

Rezoning Application: 25-1338 REMAND**Zoning Hearing Master Date:** March 23, 2026**BOCC Land Use Meeting Date:** May 12, 2026**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Edmunds

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 0.9

Community Plan Area: East Lake/Orient Park

Overlay: None

**Introduction Summary:**

The applicant requests to rezone property from RSC-6 MH (Residential, Single-Family Conventional-Mobile Home Overlay) to PD (Planned Development) to allow for 10 dwelling units in five two-family structures.

Zoning:		Existing	Proposed
District(s)		RSC-6-MH	PD
Typical General Use(s)		Single-Family Residential Conventional or Mobile Home	Two-Family Residential Conventional
Acreage		0.9	0.9
Density/Intensity		6 units per acre	11 units per acre (10 units)
Mathematical Maximum*		5 dwelling units	10 dwelling units (per FLU)

*number represents a pre-development approximation

Development Standards:		Existing	Proposed
District(s)		RSC-6-MH	PD
Lot Size / Lot Width		7,000 sf / 70'	3,948 sf / 32.9'
Setbacks/Buffering and Screening		25' Front 25' Rear 7.5' Sides	25' Front 20' Rear 7' Sides
Height		35'	35'

Additional Information:

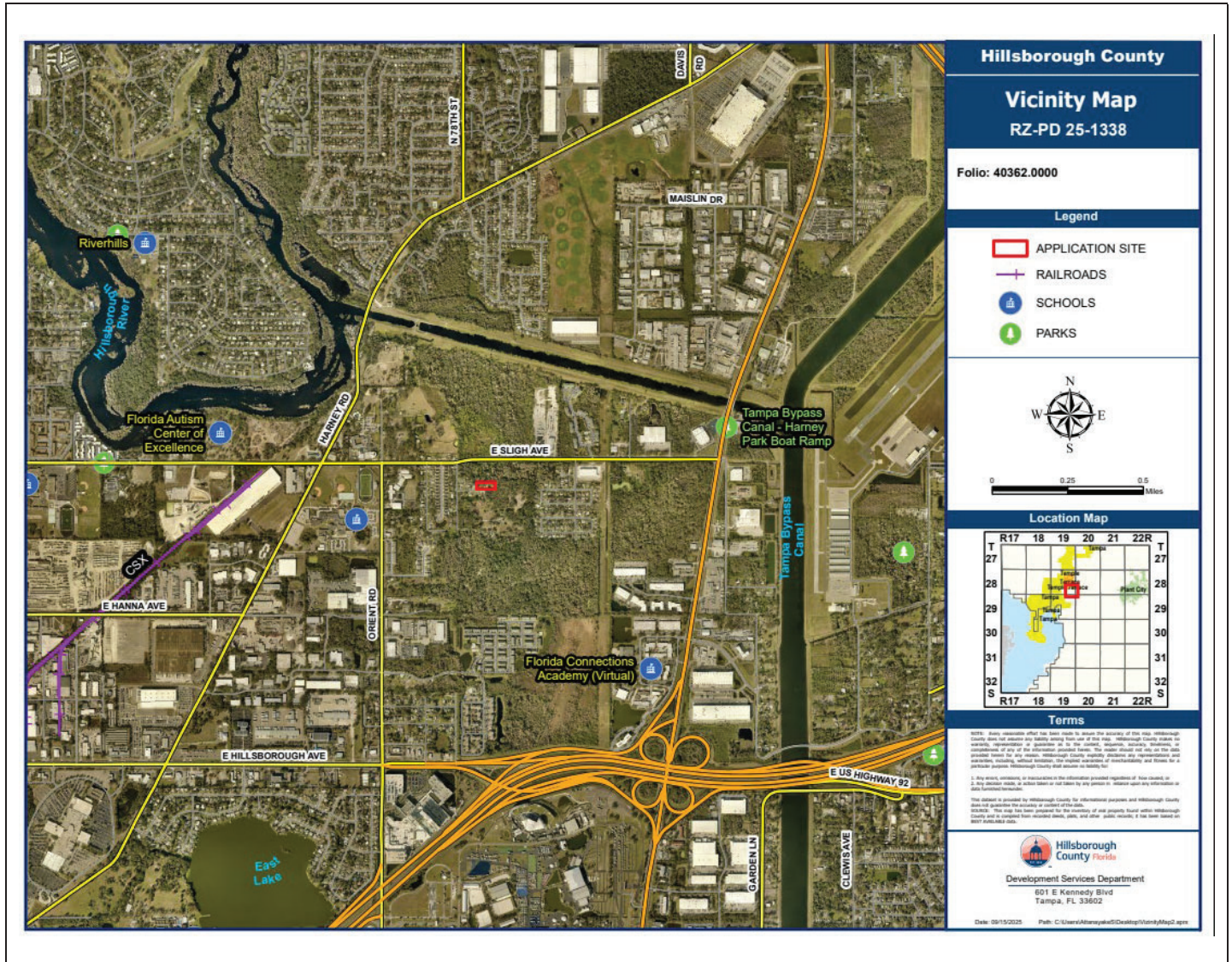
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

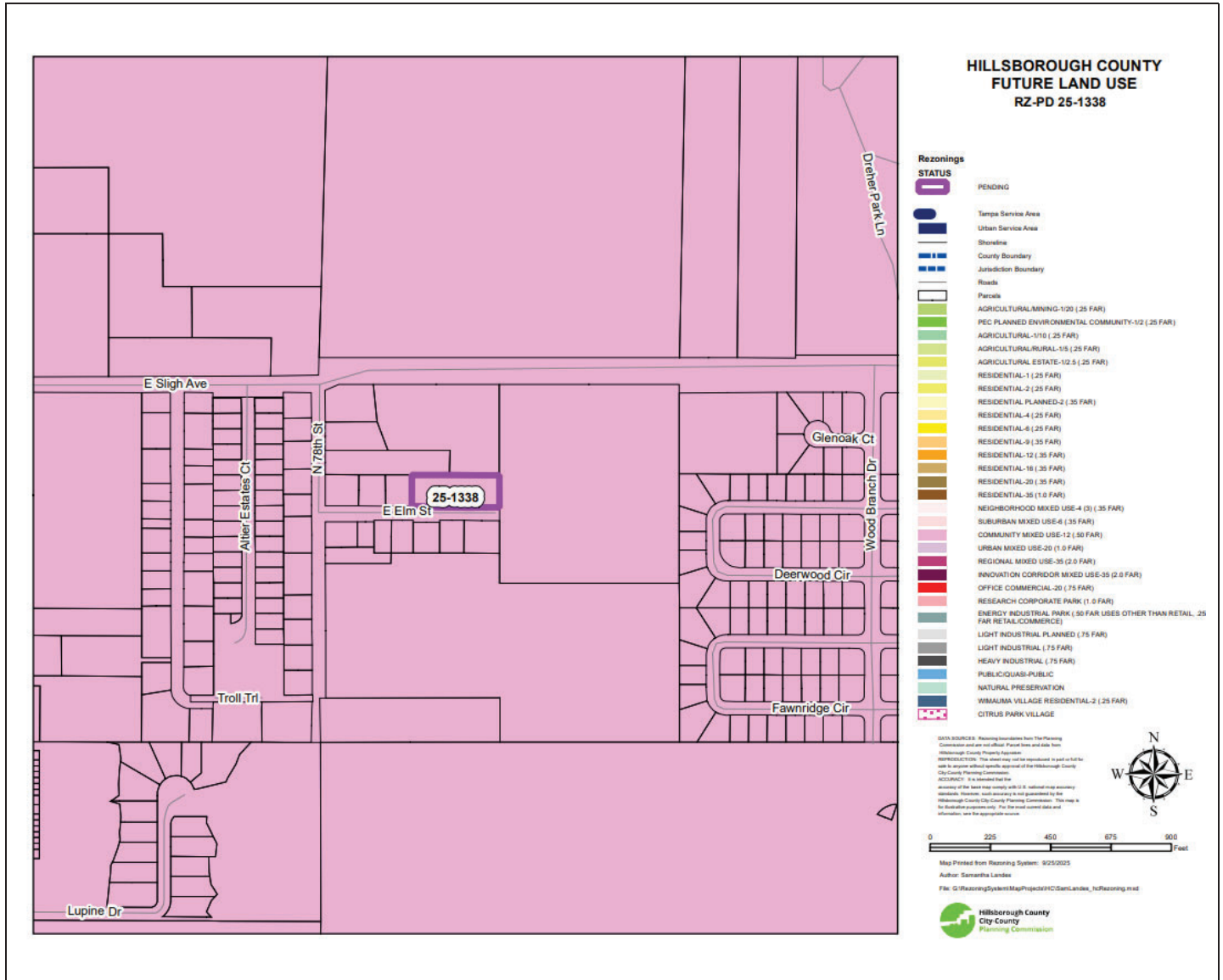


Context of Surrounding Area:

The site is located on Elm Street, east of N. 78th Street and south of E. Sligh Avenue within the East Lake-Orient Road community. The general area consists of residential uses (single family detached, two-family attached and single-family attached). Tampa Bay Technical High School is located approximately 0.32 miles to the west on the south side of Sligh Avenue. US Hwy 301 North and the Tampa Bypass Canal are located east of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA

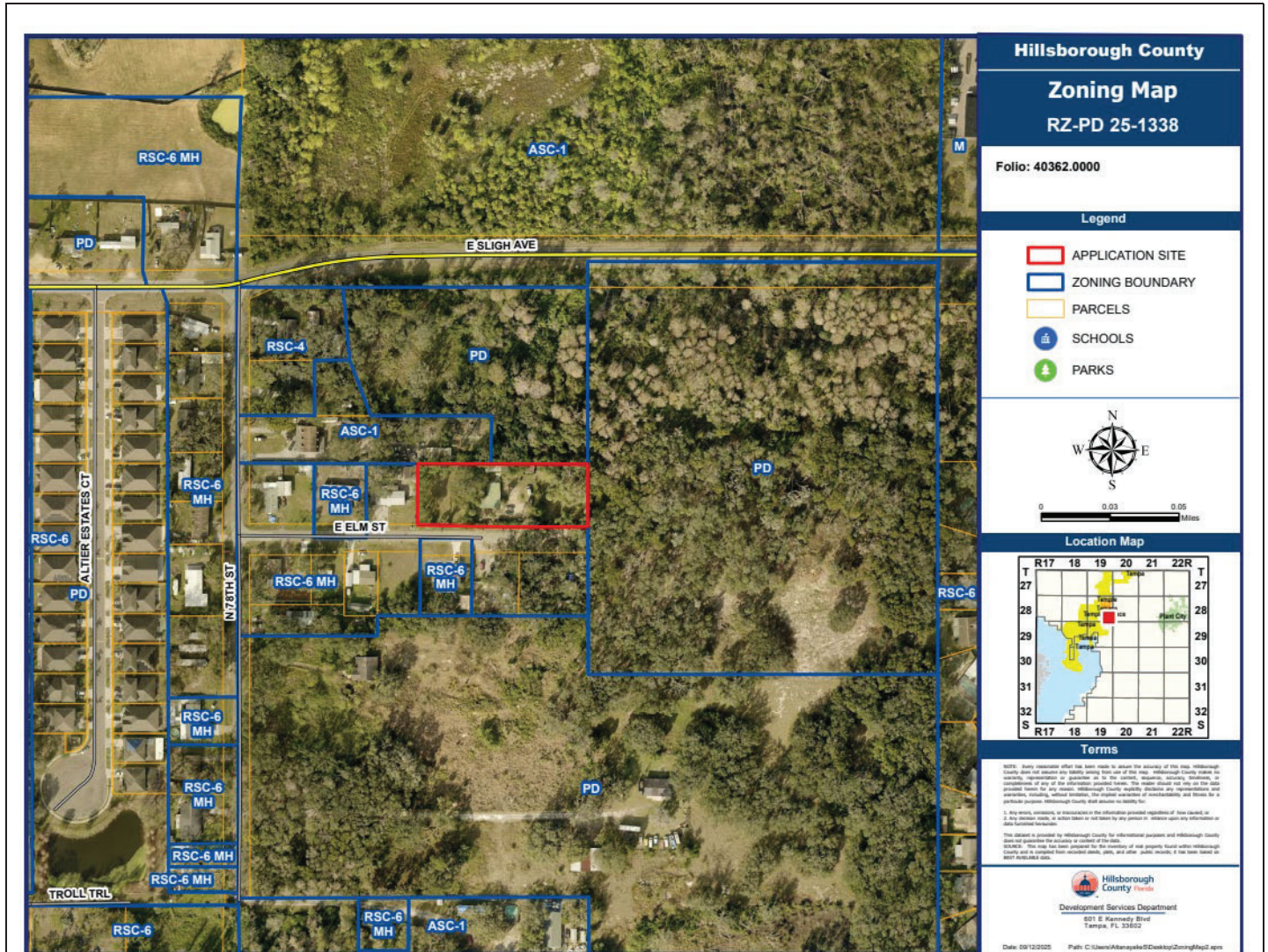
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 units per acre
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects

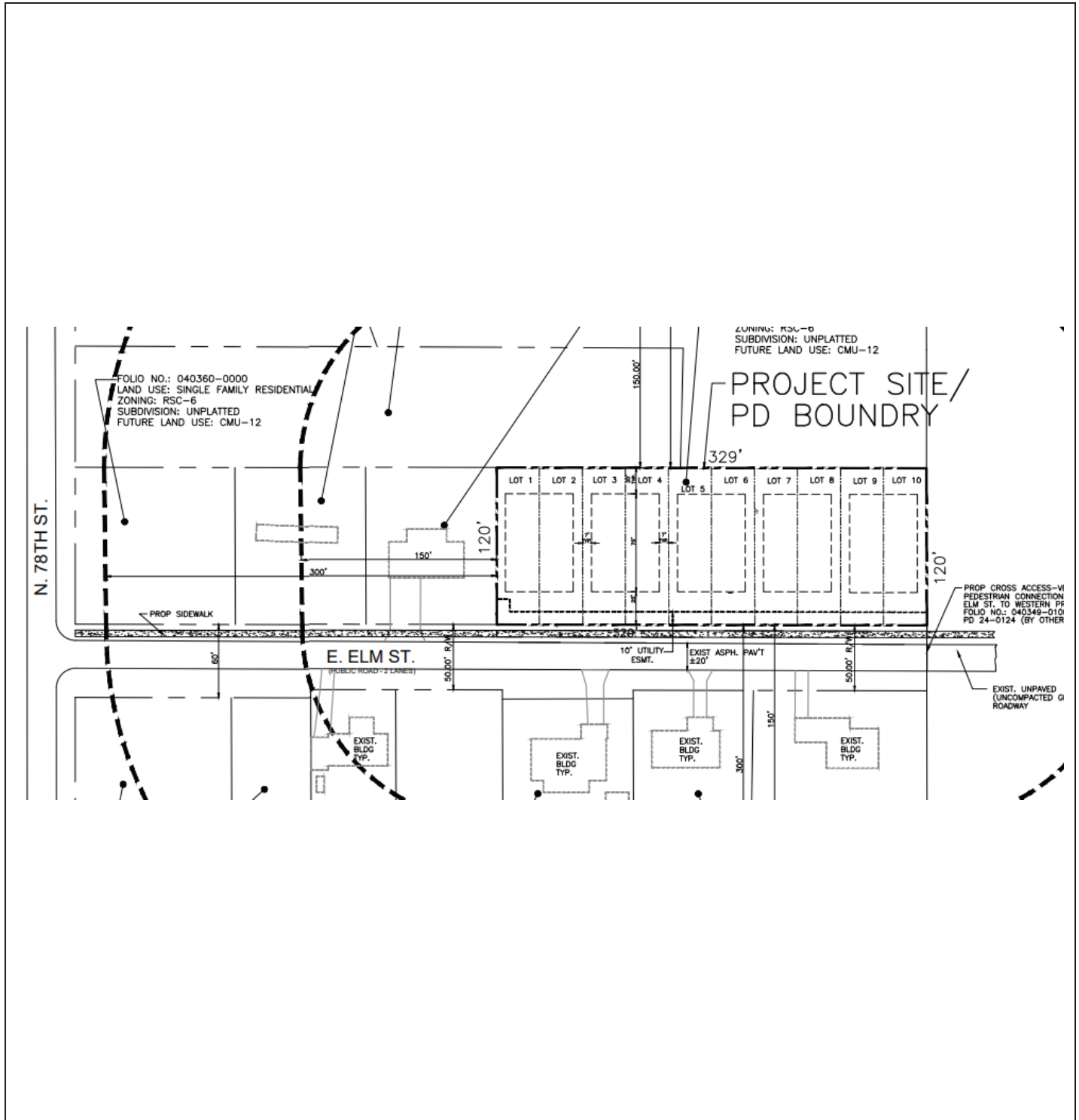
2.0 LAND USE MAP SET AND SUMMARY DATA

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 PD 24-0789	ASC-1: 1 unit per acre PD: 8.16 units per acre	ASC-1: Single-Family Detached Conventional PD: Single-Family Attached	ASC-1 Single-Family Residential PD: Vacant
South	RSC-6 MH	6 units per acre	Single-Family Residential Detached Conventional or Mobile Home	Single-Family Residential
East	PD 24-0124	11 units per acre	Single-Family Residential Attached and Detached	Vacant
West	RSC-6 MH	6 units per acre	Single-Family Residential Detached Conventional or Mobile Home	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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 Elm Street	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	46	4	5
Proposed	69	5	5
Difference (+/-)	+23	+1	No Change

*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		None	None	
South	X	None	None	Meets LDC
East		None	None	
West		None	None	

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area approved for various housing types – single-family detached conventional, single-family detached mobile home, single-family attached (townhome) and two-family attached. Property to the north is approved for 3-story four and three unit attached housing (townhomes), while property to the east is approved for a mixture of single-family attached (townhome) and two-family attached. Both adjacent PDs will provide Land Development Code required buffering and screening to the subject site. The proposed development standards are comparable to the RSC-6 development standards found to the south and west.

Staff finds the proposed development to be compatible with the surrounding area.

5.2 Recommendation

Support, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 19, 2025.

1. The site shall be limited to a maximum of 10 dwelling units in five two-family attached dwelling structures.
2. Development standards shall be as follows:

Minimum Lot Size:	3,948 sf
Minimum Lot Width:	32.9 ft
Minimum Front Yard Setback:	25 ft
Minimum Rear Yard Setback:	20 ft
Minimum Side Yard Setback:	7 ft (external property line)
Maximum Building Height:	35 feet
3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. The project shall take access to E Elm Street. Each residential unit shall be permitted one (1) driveway connection to E Elm Street.
7. The developer shall construct a sidewalk along the north side of E Elm Street from the project's easternmost boundary to the intersection of E Elm Street and N 78th Street.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

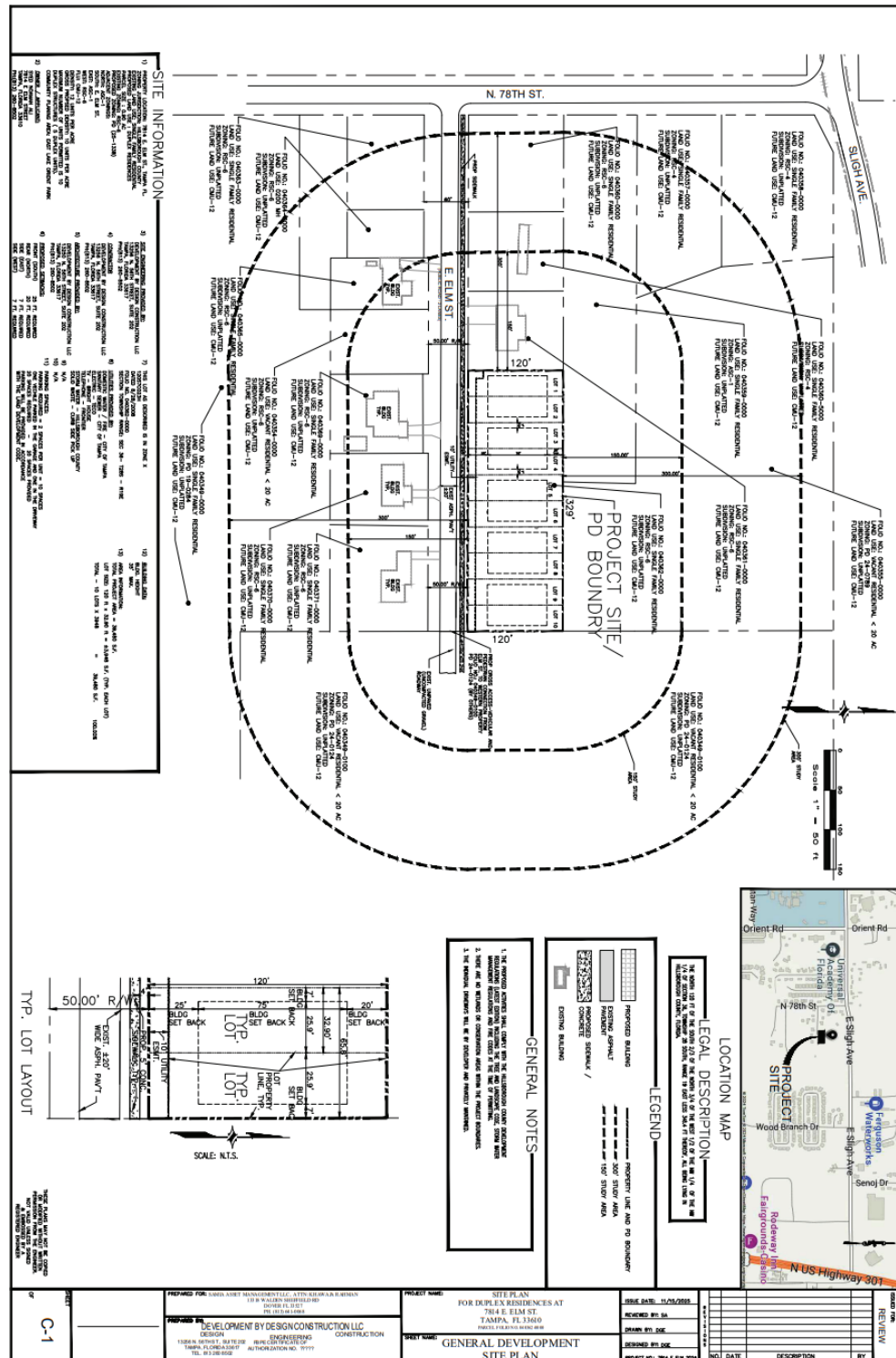
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

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

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/05/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PD 25-1338

- ☐ 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

- The project shall take access to E Elm Street. Each residential unit shall be permitted one (1) driveway connection to E Elm Street.
- The developer shall construct a sidewalk along the north side of E Elm Street from the project's easternmost boundary to the intersection of E Elm Street and N 78th Street.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone from Residential, Single-Family Conventional (RSC-6) to a Planned Development (PD) on approximately 0.9 acres for the development of 5 duplex structures with a maximum of 10 dwelling units. The subject site is located on the north side of E Elm Street approximately 330 feet east of N 78th Street.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter, and a detailed site access analysis was not required. Staff prepared a comparison of the trips potentially generated under the existing zoning and the proposed zoning, utilizing a generalized worst-case scenario. The information below is based on data from 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
RSC-6, Single-Family Detached/5 dwelling units (ITE Code 210)	46	4	5

Proposed Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

PD, Single-Family Attached/10 dwelling units (ITE Code 215)	69	5	5
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Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+23	+1	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E Elm Street is a 2-lane, substandard local roadway. It is characterized by +/- 20 feet of pavement in average condition, no sidewalks, paved shoulders, or curb and gutter within the vicinity of the project and lies within a +/- 50-foot-wide right of way. The roadway pavement appears to stop +/- 100 feet before the terminus of E Elm Street.

SITE ACCESS & CONNECTIVITY

The project is proposed to have individual driveway access connections to E Elm Street to serve each residential dwelling unit. Although the roadway is substandard, the project is not subject to substandard road improvements as the peak hour trips do not exceed 10 vehicular trips and the roadway meets the minimum life safety standards, i.e. 16-foot of pavement within a 20-foot clear zone.

The developer has committed to the off-site improvement of constructing a sidewalk along the entire north side of E Elm Street.

Currently E Elm Street ends at the easternmost boundary of the subject site. The adjacent property to the east (PD 24-0124) is approved for a full access connection to E Elm Street. This connection will provide alternative means of access for residents of both projects and will provide alternative access for both developments in the event an emergency blocked the primary access connection to either project. PD 24-0124 has an approved Design Exception for E Elm Street substandard roadway improvements requiring that development to pave the approximate 100-foot unpaved section of E Elm Street with a minimum pavement width of 20 feet.

If the E Elm Street access to PD 24-0124 were to be removed or prohibited, both developments would lose the benefit of alternative means of access, either daily or in the event of an emergency, and the subject site may be responsible for end-of-roadway treatments that could considerably reduce the site's developable area possibly reducing the unit yield.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

The roadway level of service provided for E Sligh Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS

E Sligh Avenue	Orient Road	U.S. Highway 301	D	C
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Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-1338
DATE OF HEARING:	March 23, 2026
APPLICANT:	Syed L. Ali
PETITION REQUEST:	PD
LOCATION:	7814 Elm Street
SIZE OF PROPERTY:	0.91 acres
EXISTING ZONING:	RSC-6 (MH)
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	East Lake-Orient Park

SUMMARY OF APPLICATION

This application was heard at the December 15, 2025 ZHM. The application was remanded back to the ZHM due to a notice issue related to hearing this case before the BOCC in February 2026.

The substance of the case, the applicant's request remains the same as was heard by the ZHM in December 2025.

The application is a request to rezone an approximate 0.91 acre parcel located at the east end of Elm Street, a local residential street, from RSC-6 (MH) to Planned Development for a maximum of ten attached residential units (5 duplexes). Elm Street is located approximately 500 feet south of the Sligh Avenue/78th Street intersection in the East Lake/Orient Park area of Hillsborough County.

The Comp Plan designation is CMU-12.

The existing zoning along Elm Street is RSC-6 (MH).

Single family conventional and mobile homes are located along Elm Street.

In the surrounding neighborhood are a mix of single family homes, mobile homes, duplexes, townhomes and apartment complexes.

Tampa Bay Tech High School is located approximately 0.5 miles to the west off of Orient Road. King High School is located approximately 1.5 miles to the west off of Sligh Avenue.

SUMMARY OF HEARING

The applicant/owner representative, Syed Ali, provided testimony in support of the request.

It was stated that the Planned Development is to allow for 5 duplex units along the north side of Elm Street.

It was stated that the development is compatible with the existing residential uses along Elm St. and the mix of residential housing types found in the surrounding neighborhood.

It is the intent to extend water/sewer to the site. The exact point of connection to water and sewer is to be determined at the time of site development.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the CMU-12 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant/owner, Sayed Ali, provided oral testimony and graphics supplementing the file on record.

FINDINGS OF FACT

Elm Street is a dead end street that is approximately 660 feet long. There are 10 homes consisting of 8 single family conventional homes and 2 mobile homes. There are several vacant residential lots.

The subject application is a request to develop 10 residential units/5 duplexes on the north side of Elm Street along approximately half the frontage on the north side of the street.

There are existing duplexes and townhome communities and apartment complexes in the greater neighborhood.

Directly adjacent to the north and east of the subject parcel are approved duplex/townhome projects that have not yet been developed. These projects do not show interconnections with Elm Street.

These duplex units will need to connect to public water and sewer.

This development will be subject to construction plan review which will determine the applicable stormwater requirements that shall apply.

It is found that the proposed 10 residential units (5 duplexes) would be compatible with the existing residential land use pattern along Elm Street and the overall residential land use pattern in the surrounding neighborhood.

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

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

CONCLUSIONS OF LAW

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

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning as indicated by the Findings of Fact and conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

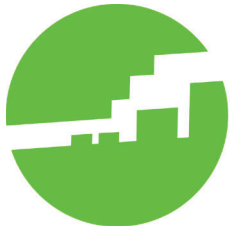
Steven K. Luce

4/10/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 Report Prepared: March 12, 2026	Case Number: PD 25-1338 REMAND Folio(s): 40362.0000 General Location: South of Sligh Avenue East, east of 78 th Street North
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Residential Single Family Conventional (RSC-6) to Planned Development (PD) to develop 10 dwelling units (5 duplexes)
Parcel Size	+/- 0.91 acres
Street Functional Classification	Sligh Avenue – County Collector 78 th Street North – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	Zone D

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

Staff Analysis of Goals, Objectives and Policies:

The ± 0.91-acre subject site is located south of Sligh Avenue East and east of 78th 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 to rezone the site to Planned Development to develop 10 dwelling units.

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." There are single-family uses surrounding the site, and west of 78th Street the area consists of high-density single-family homes. The proposal for 10 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 0.91 acres the site can be considered for up to 10 dwelling units ($0.91 \times 12 = 10.92$ dwelling units). The proposal aligns with the intent of Objective 2.2.

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 aligns with this established pattern by introducing a residential development that mirrors the predominant character of the area. Residential-to-residential development is inherently compatible, particularly when the proposed density and scale are consistent with surrounding homes, as is the case here with proposed lot sizes of 120 feet X 65.80 feet. To further enhance compatibility with adjacent single-family residences, the proposal includes installation of a 6-foot vinyl fence around the perimeter. This buffer will help maintain privacy, reduce potential visual impacts, and reinforce the residential continuity of the area.

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 site is interconnected with adjacent single-family homes along Elm Street, which ensures convenient pedestrian connectivity and supports the Plan's emphasis on an accessible and well-linked neighborhood structure.

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 Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, 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 described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

Future Land Use Categories

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

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

Compatibility

Policy 3.1.1: *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-PD 25-1338

Rezoning
STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

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

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

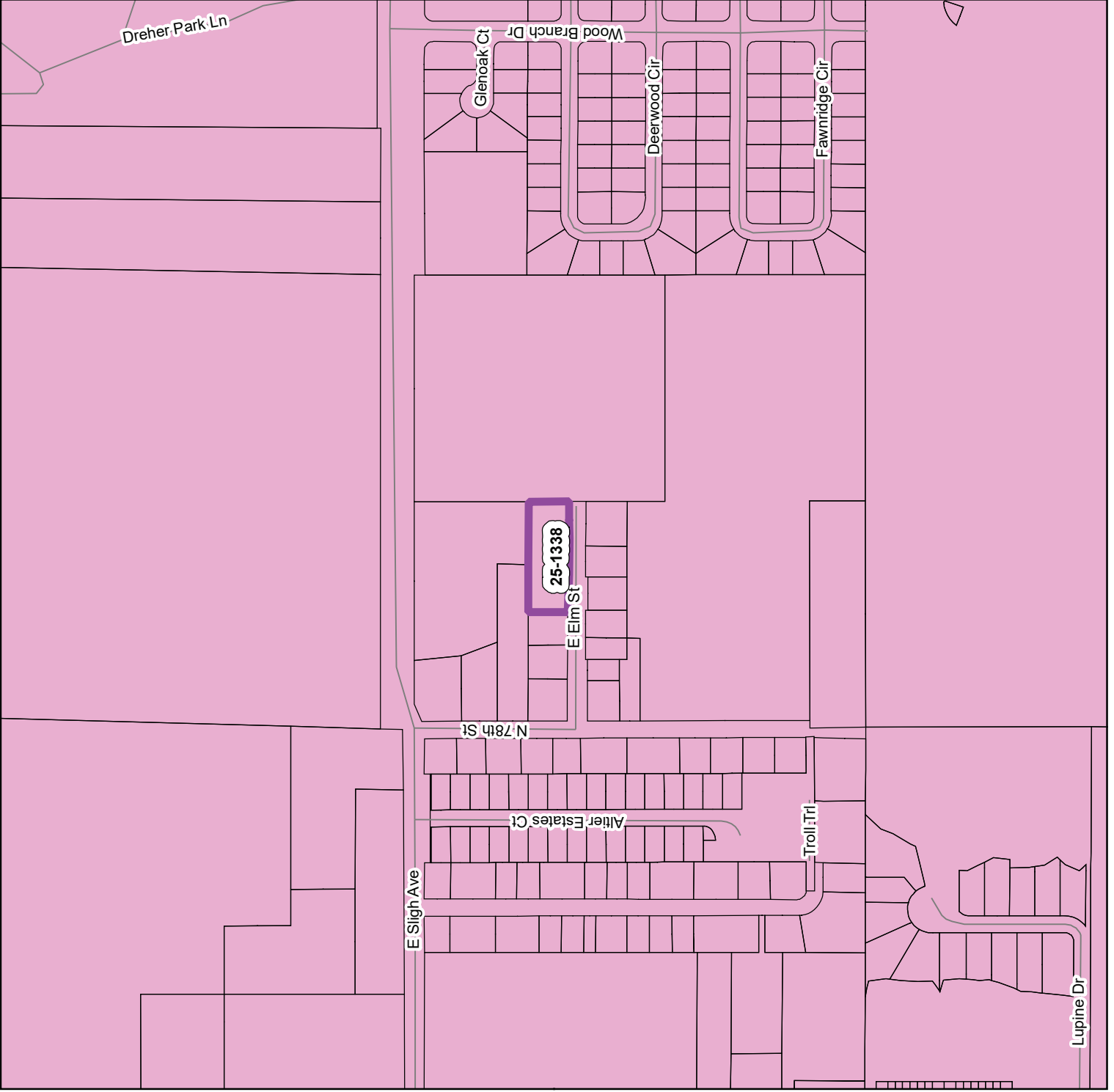
NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 9/25/2025
Author: Samantha Luridas
File: G:\Rezoning\System\MapProject\HCS\SamLuridas_HRRezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 7814 E Elm St Development

Zoning File: PD 25-1338 Modification: None

Atlas Page: None Submitted: 01/20/26

To Planner for Review: 01/20/26 Date Due: ASAP

Contact Person: SYED L ALI Phone: 813-260-8502/ developbydesignandconstruction@gmail.com

Right-Of-Way or Land Required for Dedication: Yes ☐ No ☐

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 1/23/26

Date Agent/Owner notified of Disapproval: _____

[illegible]



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/05/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PD 25-1338

- ☐ 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

- The project shall take access to E Elm Street. Each residential unit shall be permitted one (1) driveway connection to E Elm Street.
- The developer shall construct a sidewalk along the north side of E Elm Street from the project's easternmost boundary to the intersection of E Elm Street and N 78th Street.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone from Residential, Single-Family Conventional (RSC-6) to a Planned Development (PD) on approximately 0.9 acres for the development of 5 duplex structures with a maximum of 10 dwelling units. The subject site is located on the north side of E Elm Street approximately 330 feet east of N 78th Street.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter, and a detailed site access analysis was not required. Staff prepared a comparison of the trips potentially generated under the existing zoning and the proposed zoning, utilizing a generalized worst-case scenario. The information below is based on data from 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
RSC-6, Single-Family Detached/5 dwelling units (ITE Code 210)	46	4	5

Proposed Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

PD, Single-Family Attached/10 dwelling units (ITE Code 215)	69	5	5
--	----	---	---

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+23	+1	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E Elm Street is a 2-lane, substandard local roadway. It is characterized by +/- 20 feet of pavement in average condition, no sidewalks, paved shoulders, or curb and gutter within the vicinity of the project and lies within a +/- 50-foot-wide right of way. The roadway pavement appears to stop +/- 100 feet before the terminus of E Elm Street.

SITE ACCESS & CONNECTIVITY

The project is proposed to have individual driveway access connections to E Elm Street to serve each residential dwelling unit. Although the roadway is substandard, the project is not subject to substandard road improvements as the peak hour trips do not exceed 10 vehicular trips and the roadway meets the minimum life safety standards, i.e. 16-foot of pavement within a 20-foot clear zone.

The developer has committed to the off-site improvement of constructing a sidewalk along the entire north side of E Elm Street.

Currently E Elm Street ends at the easternmost boundary of the subject site. The adjacent property to the east (PD 24-0124) is approved for a full access connection to E Elm Street. This connection will provide alternative means of access for residents of both projects and will provide alternative access for both developments in the event an emergency blocked the primary access connection to either project. PD 24-0124 has an approved Design Exception for E Elm Street substandard roadway improvements requiring that development to pave the approximate 100-foot unpaved section of E Elm Street with a minimum pavement width of 20 feet.

If the E Elm Street access to PD 24-0124 were to be removed or prohibited, both developments would lose the benefit of alternative means of access, either daily or in the event of an emergency, and the subject site may be responsible for end-of-roadway treatments that could considerably reduce the site's developable area possibly reducing the unit yield.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

The roadway level of service provided for E Sligh Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS

E Sligh Avenue	Orient Road	U.S. Highway 301	D	C
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Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 15, 2025	COMMENT DATE: October 1, 2025
PETITION NO.: 25-1338	PROPERTY ADDRESS: 7814 E Elm St, Tampa
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0403620000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 36-28S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezone from RSC-6 to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.	

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: David Edmunds, Agent – davidedmunds29@hotmail.com



Date: December 11, 2025

SUBJECT: RZ 25-1338

Be advised that after further review of the file narrative, this project was found to **NOT** require a school concurrency review. The proposed development falls under the threshold for school concurrency review.

As such, the payment made by the applicant for the review has been refunded to the original payment method.

Please contact me, should you require any further clarification.

Thank you,

Lori Belangia

Lori Belangia, Manager, Planning & Siting
Growth Management, Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813-272-4428



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 12/03/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Syed L Ali

PETITION NO: 25-1338

LOCATION: 7814 E Elm St

FOLIO NO: 40362.0000

Estimated Fees:

(Fee estimate is based on per unit basis)

1,500 sf

duplex

Mobility: \$9,183 * 10 = \$91,830

Parks: \$1,957 * 10 = \$19,570

School: \$7,027 * 10 = \$70,270

Fire: \$249 * 10 = \$ 2,490

Total per unit = \$18,416 * 10 = \$184,160

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - 5 duplex buildings (10 total units)

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 09/30/2025

Agency: Natural Resources **Petition #:** 25-1338

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

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. 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.
3. 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.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	REQUEST DATE:	9/10/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	9/24/2025
PROPERTY OWNER:	Syed Ali	PID:	25-1338
APPLICANT:	David Edmunds		
LOCATION:	784 East Elm St. Tampa, FL 33610		
FOLIO NO.:	40362.0000		

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-1338

REVIEWED BY: Clay Walker, E.I.

DATE: 9/16/2025

FOLIO NO.: 40362.0000

WATER

- ☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☒ The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 09/15/2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: David Edmunds

PETITION NO: 25-1338

LOCATION: 7814 E ELM St, Tampa.

FOLIO NO: 40362.0000

SEC: 36 **TWN:** 28 **RNG:** 19

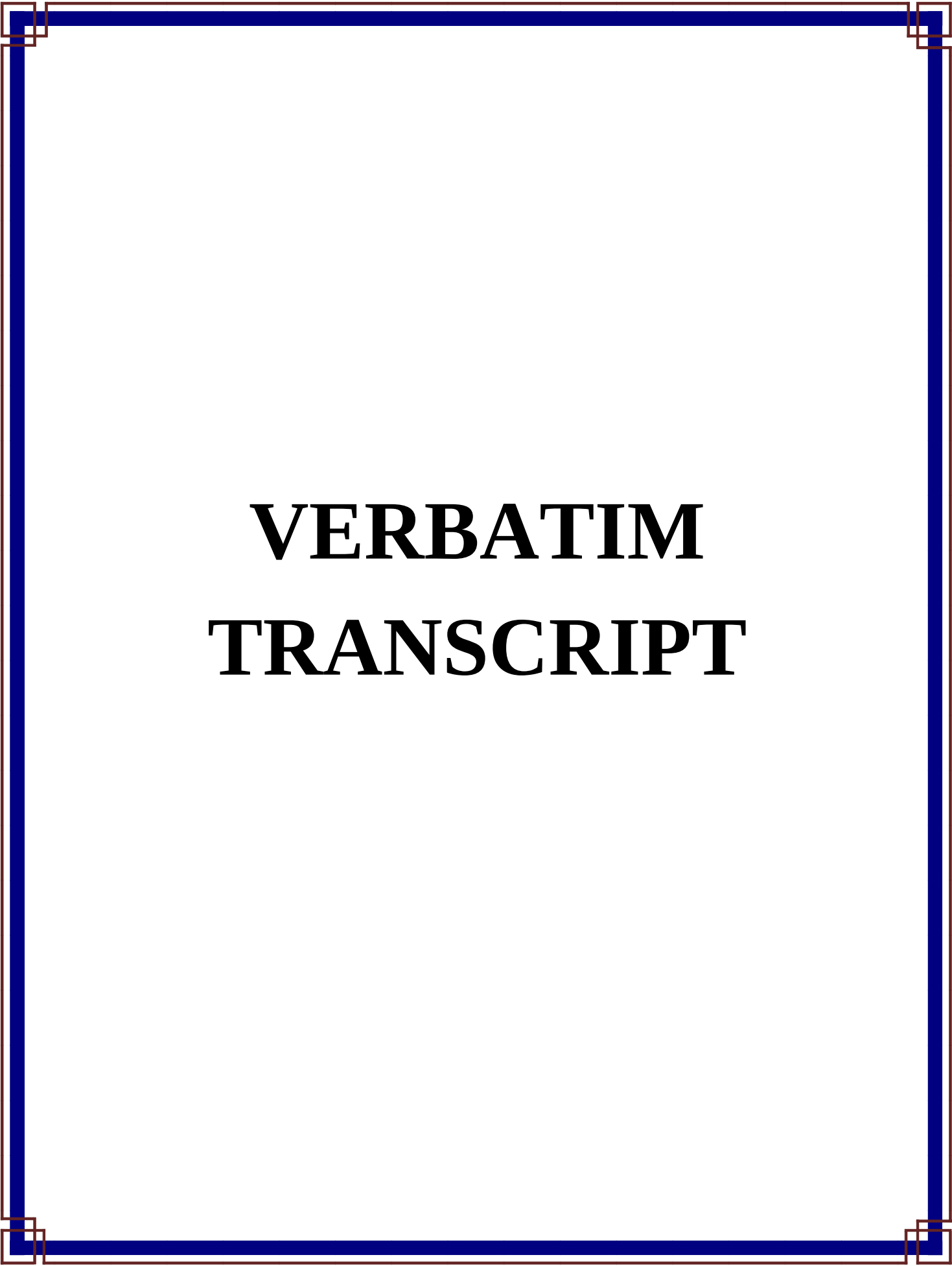
☒ This agency has no comments.

☐ This agency has no objection.

☐ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6
7

8 ZONING HEARING MASTER MEETING
9 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
10

11 BEFORE: Steve Luce
12 Zoning Hearing Master
13 DATE: 03/23/2026
14 TIME: Commencing at 6:00 p.m.
15 TIME: Concluded at 10:05 p.m.
16

17 LOCATION: Hillsborough County BOCC
18 Development Services Department
19 601 East Kennedy Boulevard
20 Second Floor
21 Tampa, Florida 33602
22

23 Reported by:
24 Kate Khvostova
25

1 MS. HEINRICH: Our first item is a Remand Item B.1.
2 25-1338. The applicant is requesting to rezone their
3 property from RSC-6 MH to planned development, and I will
4 provide staff findings after the applicant comes up to speak.

5 HEARING OFFICER: Okay. The applicant please. Ms.
6 Heinrich, do we know whether or not the applicant intended to
7 attend tonight's hearing?

8 MS. HEINRICH: They were told about tonight's
9 hearing. We can certainly try to reach them, or you can
10 continue to go through the agenda or --

11 HEARING OFFICER: Yeah. Final call, application
12 25-1338. The applicant?

13 MR. ALI: Good evening to everyone. My name is
14 Syed, last name Ali. And I'm the applicant, and to give a
15 little background

16 THE CLERK: State your name and address please.

17 MR. ALI: My name is Syed, S-Y-E-D, and my address
18 is 602 Ocone, O-C-O-N-E-E Avenue, Tampa, Florida 33606.

19 HEARING OFFICER: Okay. And, sir, before we get
20 started, let me ask either staff, Development Services or
21 County Attorney's Office. This item was heard by me at a
22 prior ZHM hearing, and it was remanded because of a notice
23 issue. So how much of the prior hearing carries forward with
24 this tonight's hearing?

25 MS. DORMAN: This is a new hearing.

1 HEARING OFFICER: Okay. All right, sir. Even
2 though we did have this hearing once before, you'll have to
3 put your case on --

4 MR. ALI: Right.

5 HEARING OFFICER: -- as if it was your first time.

6 MR. ALI: Oh, this is the first time you're
7 starting me? Okay.

8 It was heard back in November 18. Nonetheless, I
9 think we can start all over. If that's the case, maybe I may
10 have to use your help of the slide to read through.

11 The subject property is located at 7814 East Elm
12 Street, Florida 33610. It lies within the urban service area
13 of Hillsborough County and is part of the East Lake-Orient
14 Park community area.

15 The property is currently zoned RSC-6 MH, and
16 carries a future land use of CMU-12, which permits a
17 residential density of up to 12 units per acre. The parcel
18 measures approximately .91 acres, resulting in a density of
19 10 residential unit. The surrounding neighborhood is
20 characterized by a diverse mix of mobile home, manufactured
21 home, and single-family -- all single-family homes.

22 So we also have notice, and I think for the record,
23 that there have been several approved PD abutting to the
24 site. On the east a PD has been approved for 14 duplexes and
25 for these 57 townhomes. And on the north of the property

1 site, the PD has been approved for 14 townhomes. And the
2 proposed development is intended to complete and revitalize
3 all the existing community projects. Okay. Okay.

4 That's what I was reading for everybody. And I
5 didn't realize -- it's too small -- this slide shows the PD I
6 was referring on the north of the property and the east of
7 the property and the south further down, that one I
8 mentioned. And this also shows the approved layout of the
9 sites for the duplexes and townhomes.

10 And moving forward on the slides, and this is a
11 street view of the existing conditions of the street plans.
12 And the picture is kind of self-explanatory. And this is
13 existing houses around. And this is the view from the site.
14 The site is on the left side, if you were to see. And we
15 are -- this is our proposed site plan showing all the 10 -- 5
16 duplexes. And this is how the street view is going to be,
17 once it's developed.

18 And the conclusion, of course. That's on the left
19 you have the existing condition. The right is the proposed,
20 and we can see the improvement the project is going to bring
21 to the -- to the neighborhood.

22 This is an overall site plan showing what it is now
23 and what it's going to be once it's done. And we feel that,
24 I think, this could be a good improvement, or it could be
25 very conducive towards the improvement for the future.

1 HEARING OFFICER: Okay.

2 MR. ALI: That's probably it I have, and I can
3 conclude with that. If any comments or any questions?

4 HEARING OFFICER: No questions. Thank you, sir.

5 MR. ALI: Thank you.

6 HEARING OFFICER: All right, staff.

7 MS. HEINRICH: From Development Services, Michelle
8 Heinrich.

9 As you heard, this is an application that was out
10 of order to be heard by the Board of County Commissioners due
11 to a notice error, so it was remanded back to the ZHM
12 Hearing.

13 Our staff reviewed a request for rezoning from
14 RSC-6 MH to PD, to allow for a two-family development
15 consisting of 10 units total. The site is located south of
16 Sligh Avenue, east of 17th Street, and at the end of Elm
17 Street. The site is located in an urban service area and
18 within the CMU-12 future land use category.

19 As you saw during the applicant's presentation,
20 surrounding uses include single family detached, single
21 family attached, and multi-family.

22 Staff received no objections from reviewing
23 agencies, and finds the request compatible. And therefore,
24 we do recommend approval, subject to proposed conditions.
25 And I don't know if you have any questions.

1 HEARING OFFICER: No questions. Planning
2 Commission staff?

3 MR. ROYAL: Good evening. Tyrek Royal, Planning
4 Commission staff. The site is located within Community
5 mixed-use-12, which permits a range of uses, including
6 residential development, up to 12 units per acre. The
7 applicant seeks to rezone the property to planned
8 development, to allow construction of 10 dwelling units,
9 which is consistent with the maximum allowable density. The
10 proposal aligns with the comprehensive plan objectives,
11 directing growth to the urban service area, ensuring
12 compatibility with the surrounding development, and adhering
13 to the land development regulations.

14 The surrounding area is predominantly single-family
15 residential. The proposed development matches the
16 established urban density and scale, while incorporating
17 features like permanent fencing for compatibility.

18 It also supports the plan goals by providing
19 pedestrian connectivity. Overall, the proposal seems
20 consistent with Hillsborough County Comprehensive Plan.

21 HEARING OFFICER: All right. Thank you.

22 MR. ROYAL: Thank you, sir.

23 HEARING OFFICER: At this point in time, is there
24 anyone in the audience who wishes to speak in support of the
25 application? I see no one responding.

1 Anyone in the audience wish to speak in opposition
2 to the application? I see no one responding.

3 Staff, anything further?

4 MS. HEINRICH: No, sir.

5 HEARING OFFICER: Applicant, any final comments?

6 MR. ALI: No, sir. Thank you very much for the
7 time.

8 HEARING OFFICER: All right. Thank you, sir.

9 MR. ALI:

10 HEARING OFFICER: With that, that concludes our
11 first item tonight.

12 Ms. Heinrich, we're ready for the next item.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master

DATE: Monday, December 15, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:39 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Department
(LUHO, ZHM, Phosphate)
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 HEARING MASTER: Okay. Welcome back, everybody. We
2 just had a 10-minute break, and we'll continue with tonight's
3 agenda. And the next item on the agenda, Ms. Heinrich.

4 MS. HEINRICH: Our next item is Item D.5, PD Rezoning
5 25-1338. The applicant is requesting to rezone property from
6 RSC-6 to Planned Development. James Baker has reviewed this on
7 behalf of Development Services, and I will provide staff
8 findings after the applicant's presentation.

9 HEARING MASTER: Okay. Thank you.

10 The applicant, please.

11 MR. ALI: Good evening.

12 HEARING MASTER: Good evening.

13 MR. ALI: My name is Syed, last name is Ali. The --
14 my address is 602 Oconee Avenue, Tampa, Florida.

15 The brief introduction of the project and the subject
16 property is located at 7814 East Elm Street, Tampa, Florida. It
17 lies in Urban Service Area of the Hillsborough County. It is
18 part of the East Lake-Orient Park Community Planning area. The
19 property is currently zoned RSC-6, as we said, and carries a
20 Future Land Use CMU-12, which allows to have a 12 units per
21 acre. The property is .91, as a result that you have only 10
22 units. This is what the staff's finding us. The surrounding
23 properties are all in consistence with the mobile home,
24 manufactured homes or single-family (indiscernible). And also,
25 lately I think there were a couple of major PDs were approved

1 (indiscernible) the property -- proposed property site on the
2 north and also on the east of it.

3 Oh. I do have a slide. I guess I just go -- okay.
4 Thank you. All right. This is -- I went through all that and I
5 can give a neighborhood overview. This is an ariel from the
6 property appraiser's office. As you can see, on the north, we
7 have a PD approved last year, I believe, and also on the east is
8 a PD been approved. And further down on the south, a house
9 after that also is a PD approved.

10 Now, this is -- these are the two PDs I know that are
11 very much to the proposed site. And this is the street view at
12 present from the intersection of Elm Street and 78 looking
13 towards the east. And these are the neighborhood, and this is
14 right on the left side, you see the properties in question. And
15 now, the proposed development, what we see is here, the site
16 plan drawn, it shows the five -- two places are proposed and it
17 says cannot, but I think these two places are sitting on two
18 lots, 1 and 2; 3 and 4; 5 and 6; 7, 8; and 9 and 10. And this
19 is what we are proposing to have a -- this is a similar
20 rendering of what we are proposing.

21 HEARING MASTER: Okay.

22 MR. ALI: And of course, it -- and I think as
23 recommended by the staff for the condition of having to extend
24 the sidewalk from the property all the way to the intersection
25 of 78 and Elm Street, it is going to be implemented. As far as

1 the utility are, I'm hoping -- or the applicant is hoping that
2 those three PDs, especially the PD for the south, is on
3 condition of getting the utilities from Slight along the 78th
4 Street to them. This applicant, probably hoping to have their
5 utilities tap at the intersection of 78 and Sligh. The other
6 option I think we have to explore from the staff, is there any
7 possibility to tap into the PD, which was approved on the east
8 of this site? With that PD is, of course, 14 duplex and 57
9 townhomes. It is a big, you know, I'm sure they have a lift
10 station to tap into, but that's need to be explored with the
11 staff.

12 Now, this project was initially held by my assistant
13 David Edmonds. Unfortunately, he had some problem and he
14 couldn't speak and talk. So I'm taking over from what he left
15 off. One note that he gave me is that the -- these five
16 duplexes were individually owned. So he was making a point and
17 need to explore that, that in that situation, I think he was
18 saying there is no stormwater needed unless it's all owned by
19 one entity. So that is a big question right now.

20 HEARING MASTER: Yeah. I'll let staff answer that
21 question in time, but I want you to conclude your comments.

22 MR. ALI: Sure.

23 HEARING MASTER: We'll get to that issue.

24 MR. ALI: All right. Well, that's a conclusion right
25 now. This is a present streetscape versus future, what we're

1 trying to see. And this is the aerial view of the existing.
2 And this is how those five duplexes are laid there. And that
3 concludes my presentation. Anything that I will be happy to
4 answer.

5 HEARING MASTER: All right. Thank you, sir.

6 All right. At this point in time, Development
7 Services. And if you could, address two items. In general,
8 after zoning, there's another process, right?

9 MS. HEINRICH: Yes, sir.

10 HEARING MASTER: Okay. There's a construction plan
11 review process where they'll look at where the points of
12 connection are for public water and sewer?

13 MS. HEINRICH: Yes, sir.

14 HEARING MASTER: And is this development required to
15 connect to public waters?

16 MS. HEINRICH: Are you asking if it's required to?

17 HEARING MASTER: Yes.

18 MS. HEINRICH: If it is in the Urban Service Area, it
19 is required.

20 HEARING MASTER: Yeah. Okay. And then, the issue
21 about stormwater?

22 MS. HEINRICH: Unfortunately, I don't know the
23 thresholds as to when the pond would be required or not. We can
24 certainly speak with the applicant --

25 HEARING MASTER: Right.

1 MS. HEINRICH: -- after the hearing and put him in
2 touch with the staff members that would be able to help him.

3 HEARING MASTER: Okay. Right. Okay. All right. So
4 that aside, yeah. Now, the presentation of your staff report.

5 MS. HEINRICH: Sure.

6 Michelle Heinrich, Development Services.

7 The applicant requests to rezone property from RSC-6
8 and H to Planned Development to allow for 10 units and 5 duplex
9 buildings. The site permits a maximum of 12 units per acre and
10 is located in the Urban Service Area. The surrounding area is
11 developed with and approved for various housing types, such as
12 single-family detached, single-family attached and two-family
13 detached.

14 The site is located at -- currently the end of Elm
15 Street, which is developed with single-family detached with
16 zonings of RSC-6 and RSC-6 MH. The proposed development
17 standards will be comparable to the RSC zoning district in terms
18 of setbacks and height. No objections from reviewing agencies
19 were received. Therefore, staff recommends approval, subject to
20 proposed conditions.

21 HEARING MASTER: Okay. Thank you.

22 And Planning Commission staff.

23 MS. LIENHARD: Thank you.

24 The subject property is located in the Community Mixed
25 Use-12 Future Land Use Category. The site is in the Urban

1 Service Area, and the subject property is located within the
2 limits of the East Lake-Orient Park Community Plan.

3 The Community Mixed Use-12 Future Land Use Category is
4 intended for urban and density and intensity of uses. With 0.91
5 acres, the site can be considered for up to 10 dwelling units.
6 The request is, therefore, consistent with development expected
7 in this Future Land Use Category. The proposal meets the intent
8 of Future Land Use Section Objective 4 and Policy 4.4.1, which
9 required new development be compatible with the surrounding
10 neighborhood. In this case, the surrounding land use pattern is
11 comprised mostly of single-family residential uses, all located
12 within the Community Mixed Use-12 Future Land Use Category.

13 The proposed request aligns with this established
14 pattern by introducing a residential development that mirrors
15 the predominant character of the area. Residential to
16 residential development is inherently compatible, particularly
17 when the proposed density and scale are consistent with the
18 surrounding homes. To further enhance compatibility with
19 adjacent single-family residences, the proposal includes
20 installation of a six-foot vinyl fence around the perimeter.
21 This buffer will help maintain privacy, reduce potential visual
22 impacts, and reinforce the residential continuity of the area.

23 Based upon these considerations, Planning Commission
24 staff finds that the proposed Planned Development consistent
25 with the Unincorporated Hillsborough County Comprehensive Plan,

1 subject to the conditions proposed by Development Services.

2 Thank you.

3 HEARING MASTER: Thank you.

4 Is there anyone in the audience who wishes to speak in
5 support of the application? See no one responding.

6 Anyone in the audience wish to speak in opposition to
7 the application? See no one responding.

8 Staff, anything further?

9 MS. HEINRICH: Nothing further.

10 HEARING MASTER: Okay. Applicant, opportunity for
11 rebuttal.

12 MR. ALI: Thank you for the offer. I don't see
13 anything there. Thanks very much.

14 HEARING MASTER: All right.

15 MR. ALI: And we will be in touch for the retention
16 pond, I guess.

17 MS. HEINRICH: Certainly, I can provide that
18 information to you tomorrow morning. Thank you.

19 MR. ALI: That's be great. Thank you.

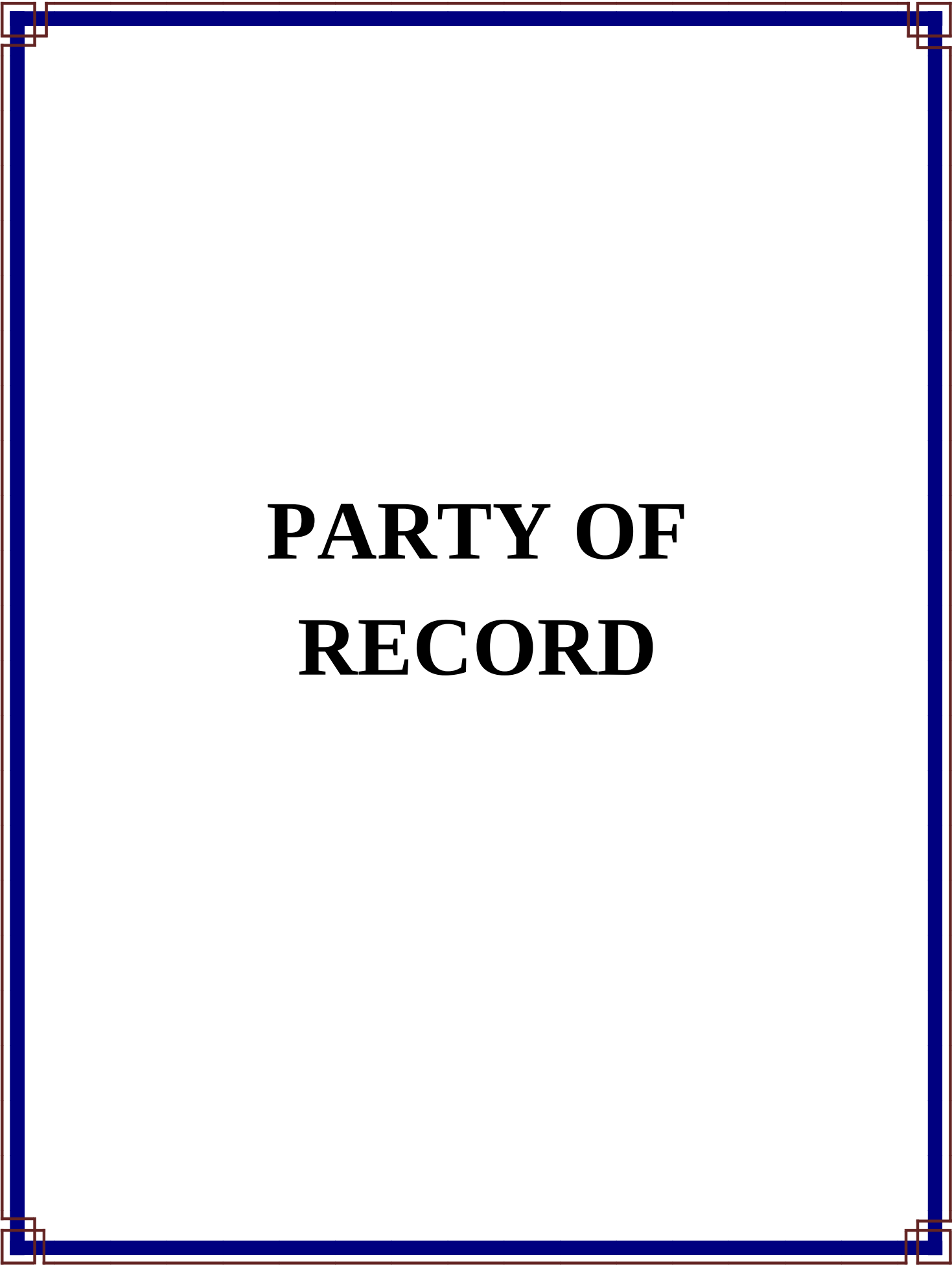
20 HEARING MASTER: Thank you, sir.

21 With that, that concludes this application.

22 Ms. Heinrich, we're ready for the next item.

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE