction review, the developer will be required to improve N 78<sup>th</sup> St to the TS-7 standard, propose an alternative cross section for consideration through request of Design Exceptions (DEs) and Design Deviation Memoranda (DDM) in accordance with Sec. 1.7 and other applicable sections of the Transportation Technical Manual, unless otherwise approved in accordance with Sec. 6.04.02.B of the LDC.

#### **SITE ACCESS & CONNECTIVITY**

The approved PD is permitted one full access connection to E Sligh Ave and one full access connection to E Elm St via N 78<sup>th</sup> St. This PD Major Modification is not proposing any changes to these previously approved access connections.

The subject site is north-adjacent (folio 40343.0000) to a 16.9-acre PD (19-0284) which is also approved for residential development. Pursuant to LDC Sec. 6.02.01, the project is providing a stub out to the PD to the south to reciprocate future pedestrian and vehicular connectivity to the subject PD. The existing subdivision east of the PD modification prevents interconnectivity to the east.

Due to this connectivity between PDs, Transportation Review Staff requested that the applicant include the vested trips from PD 19-0284 within the transportation analysis submitted for the subject modification. PD 19-0284 is approved for 95 residential dwelling units but is currently seeking a modification to that zoning, under PRS 25-0570, to reduce the entitlements to 89 residential dwelling units, dropping the trip generation for the project below the threshold that would trigger auxiliary lanes. Since it is unclear if the proposed PD modification to the south will be approved, the vehicular trips potentially generated by the approved 95 residential dwelling units were included with the background traffic in the transportation analysis submitted with this PD Major Modification. Additionally, the developer grew the background traffic at a rate of 3% over a 5-year period to represent the traffic impacts anticipated by 2030, the projected buildout year.

As demonstrated by the transportation analysis submitted by the applicant's traffic engineer, which includes the impacts anticipated by the PD to the south (19-0284), the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection to E Sligh Ave or the intersection of E Sligh Ave and N 78<sup>th</sup> St. The interconnection between these projects not only provides an alternative means of access for residents but also provides alternate access if an emergency were to block the primary access connection to either project.

A recent PD rezoning request (PD 25-1338) was submitted requesting entitlements for 10 single-family attached duplex units on a +/- 0.9-acre parcel (folio 40362.0000). This project site is located at the easternly dead end of E Elm St on the north side of the roadway. These 10 residential units propose driveway connections to E Elm St. If the E Elm St access on the approved PD were to be removed or prohibited, this +/- 0.9-acre parcel would be required to construct a cul-de-sac at the dead end of E Elm St as the roadway is greater than 150 feet in length, considerably reducing the developable area of the parcel and providing no alternative means of access, daily or in the event an emergency were to block access to or from the site.

#### **PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Sligh Ave**

As E. Sligh Ave. is a substandard collector roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024). The developer is required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception. Staff notes that the total linear feet of 5-foot-wide sidewalk to be constructed includes the +/-673 feet of sidewalk required along the project frontage by the County Land Development Code.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

#### **PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Elm St**

As E. Elm St. is a substandard local roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024). The developer is required to construct pave the unpaved segment of E. Elm St. to connect the project access consistent with the requested Design Exception.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

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

The 2024 Hillsborough County Level of Service (LOS) Report does not include N 78<sup>th</sup> St, therefore no LOS information for this roadway can be provided.

The roadway level of service provided for Sligh Ave is for informational purposes only.

| Generalized Level of Service |             |                  |              |                          |
|------------------------------|-------------|------------------|--------------|--------------------------|
| Roadway                      | From        | To               | LOS Standard | Peak Hr. Directional LOS |
| Sligh Avenue                 | Orient Road | U.S. Highway 301 | D            | C                        |

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Wednesday, April 3, 2024 10:47 AM  
**To:** Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]  
**CC:** frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]  
**Subject:** FW: RZ PD 24-0124 - Design Exception Review  
**Attachments:** 24-0124 DEAd 03-28-24\_2.pdf; 24-0124 DEAd 03-28-24\_1.pdf

Michael/Vicki,

I have found the attached Design Exceptions (DE) for PD 24-0124 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

P: (813) 307-1851  
M: (813) 614-2190  
E: [WilliamsM@HCFL.gov](mailto:WilliamsM@HCFL.gov)  
W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, April 1, 2024 6:20 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-0124 - Design Exception Review

Hello Mike,

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

[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[frontierengineering@yahoo.com](mailto:frontierengineering@yahoo.com)  
[grandlienardc@hcfl.gov](mailto:grandlienardc@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

P: (813) 276-8364  
E: [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
W: [HCFEGov.net](http://HCFEGov.net)

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**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida  
**Sent:** Monday, March 25, 2024 10:53 AM  
**To:** [myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
**Cc:** Perez, Richard <[PerezRL@hcfl.gov](mailto:PerezRL@hcfl.gov)>  
**Subject:** RZ PD 24-0124 - Design Exception Review

Hello Mr. Yates,

Attached comments/markups to this request, please revise and resubmit through [zoningintake-dsd@hcfl.gov](mailto:zoningintake-dsd@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review Manager**  
Development Services Department

P: (813) 276-8364

E: [tirados@hcfl.gov](mailto:tirados@hcfl.gov)

W: [HCFLGov.net](http://HCFLGov.net)

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**From:** Rome, Ashley <[RomeA@hcfl.gov](mailto:RomeA@hcfl.gov)>

**Sent:** Tuesday, March 19, 2024 4:04 PM

**To:** Allen, Cari <[AllenCA@hcfl.gov](mailto:AllenCA@hcfl.gov)>; Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Andrea Stingone <[andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)>; Blinck, Jim <[BlinckJ@hcfl.gov](mailto:BlinckJ@hcfl.gov)>; Bose, Swati <[Boses@hcfl.gov](mailto:Boses@hcfl.gov)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Bryce Fehringer <[fehringerb@plancom.org](mailto:fehringerb@plancom.org)>; Cabrera, Richard <[CabreraR@hcfl.gov](mailto:CabreraR@hcfl.gov)>; Carlos Santos <[carlos.santos@swfwmd.state.fl.us](mailto:carlos.santos@swfwmd.state.fl.us)>; Converse, Amanda <[ConverseA@hcfl.gov](mailto:ConverseA@hcfl.gov)>; Cruz, Kimberly <[CruzKi@hcfl.gov](mailto:CruzKi@hcfl.gov)>; Curll, Ryan <[CurllRy@hcfl.gov](mailto:CurllRy@hcfl.gov)>; Dalfino, Jarryd <[DalfinoJ@hcfl.gov](mailto:DalfinoJ@hcfl.gov)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; Franklin, Deborah <[FranklinDS@hcfl.gov](mailto:FranklinDS@hcfl.gov)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@hcfl.gov](mailto:DickersonR@hcfl.gov)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Greenwell, Jeffry <[GreenwellJ@hcfl.gov](mailto:GreenwellJ@hcfl.gov)>; Greg Colangelo <[colangeg@plancom.org](mailto:colangeg@plancom.org)>; Hamilton, Mona <[HamiltonM@hcfl.gov](mailto:HamiltonM@hcfl.gov)>; Hansen, Raymond <[HansenR@hcfl.gov](mailto:HansenR@hcfl.gov)>; Holman, Emily - PUD <[Holmane@hcfl.gov](mailto:Holmane@hcfl.gov)>; Hummel, Christina <[HummelC@hcfl.gov](mailto:HummelC@hcfl.gov)>; Impact Fees <[ImpactFees@hcfl.gov](mailto:ImpactFees@hcfl.gov)>; James Hamilton <[jkhilton@tecoenergy.com](mailto:jkhilton@tecoenergy.com)>; Jennifer Reynolds <[jreynolds@teamhcs.com](mailto:jreynolds@teamhcs.com)>; Jesus Peraza Garcia <[perazagarciaj@gohart.org](mailto:perazagarciaj@gohart.org)>; Jillian Massey <[masseyj@plancom.org](mailto:masseyj@plancom.org)>; Kaiser, Bernard <[Kaiserb@hcfl.gov](mailto:Kaiserb@hcfl.gov)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hcfl.gov](mailto:LindstromE@hcfl.gov)>; Mackenzie, Jason <[MackenzieJ@hcfl.gov](mailto:MackenzieJ@hcfl.gov)>; McGuire, Kevin <[McGuireK@hcfl.gov](mailto:McGuireK@hcfl.gov)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Perez, Richard <[PerezRL@hcfl.gov](mailto:PerezRL@hcfl.gov)>; Petrovic, Jaksa <[PetrovicJ@hcfl.gov](mailto:PetrovicJ@hcfl.gov)>; Pezone, Kathleen <[PezoneK@hcfl.gov](mailto:PezoneK@hcfl.gov)>; Ratliff, James <[RatliffJa@hcfl.gov](mailto:RatliffJa@hcfl.gov)>; Hessinger, Rebecca <[HessingerR@hcfl.gov](mailto:HessingerR@hcfl.gov)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Revette, Nacole <[RevetteN@hcfl.gov](mailto:RevetteN@hcfl.gov)>; Carroll, Richard <[CarrollR@hcfl.gov](mailto:CarrollR@hcfl.gov)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hcfl.gov](mailto:RP-Development@hcfl.gov)>; Salisbury, Troy <[SalisburyT@hcfl.gov](mailto:SalisburyT@hcfl.gov)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[Sheltonc@hcfl.gov](mailto:Sheltonc@hcfl.gov)>; Steady, Alexander <[SteadyAl@hcfl.gov](mailto:SteadyAl@hcfl.gov)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@hcfl.gov](mailto:TurbivilleJ@hcfl.gov)>;

Walker, Clarence <[WalkerCK@hcfl.gov](mailto:WalkerCK@hcfl.gov)>; Wally Gallart <[GallartW@plancom.org](mailto:GallartW@plancom.org)>; Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>  
Cc: Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Grandlienard, Christopher <[GrandlienardC@hcfl.gov](mailto:GrandlienardC@hcfl.gov)>; Timoteo, Rosalina <[TimoteoR@hcfl.gov](mailto:TimoteoR@hcfl.gov)>; Tirado, Sheida <[TiradoS@hcfl.gov](mailto:TiradoS@hcfl.gov)>; Williams, Michael <[WilliamsM@hcfl.gov](mailto:WilliamsM@hcfl.gov)>

Subject: RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Christopher Grandlienard

Contact: [grandlienardc@hillsboroughcounty.org](mailto:grandlienardc@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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Received March 28, 2024  
Development Services**Hillsborough  
County Florida**  
Development Services

## Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpafl.gov](mailto:padroni@hcpafl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request Type (check one)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance<br><input checked="" type="checkbox"/> Technical Manual Design Exception Request<br><input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)<br><input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| <b>Submittal Type (check one)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information                                                                                                                                                                                                                                                  |
| <b>Submittal Number and Description/Running History (check one and complete text box using instructions provided below)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> 1. DE-Substandard Rd Elm Street <input type="checkbox"/> 4.<br><input checked="" type="checkbox"/> 2. Revised Site Plan <input type="checkbox"/> 5.<br><input type="checkbox"/> 3. <input type="checkbox"/> 6.                                                                                                                                                   |
| <b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.                                    |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Project Name/ Phase</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Eastern Oaks North                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Folio Number(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 040349-0100                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Name of Person Submitting Request</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Vicki Castro, P.E.                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Property Zoning Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Important:</b> For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3. |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Pending Zoning Application Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PD 24-0124                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Related Project Identification Number (Site/Subdivision Application Number)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                           |

Received March 28, 2024  
Development Services



March 19, 2024  
Revised March 28, 2024

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: Eastern Oaks North (PD 24-0124)  
Folio: 0430349-0100  
Design Exception Request – Elm Street  
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78<sup>th</sup> Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Elm Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and during our meeting was identified as a substandard road. Elm Street does not have a posted speed limit but was assumed to be 25 mph based on the characteristics of the roadway. The existing paved section of Elm Street is approximately 475 feet long with 10-foot travel lanes, unpaved shoulders and a very shallow open ditch within approximately 50 feet of right of way. There are no sidewalks on either side of the roadway. No bike lanes currently exist on either side of Elm Street.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Elm Street from the current paved section to the project connection, approximately 175 feet. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Elm Street is approximately 50 feet. The typical TS-7 section for a two-lane undivided local roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, and a 5-foot sidewalk on both sides of the roadway.
2. The request is to extend the same paved section that exist today, east of 78<sup>th</sup> Street, which will include 10-foot travel lanes and approximately 15 feet of relatively flat open ditch with no sidewalks being provided along either side of Elm Street. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

Received March 28, 2024  
Development Services

Mr. Michael Williams, P.E.  
March 28, 2024  
Page 2

3. No sidewalks are being provided along Elm Street as the internal project roadways will provide sidewalks and pedestrian/vehicular connection to Sligh Avenue. As part of this development, a sperate Design Exception for Sligh Avenue will provide for a sidewalk along the south side of Sligh Avenue from Orient Road to the eastern project boundary.

The proposed typical section is shown in Figure 2.

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

Sincerely,

Vicki L  
Castro

Digitally signed  
by Vicki L Castro  
Date: 2024.03.28  
10:41:34 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

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

\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions X \_\_\_\_\_ Approved

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

Michael J.  
Williams

Digitally signed  
by Michael J.  
Williams  
Date: 2024.10.15  
14:27:25 -04'00'

Sincerely,

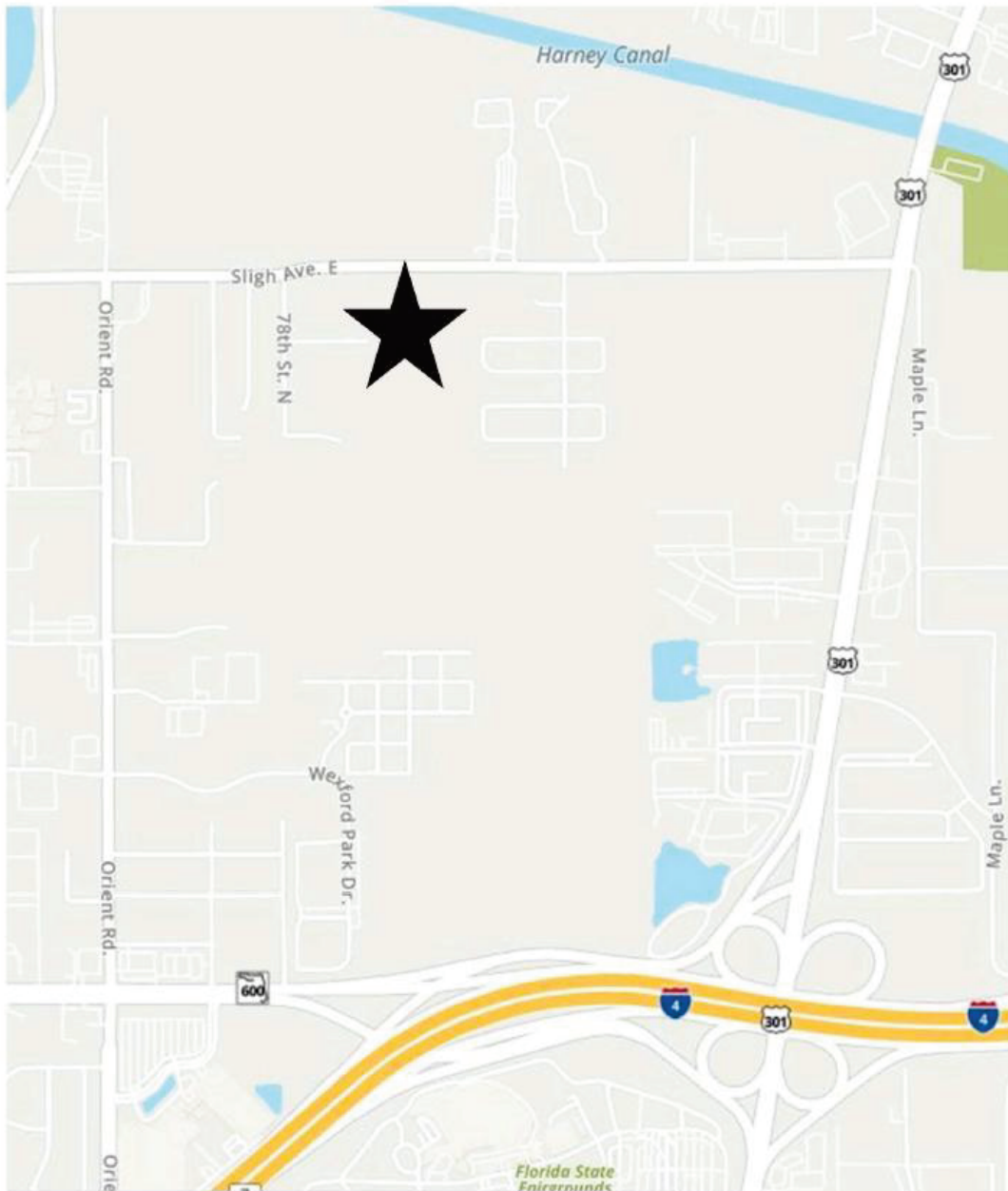
Michael J. Williams  
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1242 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

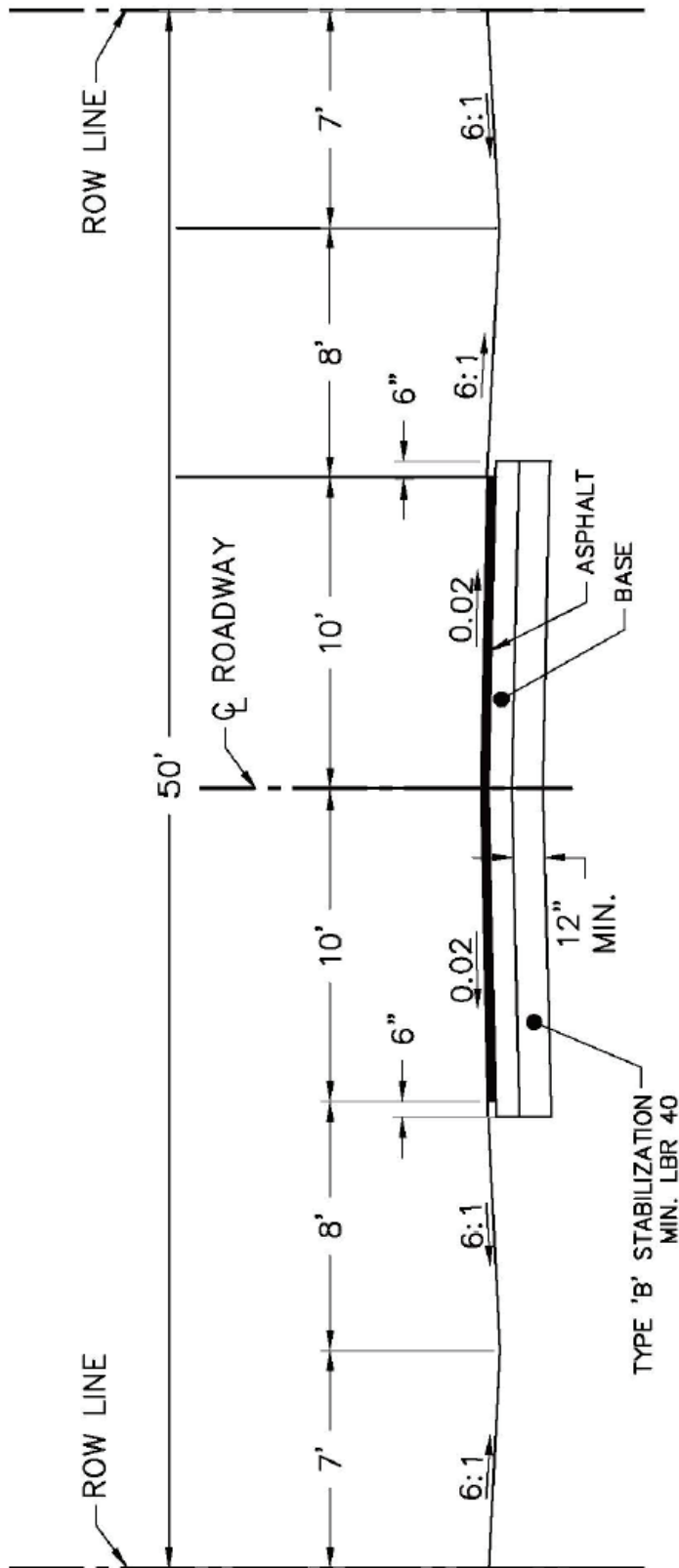
Received March 28, 2024  
Development Services

FIGURE 1. LOCATION MAP



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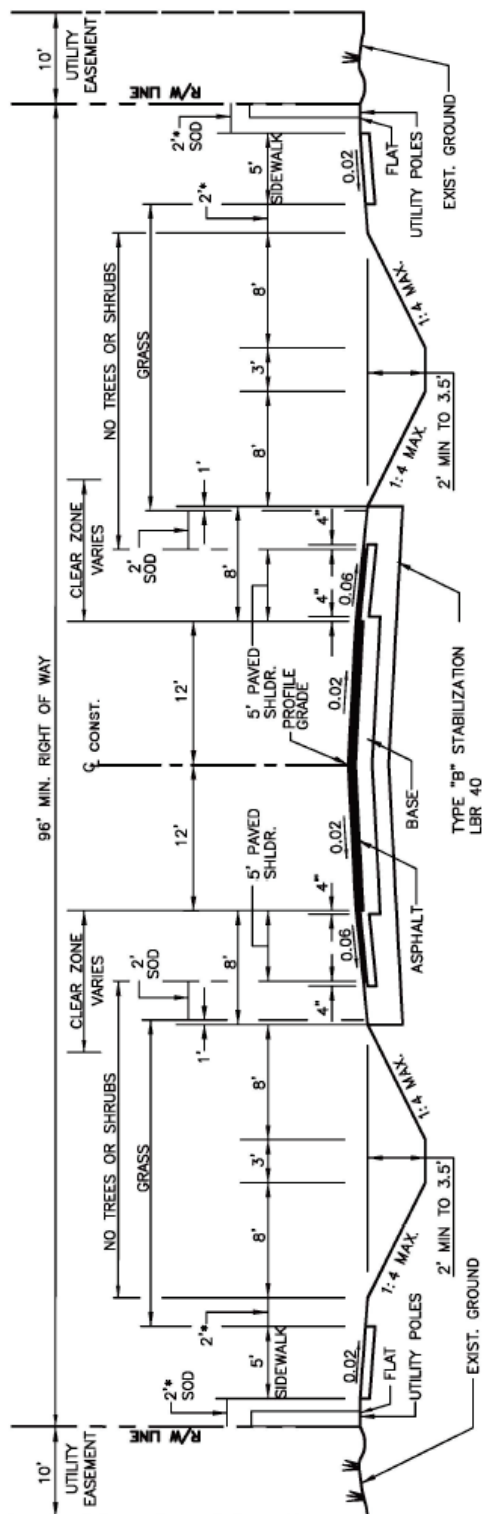
Figure 2: Proposed Typical Section



ELM STREET  
ROADWAY IMPROVEMENTS  
TYPICAL SECTION  
(LOOKING EAST)  
DESIGN SPEED 25 MPH



Received March 28, 2010  
Development Services



## TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17  
20

TRANSPORTATION  
TECHNICAL  
MANUALHillsborough  
County Florida

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

DRAWING NO.

pm

SHEET NO. 1 OF 1

**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Wednesday, April 3, 2024 10:47 AM  
**To:** Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]  
**CC:** frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]  
**Subject:** FW: RZ PD 24-0124 - Design Exception Review  
**Attachments:** 24-0124 DEAd 03-28-24\_2.pdf; 24-0124 DEAd 03-28-24\_1.pdf

Michael/Vicki,

I have found the attached Design Exceptions (DE) for PD 24-0124 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, April 1, 2024 6:20 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-0124 - Design Exception Review

Hello Mike,

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

[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[frontierengineering@yahoo.com](mailto:frontierengineering@yahoo.com)  
[grandlienardc@hcfl.gov](mailto:grandlienardc@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

P: (813) 276-8364  
E: [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
W: [HCFLGov.net](http://HCFLGov.net)

---

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601 E. Kennedy Blvd., Tampa, FL 33602

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---

**From:** Tirado, Sheida  
**Sent:** Monday, March 25, 2024 10:53 AM  
**To:** [myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
**Cc:** Perez, Richard <[PerezRL@hcfl.gov](mailto:PerezRL@hcfl.gov)>  
**Subject:** RZ PD 24-0124 - Design Exception Review

Hello Mr. Yates,

Attached comments/markups to this request, please revise and resubmit through [zoningintake-dsd@hcfl.gov](mailto:zoningintake-dsd@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review Manager**  
Development Services Department

P: (813) 276-8364  
E: [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
W: [HCFLGov.net](http://HCFLGov.net)

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**From:** Rome, Ashley <[RomeA@hcfl.gov](mailto:RomeA@hcfl.gov)>

**Sent:** Tuesday, March 19, 2024 4:04 PM

**To:** Allen, Cari <[AllenCA@hcfl.gov](mailto:AllenCA@hcfl.gov)>; Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Andrea Stingone <[andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)>; Blinck, Jim <[BlinckJ@hcfl.gov](mailto:BlinckJ@hcfl.gov)>; Bose, Swati <[Boses@hcfl.gov](mailto:Boses@hcfl.gov)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Bryce Fehringer <[fehringerb@plancom.org](mailto:fehringerb@plancom.org)>; Cabrera, Richard <[CabreraR@hcfl.gov](mailto:CabreraR@hcfl.gov)>; Carlos Santos <[carlos.santos@swfwmd.state.fl.us](mailto:carlos.santos@swfwmd.state.fl.us)>; Converse, Amanda <[ConverseA@hcfl.gov](mailto:ConverseA@hcfl.gov)>; Cruz, Kimberly <[CruzKi@hcfl.gov](mailto:CruzKi@hcfl.gov)>; Curll, Ryan <[CurllRy@hcfl.gov](mailto:CurllRy@hcfl.gov)>; Dalfino, Jarryd <[DalfinoJ@hcfl.gov](mailto:DalfinoJ@hcfl.gov)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; Franklin, Deborah <[FranklinDS@hcfl.gov](mailto:FranklinDS@hcfl.gov)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@hcfl.gov](mailto:DickersonR@hcfl.gov)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Greenwell, Jeffry <[GreenwellJ@hcfl.gov](mailto:GreenwellJ@hcfl.gov)>; Greg Colangelo <[colangeg@plancom.org](mailto:colangeg@plancom.org)>; Hamilton, Mona <[HamiltonM@hcfl.gov](mailto:HamiltonM@hcfl.gov)>; Hansen, Raymond <[HansenR@hcfl.gov](mailto:HansenR@hcfl.gov)>; Holman, Emily - PUD <[Holmane@hcfl.gov](mailto:Holmane@hcfl.gov)>; Hummel, Christina <[HummelC@hcfl.gov](mailto:HummelC@hcfl.gov)>; Impact Fees <[ImpactFees@hcfl.gov](mailto:ImpactFees@hcfl.gov)>; James Hamilton <[jkhilton@tecoenergy.com](mailto:jkhilton@tecoenergy.com)>; Jennifer Reynolds <[jreynolds@teamhcsa.com](mailto:jreynolds@teamhcsa.com)>; Jesus Peraza Garcia <[perazagarciaj@gohart.org](mailto:perazagarciaj@gohart.org)>; Jillian Massey <[masseyj@plancom.org](mailto:masseyj@plancom.org)>; Kaiser, Bernard <[Kaiserb@hcfl.gov](mailto:Kaiserb@hcfl.gov)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hcfl.gov](mailto:LindstromE@hcfl.gov)>; Mackenzie, Jason <[MackenzieJ@hcfl.gov](mailto:MackenzieJ@hcfl.gov)>; McGuire, Kevin <[McGuireK@hcfl.gov](mailto:McGuireK@hcfl.gov)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Perez, Richard <[PerezRI@hcfl.gov](mailto:PerezRI@hcfl.gov)>; Petrovic, Jaksa <[PetrovicJ@hcfl.gov](mailto:PetrovicJ@hcfl.gov)>; Pezone, Kathleen <[PezoneK@hcfl.gov](mailto:PezoneK@hcfl.gov)>; Ratliff, James <[RatliffJa@hcfl.gov](mailto:RatliffJa@hcfl.gov)>; Hessinger, Rebecca <[HessingerR@hcfl.gov](mailto:HessingerR@hcfl.gov)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Revette, Nacole <[RevetteN@hcfl.gov](mailto:RevetteN@hcfl.gov)>; Carroll, Richard <[CarrollR@hcfl.gov](mailto:CarrollR@hcfl.gov)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hcfl.gov](mailto:RP-Development@hcfl.gov)>; Salisbury, Troy <[SalisburyT@hcfl.gov](mailto:SalisburyT@hcfl.gov)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[Sheltonc@hcfl.gov](mailto:Sheltonc@hcfl.gov)>; Steady, Alexander <[SteadyAl@hcfl.gov](mailto:SteadyAl@hcfl.gov)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@hcfl.gov](mailto:TurbivilleJ@hcfl.gov)>;

Walker, Clarence <[WalkerCK@hcfl.gov](mailto:WalkerCK@hcfl.gov)>; Wally Gallart <[GallartW@plancom.org](mailto:GallartW@plancom.org)>; Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>  
Cc: Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Grandlienard, Christopher <[GrandlienardC@hcfl.gov](mailto:GrandlienardC@hcfl.gov)>; Timoteo, Rosalina <[TimoteoR@hcfl.gov](mailto:TimoteoR@hcfl.gov)>; Tirado, Sheida <[TiradoS@hcfl.gov](mailto:TiradoS@hcfl.gov)>; Williams, Michael <[WilliamsM@hcfl.gov](mailto:WilliamsM@hcfl.gov)>

**Subject:** RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Christopher Grandlienard

Contact: [grandlienardc@hillsboroughcounty.org](mailto:grandlienardc@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough  
County Florida**  
Development Services

## Supplemental Information for Transportation Related Administrative Reviews

### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpafl.gov](mailto:padroni@hcpafl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request Type</b> (check one)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance<br><input checked="" type="checkbox"/> Technical Manual Design Exception Request<br><input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)<br><input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| <b>Submittal Type</b> (check one)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information                                                                                                                                                                                                                                                  |
| <b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> 1. DE-Substandard Rd Sligh Ave <input type="checkbox"/> 4.<br><input checked="" type="checkbox"/> 2. Updated Site Plan, text discription <input type="checkbox"/> 5.<br><input type="checkbox"/> 3. <input type="checkbox"/> 6.                                                                                                                                  |
| <b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.                                    |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Project Name/ Phase</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Eastern Oaks North                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Folio Number(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 040349-0100                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Name of Person Submitting Request</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Vicki Castro, P.E.                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Property Zoning Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3. |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Pending Zoning Application Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PD 24-0124                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Related Project Identification Number (Site/Subdivision Application Number)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                           |



March 19, 2024  
Revised March 28, 2024

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: Eastern Oaks North (PD 24-0124)  
Folio: 0430349-0100  
Design Exception Request – Sligh Avenue  
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78<sup>th</sup> Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Sligh Avenue is identified in the Hillsborough County Comprehensive Plan as a collector roadway and during our meeting was identified as a substandard road. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and 78<sup>th</sup> Street, then 45 mph east of 78<sup>th</sup> Street. Sligh Avenue currently has 11-foot travel lanes, with sporadic 5-foot sidewalk on the south side of the roadway. No bike lanes currently exist on either side of Sligh Avenue.

The segment is broken into two parts: Western Section from Orient Road to 78<sup>th</sup> Street (approximately 1,300 feet) and the Eastern Section from 78<sup>th</sup> Street to the eastern project boundary (approximately 1,250 feet). The Western Section currently has 11-foot travel lanes, and a sporadic 5-foot sidewalk on the south side of the road and a relatively flat unpaved shoulder/drainage within approximately 61 feet of ROW. The Eastern Section currently has 11-foot travel lanes, no sidewalks on either side of the road and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sligh Avenue from Orient Road to the eastern property line. For the Western Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

Development Services

Mr. Michael Williams, P.E.  
March 28, 2024  
Page 2

1. The existing ROW along Sligh Avenue is approximately 61.5 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The request is to maintain the existing 11-foot travel lanes and relatively flat shoulder/open drainage. The missing segments of the 5-foot sidewalk on the south side of the road will be completed which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

The proposed Western typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For the Eastern Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Sligh Avenue is approximately 100 feet, however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The Eastern Section currently has 11-foot travel lanes in approximately 100 feet of right of way. The request is to maintain the existing 11-foot travel lanes and add approximately 1,300 linear feet of 5-foot sidewalk on the south side of the roadway, with a 6-foot grass strip on the south side and a 2-foot grass strip behind the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 1:4 side slope but will not exceed 1:2.

The proposed Eastern typical section is shown in Figure 4. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro  
Date: 2024.03.28 11:19:16  
-04'00'



This item has been digitally signed and sealed by Vicki L. Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

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

\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions **X** \_\_\_\_\_ Approved

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

Michael J. Williams  
Digitally signed by Michael J. Williams  
Date: 2024.10.15  
14:26:30 -04'00'

Sincerely,

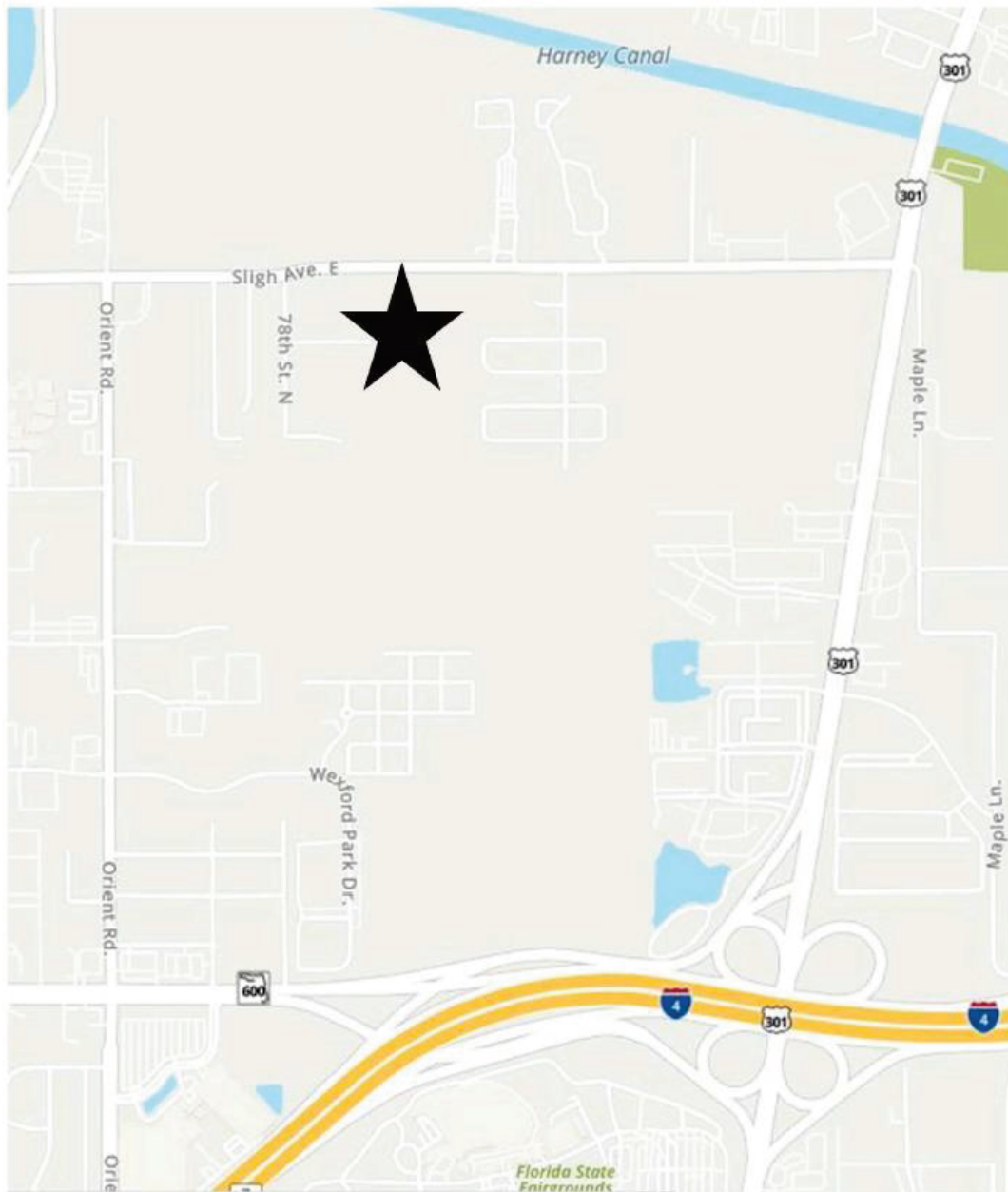
Michael J. Williams  
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1242 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

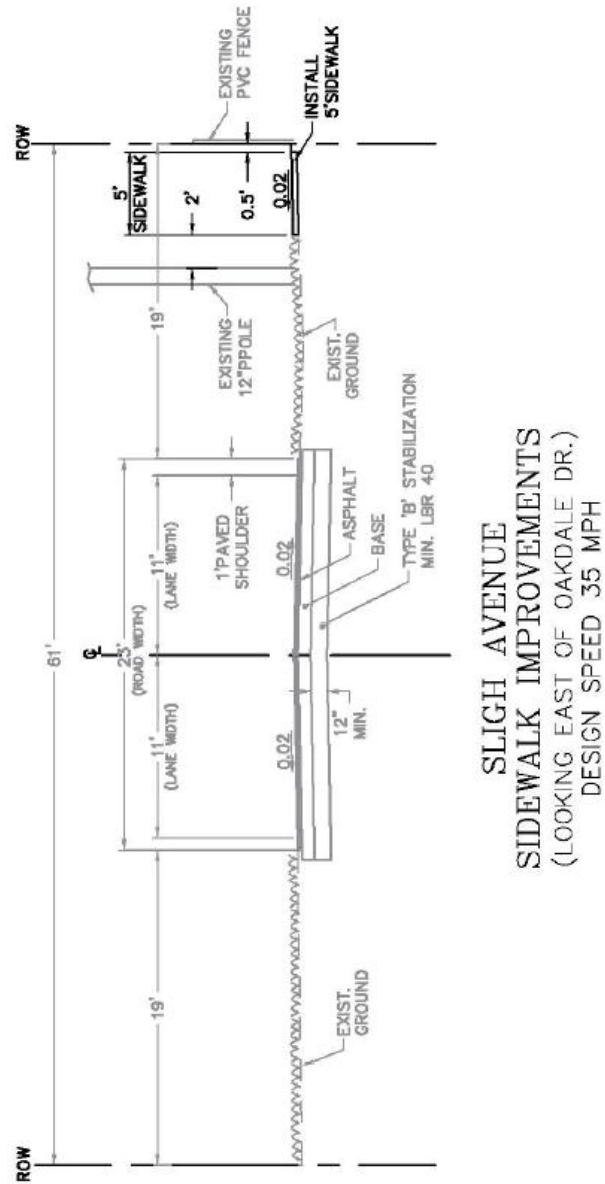
4006 South MacDill Avenue, Tampa, FL 33611  
Ph: (813) 296-2595  
www.palmtraffice.com

FIGURE 1. LOCATION MAP



Received March 28, 2024  
Development Services

Figure 2: Proposed Western Typical Section



Received March 28,  
Development Service

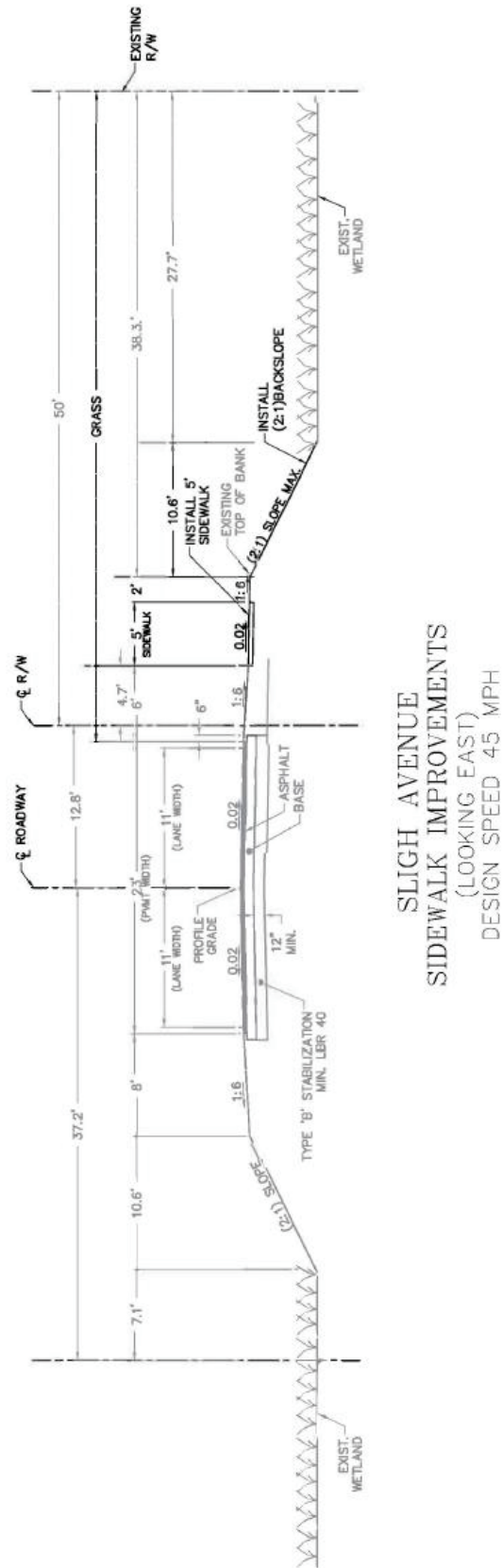
## PD RZ 24-0124\_Offsite Sidewalk Required Installation



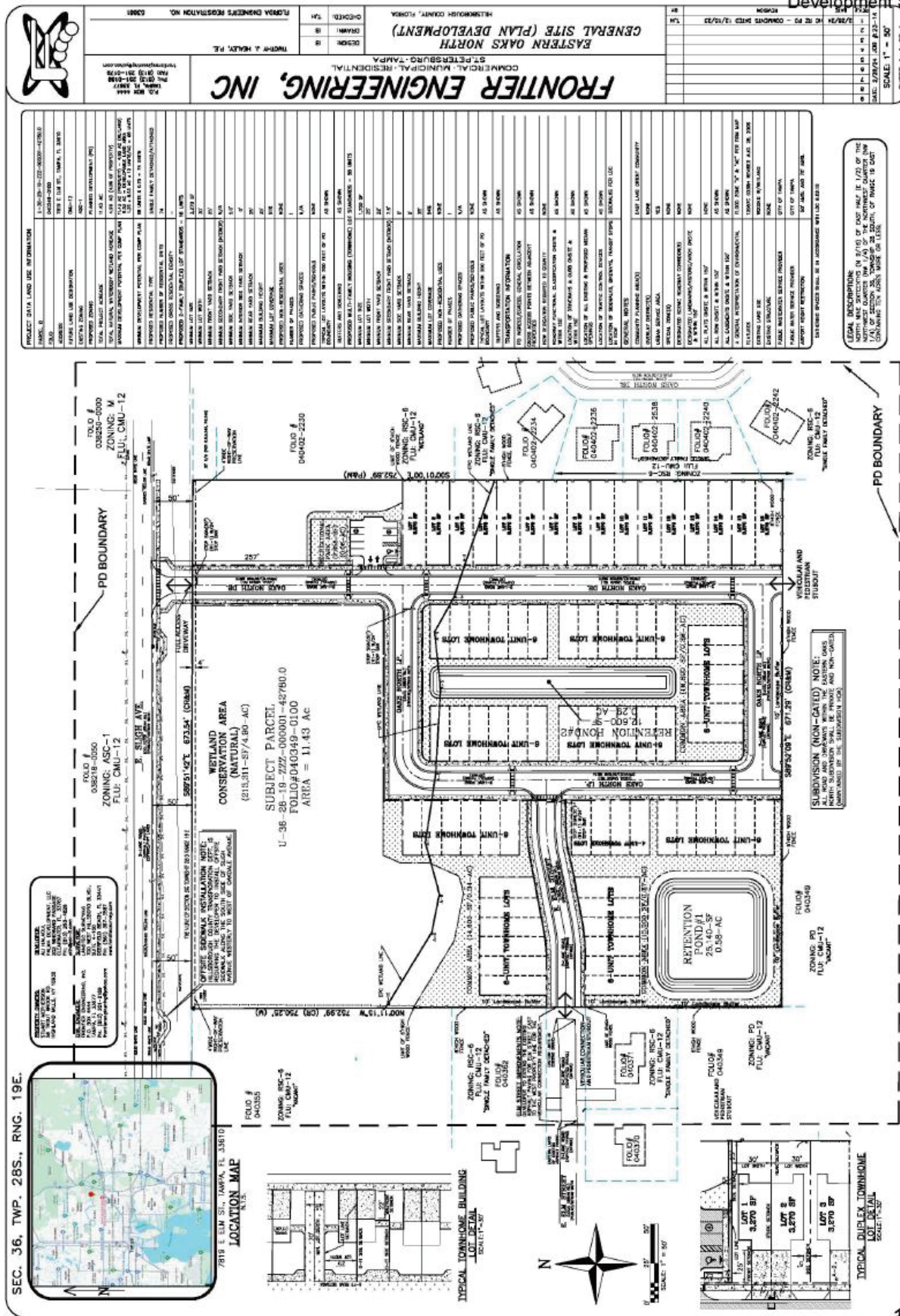
Figure 3: Proposed Sidewalk Improvements

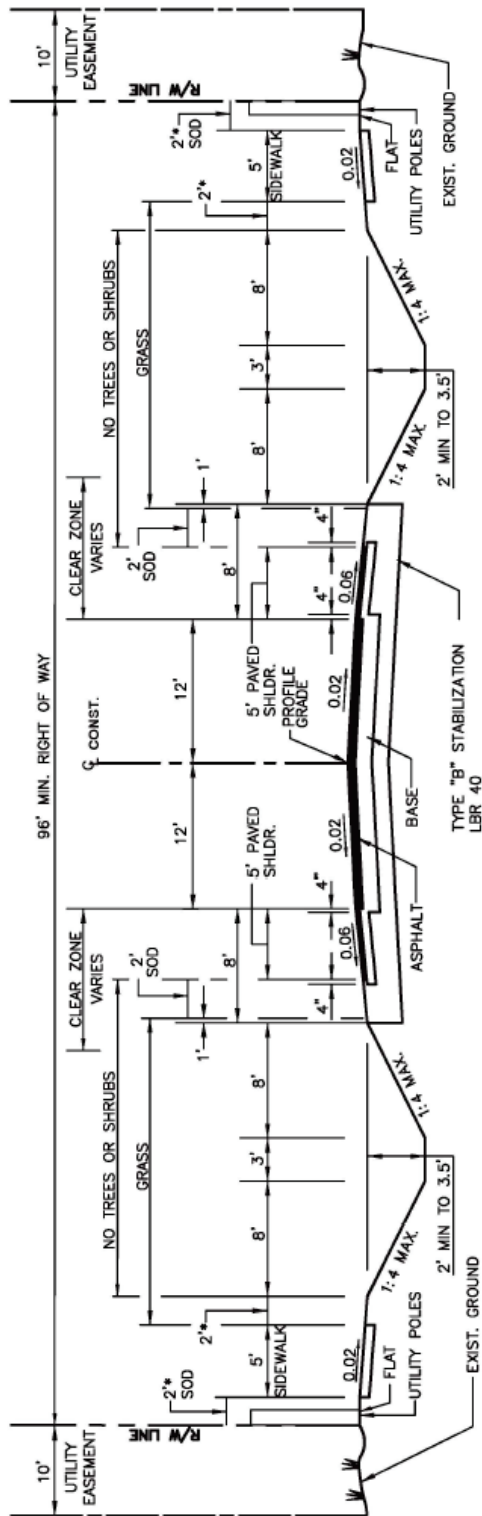
Received March 28, 2024  
Development Services

Figure 4: Proposed Eastern Typical Section



Received March 28, 2003  
Development Services



Received March 28, 2025  
Development Services**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

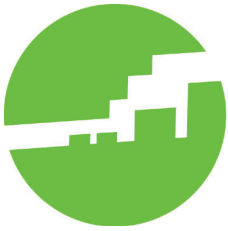
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17  
13TRANSPORTATION  
TECHNICAL  
MANUALHillsborough  
County FloridaLOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION

DRAWING NO. TS-7

SHEET NO. 1 OF 1



**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> November 17, 2025<br><b>Report Prepared:</b> November 6, 2025 | <b>Case Number:</b> MM 25-1242<br><b>Folio(s):</b> 40349.0100<br><b>General Location:</b> South of Sligh Avenue East, east of 78 <sup>th</sup> Street North |
| <b>Comprehensive Plan Finding</b>                                                  | <b>CONSISTENT</b>                                                                                                                                           |
| <b>Adopted Future Land Use</b>                                                     | Community Mixed Use-12 (12 du/ga;0.50 FAR)                                                                                                                  |
| <b>Service Area</b>                                                                | Urban                                                                                                                                                       |
| <b>Community Plan(s)</b>                                                           | East Lake-Orient Park                                                                                                                                       |
| <b>Rezoning Request</b>                                                            | Major Modification to Planned Development (PD 24-0124) develop 86 dwelling units                                                                            |
| <b>Parcel Size</b>                                                                 | +/- 11.43 acres                                                                                                                                             |
| <b>Street Functional Classification</b>                                            | Sligh Avenue – <b>County Collector</b><br>78 <sup>th</sup> Street North – <b>Local</b>                                                                      |
| <b>Commercial Locational Criteria</b>                                              | Not applicable                                                                                                                                              |
| <b>Evacuation Area</b>                                                             | Zone B                                                                                                                                                      |

| Table 1: COMPARISON OF SURROUNDING PROPERTIES |                             |                    |                                                  |
|-----------------------------------------------|-----------------------------|--------------------|--------------------------------------------------|
| Vicinity                                      | Future Land Use Designation | Zoning             | Existing Land Use                                |
| Subject Property                              | Community Mixed Use-12      | PD 24-0124         | Vacant                                           |
| North                                         | Community Mixed Use-12      | ASC-1 + PD         | Vacant                                           |
| South                                         | Community Mixed Use-12      | PD                 | Single-Family Residential                        |
| East                                          | Community Mixed Use-12      | RSC-6              | Single- Family Residential + Public/Quasi-Public |
| West                                          | Community Mixed Use-12      | RSC-6 + ASC-1 + PD | Single-Family Residential + Vacant               |

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

The ± 11.43-acre subject site is located south of Sligh Avenue East and east of 78<sup>th</sup> Street North. The site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The subject site has a Future Land Use (FLU) designation of Community Mixed-Use-12 (CMU-12), which allows for the consideration of agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. The applicant is requesting a Major Modification to PD 24-0124 to develop 86 single family attached townhomes.

The 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 vacant and currently not developed. There are single family uses surrounding the site. The proposal for single family detached dwelling units meets the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. 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 CMU-12 Future Land Use category, which is intended for urban in intensity and density of uses. The CMU-12 FLU category allows for 12 dwelling units per gross acre. With 4.85 acres comprised of wetlands, there are 6.58 acres of buildable lands. FLUS Objective 2.3 and Policy 2.3.9 allow a density credit for sites with greater than 25% wetlands. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation.

With 6.58 acres of uplands, the maximum density permitted is 98 dwelling units ( $6.58 \times 1.25 = 8.225 \times 12 = 98$  du). The applicant proposes 86 dwelling units, which is well below the maximum permitted. As the language states above, 86 single-family detached dwelling unit uses are allowed and therefore, the proposal meets Objective 2.2 and Objective 2.3, along with the associated policies. Additionally, consistent with Objective 6.2 related to environmental considerations, it is noted that the site contains wetlands that have been reviewed by the Environmental Protection Commission (EPC). The EPC has determined that no resubmittal of the site plan is required, confirming that the proposed development adequately addresses environmental protection measures.

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). County Transportation staff did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential uses, all within the CMU-12 Future Land Use category. The proposed request is consistent with the established development pattern and will complement the character of the surrounding neighborhoods to the east, south, and west through similar residential density, scale, and design features. To further enhance compatibility with the adjacent single-family homes to the west, the site design incorporates a proposed man-made pond and a 10-foot Type A landscape buffer along the shared property boundary, providing both visual screening and a transitional separation between uses. The proposed major modification also ensures that pedestrian connectivity will be provided from the subject site to the newly proposed sidewalks along Sligh Avenue. Additionally, the proposal includes internal sidewalks and crosswalks throughout the site, enhancing overall walkability and promoting safe and convenient pedestrian access both within the development and to adjacent areas. These design elements collectively reinforce compatibility with the surrounding built environment while supporting cohesive neighborhood integration.

The subject site is within the limits of the East Lake-Orient Park Community Plan. One of the goals of the East Lake-Orient Park Community Plan is to ensure that new developments include pedestrian and bicycle access. The proposed major modification has guaranteed that pedestrian connectivity will be provided from the subject site to the newly proposed sidewalks along Sligh Avenue. The proposal has also included sidewalks and crosswalks throughout the entirety of the site. The proposed Major Modification meets the intent of the East Lake-Orient Park Community Plan.

Overall, staff finds that the proposed use is an allowable use in the CMU-12, is compatible with the existing development pattern found within the surrounding area and does support the vision of the East Lake-Orient Park Community Plan. The proposed major Modification 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

**FUTURE LAND USE SECTION**

***Urban Service Area***

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

***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 des

***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.

***Environmentally Sensitive Land Density Calculation***

***Policy 2.3.9:*** Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

*Wetlands shall:*

- *Exclude land below the mean high water line*
- *Include conservation and preservation areas*
- *Include wetlands associated with man-made water bodies as defined (including borrow pits).*

*Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.*

## **Compatibility**

**Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

**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

## **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

### **Environmental Considerations**

**Objective 6.2:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

### **LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK**

*New development should include pedestrian and bicycle access.*

*In addition to the improvements identified in the Long Range Transportation Plan, the community desires the following improvements listed in order of priority:*

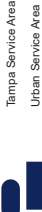
1. *Provide improvements to the intersection of East Hillsborough Avenue and Orient Road.*
2. *Improve Harney Road from MLK Boulevard to US 301 as a four-lane enhanced roadway.*
3. *Improve Falkenburg Road from MLK Boulevard to US 92 as a four-lane enhanced roadway.*
4. *Improve US 92 from I-4 at Tampa By-Pass Canal to I-75 as a four-lane enhanced roadway.*
5. *Improve Orient Road from Sligh Avenue to Columbus Drive as a four-lane enhanced roadway with bike lanes.*
6. *Improve Sligh Avenue from 56th Street to US 301 as a four-lane enhanced roadway with bike lanes.*

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ - MM 25-1242

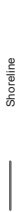
Rezoning  
STATUS



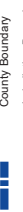
PENDING



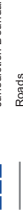
Tampa Service Area



Urban Service Area



Shoreline



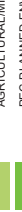
County Boundary



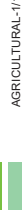
Jurisdiction Boundary



Roads



Parcels



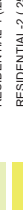
Water



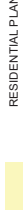
AGRICULTURAL/MINING-1/20 (.25 FAR)



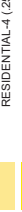
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



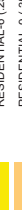
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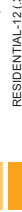
AGRICULTURAL/RURAL-1/5 (.25 FAR)



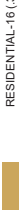
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



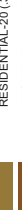
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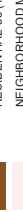
RESIDENTIAL-2 (.25 FAR)



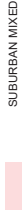
RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



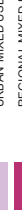
RESIDENTIAL-6 (.25 FAR)



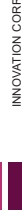
RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



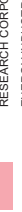
RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



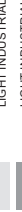
RESIDENTIAL-35 (.10 FAR)



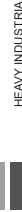
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



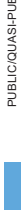
SUBURBAN MIXED USE-6 (.35 FAR)



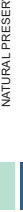
COMMUNITY MIXED USE-12 (.50 FAR)



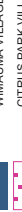
URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



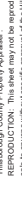
OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



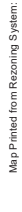
PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION

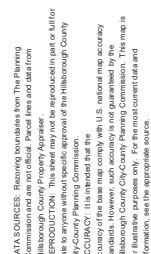


WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the accuracy of the map 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 local code.



Map Printed from Rezoning System: 9/22/2025  
Author: J. Krzyzanowski  
File: G:\Rezoning\System\MapProject\HCR\Rezoning.mxd

