

Rezoning Application: PD 25-0143
Zoning Hearing Master Date: March 24, 2025
BOCC Public Hearing Date: May 13, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 6925 Casino, LLC
FLU Category: R-12
Service Area: Urban
Site Acreage: 3.7 acres
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

This planned development zoning request involves two adjacent parcels in which Phase 1 is under construction for 20 units and Phase 2 currently vacant has proposed 24 units that will comprise a Planned Development (PD) to facilitate a 44-unit residential single-family development at a density of 12 dwelling units per acre.

| Zoning: | Existing | | Proposed |
|------------------------|---|---|---|
| District(s) | PD 84-0300 | RDC-12 | PD 25-0143 |
| Typical General Use(s) | Single-Family and Two-Family Residential (Conventional) | Single-Family and Two-Family Residential (Conventional) | Single-Family and Two-Family Residential (Conventional) |
| Acreage | 1.71 acres | 1.99 acres | 3.7 acres |
| Density/Intensity | 11.6 DU per acre | 12 Du per acre | 12 DU per acre |
| Mathematical Maximum* | 20 dwelling units | 22 dwelling units | Forty-four (44) dwelling units |

*number represents a pre-development approximation

| Development Standards: | Existing | | Proposed |
|----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| District(s) | PD 84-0300 | RDC-12 | PD 25-0143 |
| Lot Size / Lot Width | 3,500 sf/ 40' | 3,500 sf/40' | 3,500 sf /40' |
| Setbacks/Buffering and Screening | Front: 20' Side: 5' Rear: 20' | Front: 20' Side: 5' Rear: 20' | Front: 20' Side: 5' Rear: 20' |
| Height | 35' | 35' | 35' |

Additional Information:

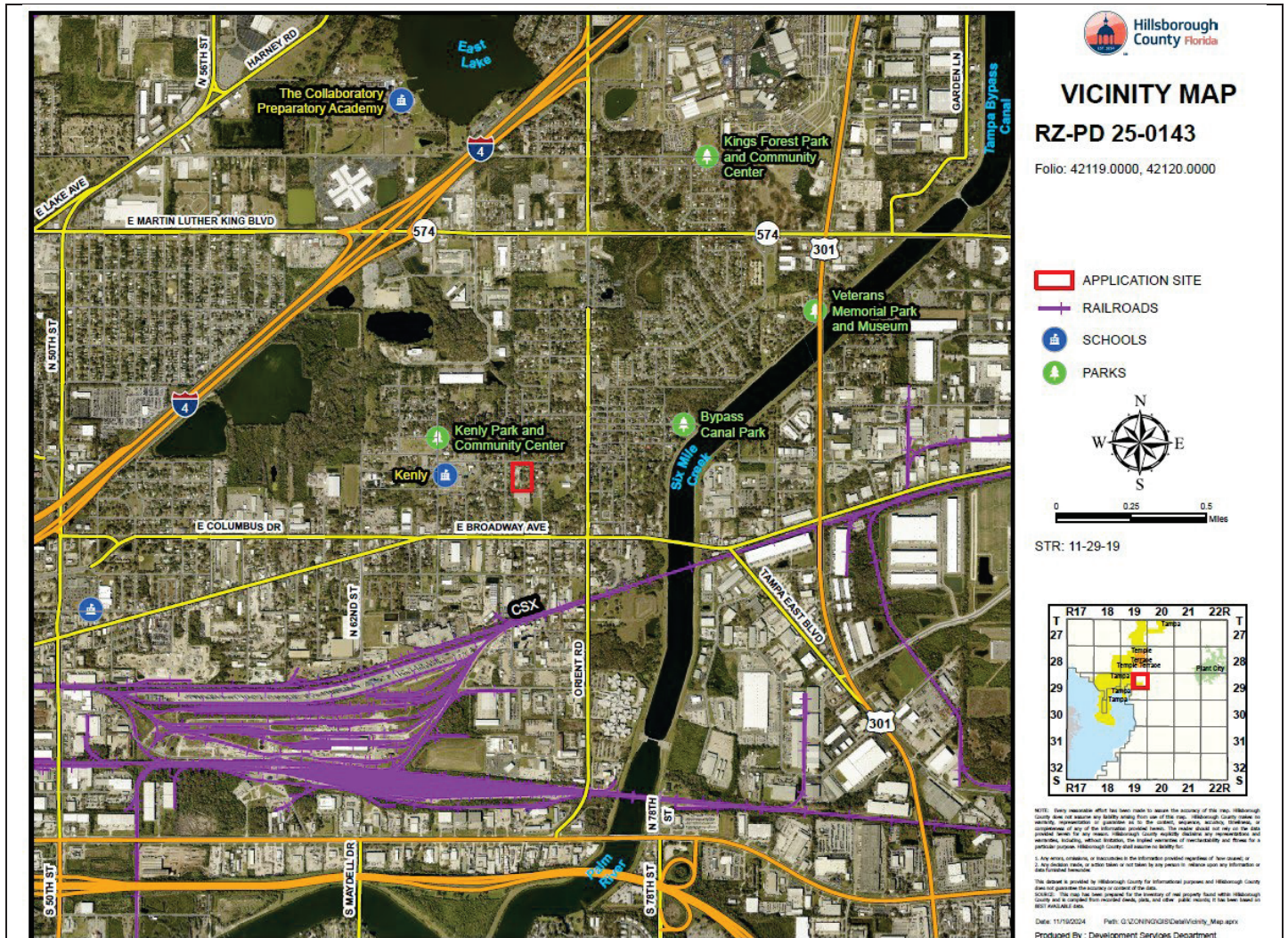
| | |
|--|--|
| PD Variation(s) | None requested as part of this application |
| Waiver(s) to the Land Development Code | None requested as part of this application |

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

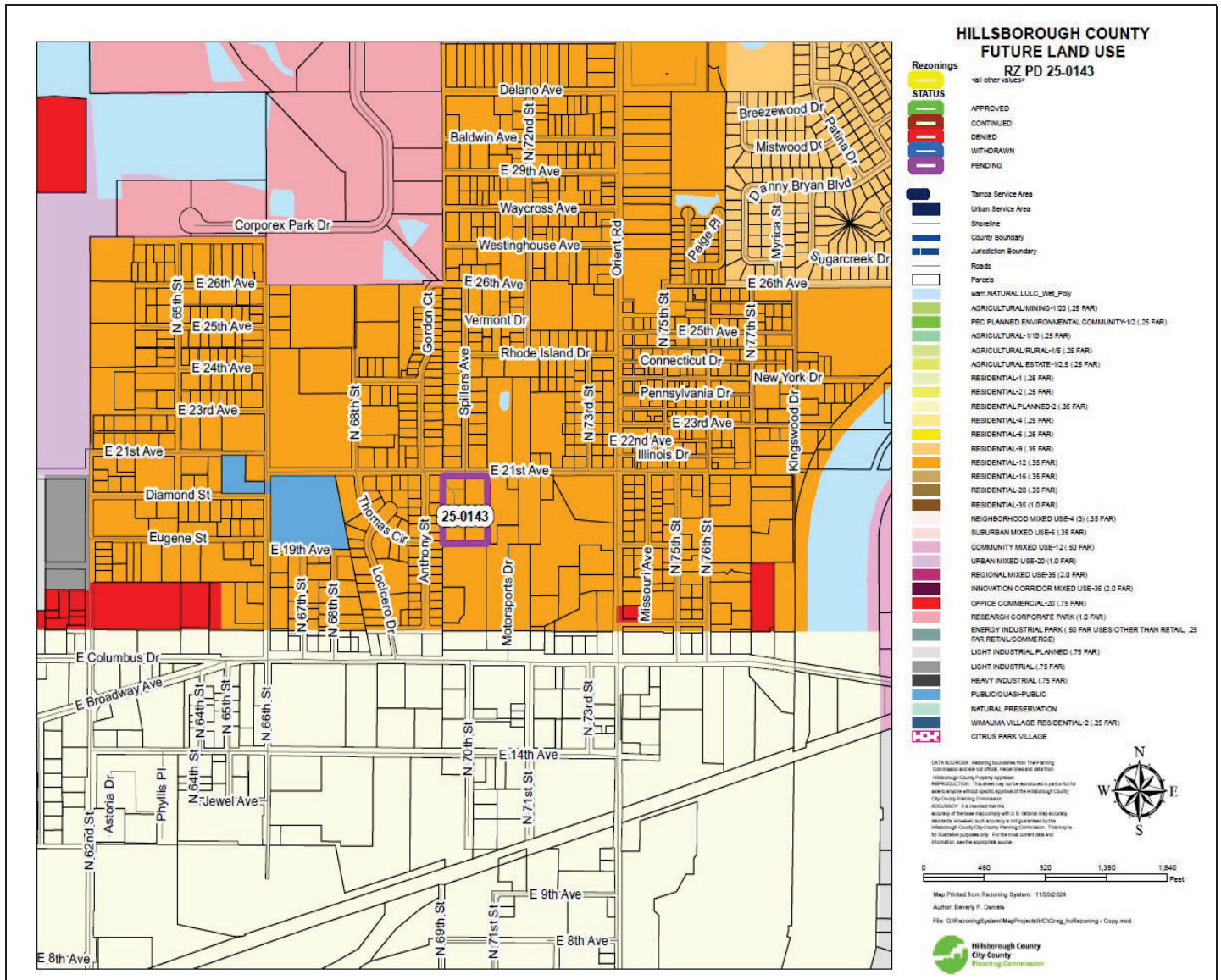


Context of Surrounding Area:

The subject site is generally located at E 21st Avenue and consists of two folios: #42120.0000 and #42119.0000. The property is within the Urban Service Area and within the East Lake Orient Area. Adjacent properties consist of residential and commercial general uses. In the surrounding area, the primary use is residential, being mostly single-family. The nearest major roadways are E Broadway Avenue to the south and Orient Road to the east. The site is also located within the vicinity of a public school and community center.

2.0 LAND USE MAP SET AND SUMMARY DATA

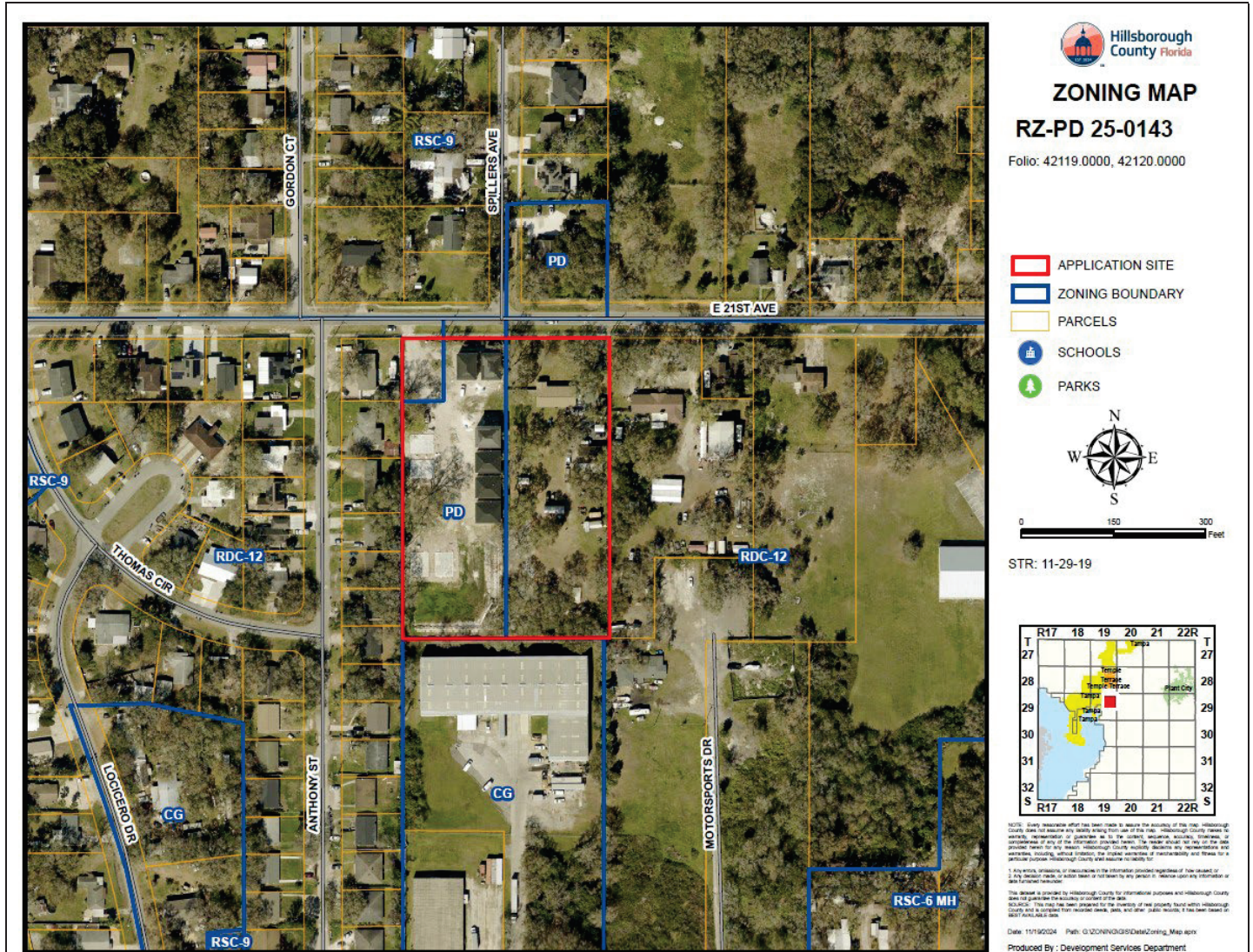
2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | R-12 |
| Maximum Density/F.A.R.: | 12 dwelling units per gross acre |
| Typical Uses: | Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

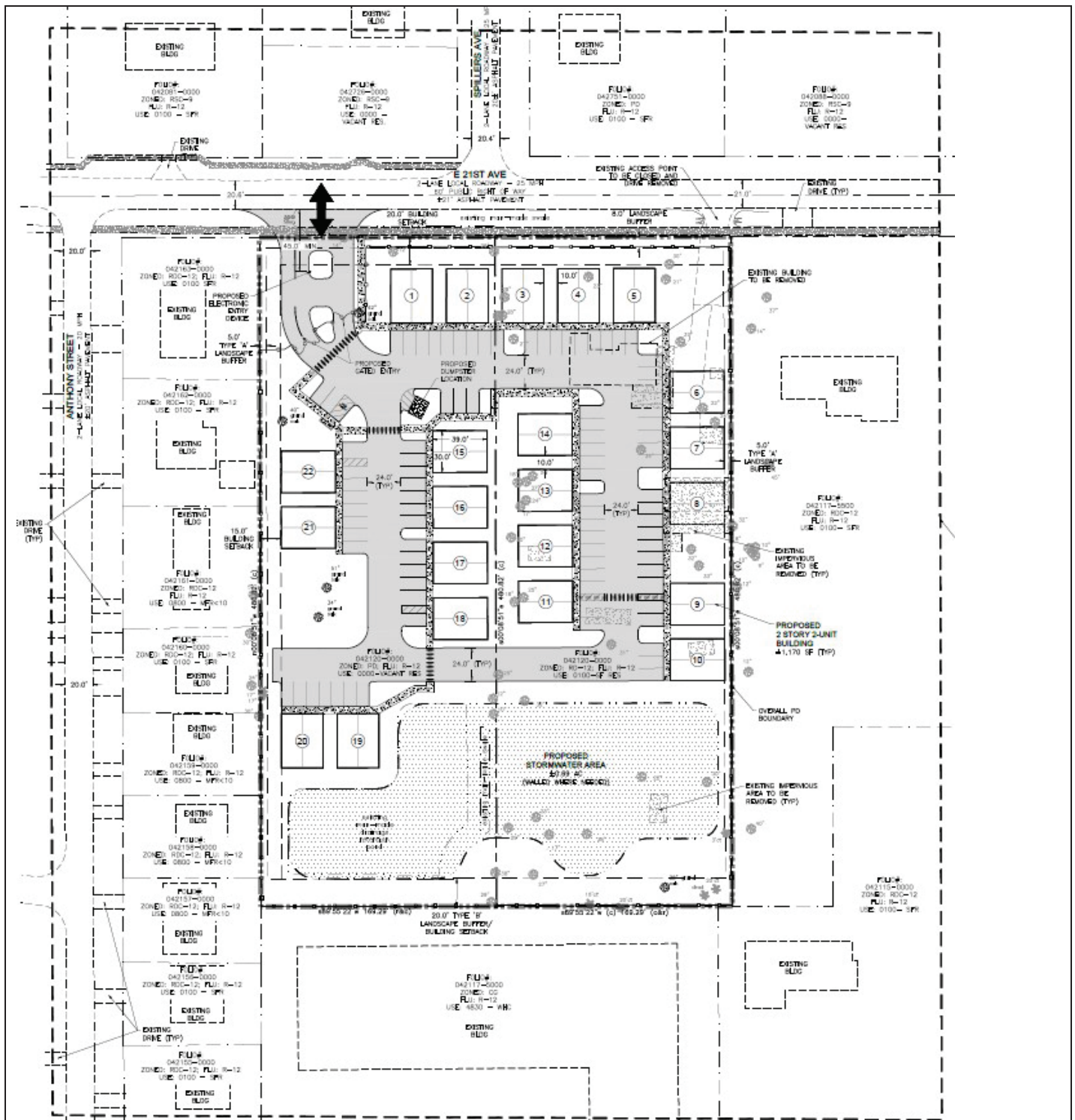


Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|---------------------|--|---|---|
| North | RSC-9 PD 05-2133 | 1 DU per 5,000 sf 1 DU per 7,260 sf | Residential, Single-Family Conventional PD 05-2133: Single-Family and Two-Family Residential | Residential, Single-Family Conventional |
| South | CG | NA/.27 | Retail, Service | Warehouse |
| East | RDC-12 | 1 DU per 3,500 sf | Residential, Duplex Conventional | Residential, Single-Family |
| West | RDC-12 | 1 DU per 3,500 sf | Residential, Duplex Conventional | Residential, Single-Family and Two-Family |

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. 21 st St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

Project Trip Generation ☐ Not applicable for this request

| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|----------------------------|----------------------|----------------------|
| Existing | 455 | 48 | 43 |
| Proposed | 357 | 36 | 39 |
| Difference (+/-) | -98 | -12 | -4 |

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

Connectivity and Cross Access ☐ Not applicable for this request

| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
|------------------|----------------|--------------------------------|--------------|-----------|
| North | X | None | None | Meets LDC |
| South | | None | None | Meets LDC |
| East | | None | None | Meets LDC |
| West | | None | None | Meets LDC |
| Notes: | | | | |

Design Exception/Administrative Variance ☐ Not applicable for this request

| Road Name/Nature of Request | Type | Finding |
|---|----------------------------|------------|
| E. 21 st ST./Substandard Roadway | Design Exception Requested | Approvable |
| Notes: | | |

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone two 1.85-acre tracts PD and RDC-12 to a Planned Development to facilitate a residential single-family development at a density of 12 dwelling units per acre or up to a maximum of forty-four (44) dwelling units. Subject site is composed of two folios and is generally located at E 21st Avenue. The surrounding area is primarily residential with most properties developed with single-family homes but also includes duplex housing development. The adjacent zonings are primarily residential but also includes a property to the north that is zoned Planned Development.

The lot development standards for the proposed Planned Development are standards of the RDC-12 zoning district with 3,500 square foot lots and a minimum width of 40 feet. The maximum height of the development is proposed to be 35 feet. The density of the development is 12 lots per acre and will be allowed a maximum of 44 units.

Development Services does not foresee any compatibility concerns with the proposed development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

5.2 Recommendation

Approvable, subject to proposed conditions.

Requirements for Certification:

1. Rename the western and eastern “buffers” to “easements.”

6.0 PROPOSED CONDITIONS

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 24, 2025.

1. Development shall be limited to a maximum of 44 residential units in 22 two-family buildings.
2. If subdivided, the project shall comply with RDC-12 development standards, allowing 1 two-family building (2 units) on a minimum 7,000 sf lot at a minimum of 60 feet width; or one unit on a minimum 3,500 sf lot at a minimum of 40 feet in width. If not subdivided, the project shall provide a minimum 20-foot building setback to the northern PD boundary, minimum 15-foot building setback to the western PD boundary with noted screening, minimum 5-foot building setback to the eastern PD boundary with noted screening and minimum 100-foot building setback to the southern PD boundary with noted screening.
3. Notwithstanding the above and if subdivided, a 15-foot rear yard setback along the western PD boundary shall be permitted and include a 5-foot wide easement with Type A screening within the rear yard. If subdivided, the easement shall be platted to the Homeowner’s Association or similar entity for the installation and maintenance of the screening. Notwithstanding the above and if subdivided, a 5 foot rear yard setback along the eastern PD boundary shall be permitted and include a 5-foot wide easement with Type A screening within the rear yard. If subdivided, the easement shall be platted to the Homeowner’s Association or similar entity for the installation and maintenance of the screening.
4. A 20-foot wide buffer with Type B screening shall be provided along the southern PD boundary. If subdivided, the buffer shall be platted with an easement to the Homeowner’s Association or similar entity for the installation or maintenance of screening.
5. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
6. 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.
7. 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.
8. The project shall be permitted one full access connection on E. 21st Ave. as shown on the PD site plan.
9. Notwithstanding anything shown in the PD site plan, the project’s gated access shall be consistent with the County Transportation Technical Manual standards.
10. If PD 25-0143 is approved, the County Engineer will approve the Design Exception (dated February 3, 2025, and

found approvable on March 13, 2025), for E. 21st Ave. substandard road improvements. As E. 21st Ave. is a substandard roadway, the developer will be required to construct pedestrian crossing, including a marked crosswalk, applicable signage and pavement markings, and reconstruction of the drainage system on the south side of 21st Ave. to provide a swale crossing, at the intersection of E. 21st Ave. and Spiller Ave. consistent with the Design Exception.

11. The proposed multi-family residential development is designed to be served by internal private drive aisles. In the event that the development is subdivided into individual residential lots, the developer shall construct internal local roadways consistent with County Land Development Code, Section 6.02.01. Access requirements for subdivisions and the standards of the County Transportation Technical Manual.
12. 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.
13. All construction ingress and egress shall be limited to the E. 21st Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
14. 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.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

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.

| | | |
|---------------------------|----------------|------------------------------------|
| APPLICATION NUMBER: | PD 25-0143 | |
| ZHM HEARING DATE: | March 24, 2025 | |
| BOCC PUBLIC HEARING DATE: | May 13, 2025 | Case Reviewer: James E Baker, AICP |

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/13/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/CENTRAL

PETITION NO: PD 25-0143

-
- ☐ 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on E. 21st Ave. as shown on the PD site plan.
- Notwithstanding anything shown in the PD site plan, the project's gated access shall be consistent with the County Transportation Technical Manual standards.
- If PD 25-0143 is approved, the County Engineer will approve the Design Exception (dated February 3, 2025, and found approvable on March 13, 2025), for E. 21st Ave. substandard road improvements. As E. 21st Ave. is a substandard roadway, the developer will be required to construct pedestrian crossing, including a marked crosswalk, applicable signage and pavement markings, and reconstruction of the drainage system on the south side of 21st Ave. to provide a swale crossing, at the intersection of E. 21st Ave. and Spiller Ave. consistent with the Design Exception.
- The proposed multi-family residential development is designed to be served by internal private drive aisles. In the event that the development is subdivided into individual residential lots, the developer shall construct internal local roadways consistent with County Land Development Code, Section 6.02.01. Access requirements for subdivisions and the standards of the County Transportation Technical Manual.
- 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.
- All construction ingress and egress shall be limited to the E. 21st Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 3.7-acre, from Planned Development (PD) 84-0300, as most recently amended by PRS 22-0611, and Residential Duplex Conventional 12 (RDC-12) to Planned Development to construct 44 multi-family units. The site is located on the south side E. 21st Ave., east of Anthony St. The Future Land Use designation is Residential 12 (R-12).

The property is currently under construction of 20 multi-family residential units that were previously approved on folio#42120.0000 and shown on the PD site plan as Phase I. Phase II currently consists of a single-family home that will be replaced with the remaining 24 units that are proposed in this rezoning.

Trip Generation Analysis

The applicant submitted a trip generation 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, 11th Edition.

Existing Zoning

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------|-----------------------|----|
| | | AM | PM |
| PRS 22-0611: 20 Multi Family Units (ITE Code 220) | 204 | 29 | 29 |
| RDC 12: 22 Single Family Detached Units (ITE Code 210) | 251 | 19 | 24 |
| TOTAL: | 455 | 48 | 43 |

Proposed Rezoning

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------------------|------------------------|-----------------------|----|
| | | AM | PM |
| PD: 44 Multi Family Units (ITE 220) | 357 | 36 | 39 |

Trip Generation Difference

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------|------------------------|-----------------------|-------------|
| | | AM | PM |
| Difference | (-)98 | (-)12 | (-)4 |

The proposed PD rezoning is anticipated to decrease the number of trips potentially generated by development by -98 average daily trips and -12 a.m. peak hour trips, and -4 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. 21st Ave. is a 2-lane, substandard, local roadway. The roadway is characterized by +/-20-foot-wide pavement in average condition, lying within +/-62 feet of right-of-way. There are sidewalks on both sides and no curb and gutter or paved shoulders within the vicinity of the project.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on E. 21st Ave.

The PD site plan shows the multi-family units to be accessed internally with private drive aisles. In the event the development was to subdivide into individual lots, the internal circulation would be required to be served by TS-3 local roadways consistent with the County LDC, Sec. 6.02.01 and the County Transportation Technical Manual.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

Construction access shall be limited to 21st Ave. project access to minimize disruption to adjacent residential neighborhoods.

REQUESTED DESIGN EXCEPTION: E. 21st AVE.

As E. 21st Ave. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated February 3, 2025) 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 found the Design Exception request approvable (on March 13, 2025). The developer will be required to construct a pedestrian crossing, including a marked crosswalk, applicable signage and pavement markings, and reconstruction of the drainage system on the south side of 21st Ave. to provide a swale crossing, at the intersection of E. 21st Ave. and Spiller Ave. consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

E 21st Avenue is not a regulated roadway in the County's Roadway Level of Service (LOS) report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, March 12, 2025 6:31 PM
To: Michael Raysor [mdr@raysor-transportation.com]
CC: Colin Rice [crice@olderlundylaw.com]; Baker, James [BakerJE@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 25-0143 - Design Exception Review
Attachments: 25-0143 DReq 02-05-25.pdf

Importance: High

Mike,

I have found the attached Design Exception (DE) for PD 25-0143 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 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

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
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, March 11, 2025 5:43 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ-PD 25-0143 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is Approvable to me, please include the following people in your response:

mdr@raysor-transportation.com
crice@olderlundylaw.com
bakerje@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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From: Rivas, Keshia <RivasK@hcfl.gov>
Sent: Wednesday, February 5, 2025 2:30 PM
To: Steady, Alexander <SteadyAl@hcfl.gov>; myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; McMaugh, Andria <McMaughA@hcfl.gov>; Kaiser, Bernard

<Kaiserb@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Ayala <David.Ayala@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcso.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blink, Jim <BlinkJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lisa Esposito <lisaanne.esposito@myfwc.com>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross <DickersonR@hcfl.gov>; RP-Development <RP-Development@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampairport.com>; Salisbury, Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Rome, Ashley <RomeA@hcfl.gov>; Baker, James <BakerJE@hcfl.gov>; Medrano, Maricela <MedranoM@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ-PD 25-0143

Good Afternoon,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above-mentioned application. Please review and comment. Unfortunately, the compiled documents exceed the deliverable limits and therefore not included in this email.

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

Planner assigned:

Planner: James Baker

Contact: BakerJE@hcfl.gov

Have a good day,

Keshia Rivas

Planning & Zoning Tech
Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Hillsborough
County Florida
Development ServicesSupplemental 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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

| | |
|--|---|
| Request Type (check one) | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| Submittal Type (check one) | <input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information |
| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input checked="" type="checkbox"/> 1. Existing Facilities - E 21st Ave <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6. |
| Important: 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. | |
| Project Name/ Phase | Casino Development |
| Important: 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. | |
| Folio Number(s) | 042119-0000 & 042120-0000 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers |
| Important: 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"). | |
| Name of Person Submitting Request | Michael D. Raysor, P.E. |
| Important: 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. | |
| Current Property Zoning Designation | PD & RDC-12 |
| Important: 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 https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3. | |
| Pending Zoning Application Number | RZ-PD 25-0143 |
| Important: 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. | |
| Related Project Identification Number (Site/Subdivision Application Number) | |
| Important: 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". | |



February 3, 2025

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: RZ-PD 25-0143
DESIGN EXCEPTION – EXISTING FACILITIES (EAST 21ST AVENUE)
FOLIO NO's. 042120-0000 & 042119-0000

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with RZ-PD 25-0143.

1.0 | INTRODUCTION

The subject project site is located at 6925 & 7201 East 21st Avenue, in Hillsborough County, Florida; as shown in [ATTACHMENT A](#). The subject project site currently has split zoning, consisting of PD zoning for folio # 042120-0000, with entitlements for 20 “duplex” residential units, and RDC-12 zoning for folio # 042119-0000. The proposed rezoning includes entitlements for 44 “duplex” residential units, with site access via one full access driveway connection to East 21st Avenue; as shown on the project site General Development Plan depicted in [ATTACHMENT B](#).

Pursuant to LDC §6.04.03.L (Existing Facilities), the following is applicable to East 21st Avenue:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

Pursuant to the Hillsborough County Roadways Functional Classification Map (Infrastructure & Development), the adjacent segment of East 21st Avenue is neither an arterial nor collector roadway, and thus is considered a local roadway. In addition, East 21st Avenue was found to have an AADT volume of less than 5,000 vpd, and therefore is not considered a de facto collector roadway pursuant to County policy. Refer to [ATTACHMENT C](#) for details regarding the functional classification of East 21st Avenue. A Design Exception is requested for relief from the above-referenced requirement to improve East 21st Avenue to meet current roadway standards for a two-lane undivided rural collector roadway (TS-7) as a condition of approval; where in lieu of meeting the requirements of the TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided collector roadway (TS-7) is provided as [ATTACHMENT D](#).



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
RZ-PD 25-0143
DESIGN EXCEPTION – EXISTING FACILITIES (EAST 21ST AVENUE)
FOLIO NO's. 042120-0000 & 042119-0000
FEBRUARY 3, 2025
PAGE 2 OF 4

2.0 | ROADWAY CHARACTERISTICS

The characteristics of the adjacent segment of East 21st Avenue are summarized below. Photographs showing East 21st Avenue in the vicinity of the subject project site are provided in [ATTACHMENT E](#).

RIGHT-OF-WAY WIDTH: Within the limits from North 66th Street to Orient Road, East 21st Avenue has an existing right-of-way width that varies between ± 55 feet and ± 60 feet. The foregoing indicates that East 21st Avenue does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet.

LANE WIDTH: Within the limits from North 66th Street to Orient Road, East 21st Avenue has a typical lane width that varies between ± 10 feet and ± 11 feet. The foregoing indicates that East 21st Avenue does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet.

SHOULDER: Within the limits from North 66th Street to Orient Road, East 21st Avenue does not have paved shoulders. The foregoing indicates that East 21st Avenue does not meet the standard shoulder condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard shoulder condition is identified as 8 feet in total width, with 5 feet paved. It is noted that roadside conditions do not exhibit signs of rutting or other deformation.

SIDEWALK: Within the limits from North 66th Street to Orient Road, East 21st Avenue has a continuous sidewalk along the south side of the roadway. Along the north side of the roadway, a sidewalk exists from North 66th Street to Spiller Avenue, which provides for $\pm 1,450$ feet of sidewalk coverage ($\pm 56\%$ of the distance between North 66th Street to Orient Road). The foregoing indicates that East 21st Avenue does not meet the standard sidewalk condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road.

SPEED LIMIT: Within the limits from North 66th Street to Orient Road, East 21st Avenue has a posted speed limit of 25 mph.



3.0 | CRASH HISTORY

A crash data evaluation has been prepared for the segment of East 21st Avenue from North 66th Street to Orient Road, excluding the endpoint intersections; as documented in [ATTACHMENT F](#). The crash data evaluation indicates that zero crashes have occurred on the subject roadway segment within the referenced limits within the prior five year period from January 1, 2020 to December 31, 2024. These findings indicate that the substandard roadway conditions identified for East 21st Avenue have not historically contributed to a safety deficiency, as evidenced by a lack of crashes attributable to those substandard conditions. Further, the referenced crash history does not exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project.

4.0 | PROJECT GENERATED TRAFFIC VOLUMES

The daily and peak hour trip generation for the project site was estimated using trip characteristic data pursuant to the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), as documented in [ATTACHMENT G](#). The trip generation estimate identified 286 daily trips, with 17 trips during the AM peak hour, and 22 trips during the PM peak hour.

5.0 | ALTERNATIVE IMPROVEMENTS

As discussed in Section 2.0 herein, East 21st Avenue was found to be substandard in regard to sidewalk coverage; specifically on the north side of the roadway from Spillers Avenue to Orient Road. To address the subject project's impact to substandard sidewalk conditions, the applicant proposes to construct a pedestrian safety/mobility improvement. Specifically, the pedestrian safety/mobility improvement is proposed to consist of the implementation of a marked crosswalk across East 21st Avenue, immediately west of Spillers Avenue. The referenced pedestrian safety/mobility improvement would provide for the eastward continuation of the "northerly" pedestrian facility past Spiller Avenue towards Orient Road, by connecting the "northerly" facility to the "southerly" facility. The referenced pedestrian safety/mobility improvement would include a marked crosswalk, applicable signage and pavement markings, and reconstruction of the drainage system on the south side of 21st Avenue to provide a swale crossing.

Refer to [ATTACHMENT H](#) for a conceptual graphic depicting the referenced pedestrian safety/mobility improvement.



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
RZ-PD 25-0143
DESIGN EXCEPTION – EXISTING FACILITIES (EAST 21ST AVENUE)
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FEBRUARY 3, 2025
PAGE 4 OF 4

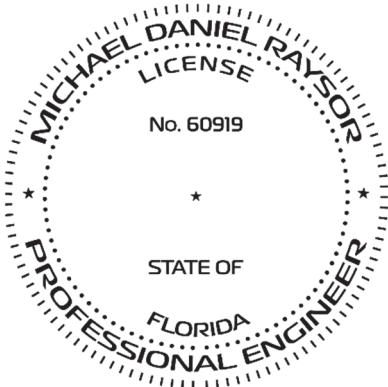
6.0 | CONCLUSION

The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with RZ-PD 25-0143, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael
Raysor
Date: 2025.02.03 23:17:24
-05'00'

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.

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED ☐

APPROVED WITH CONDITIONS ☐

DENIED ☐

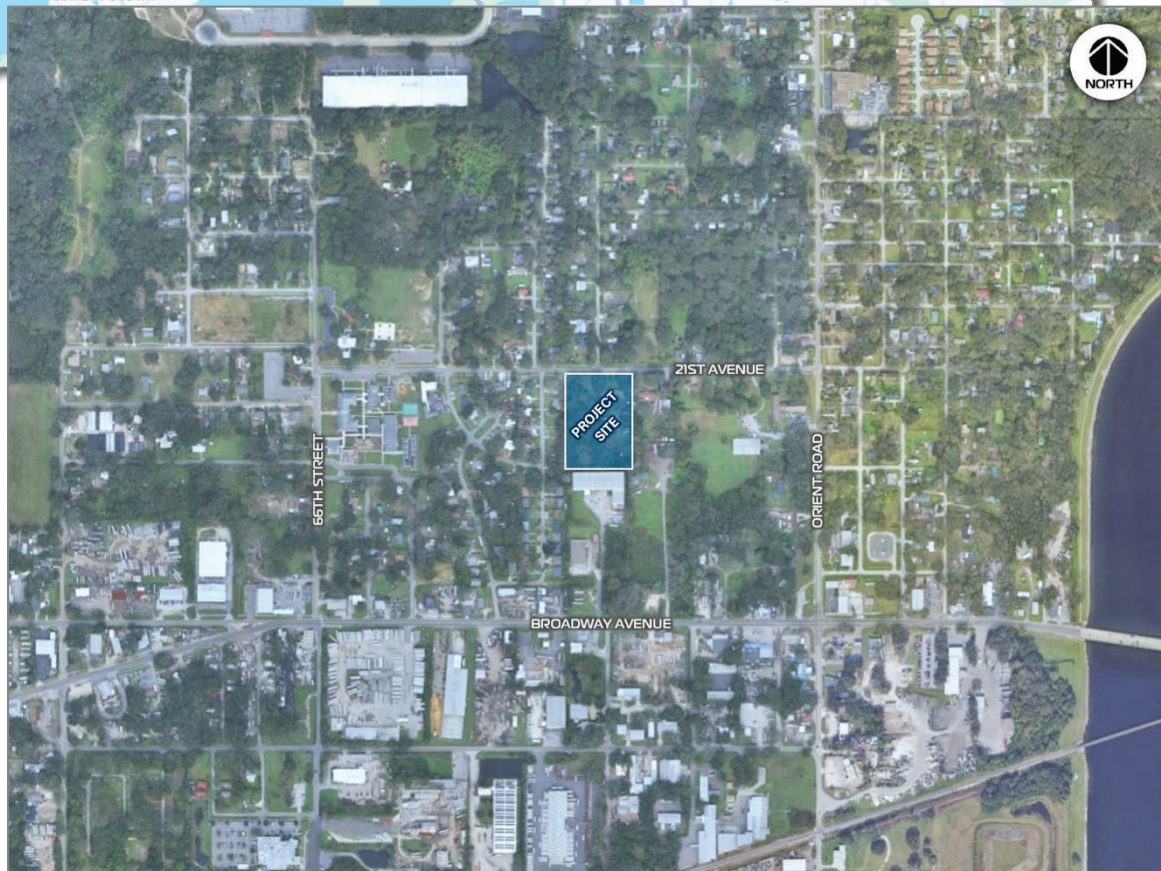
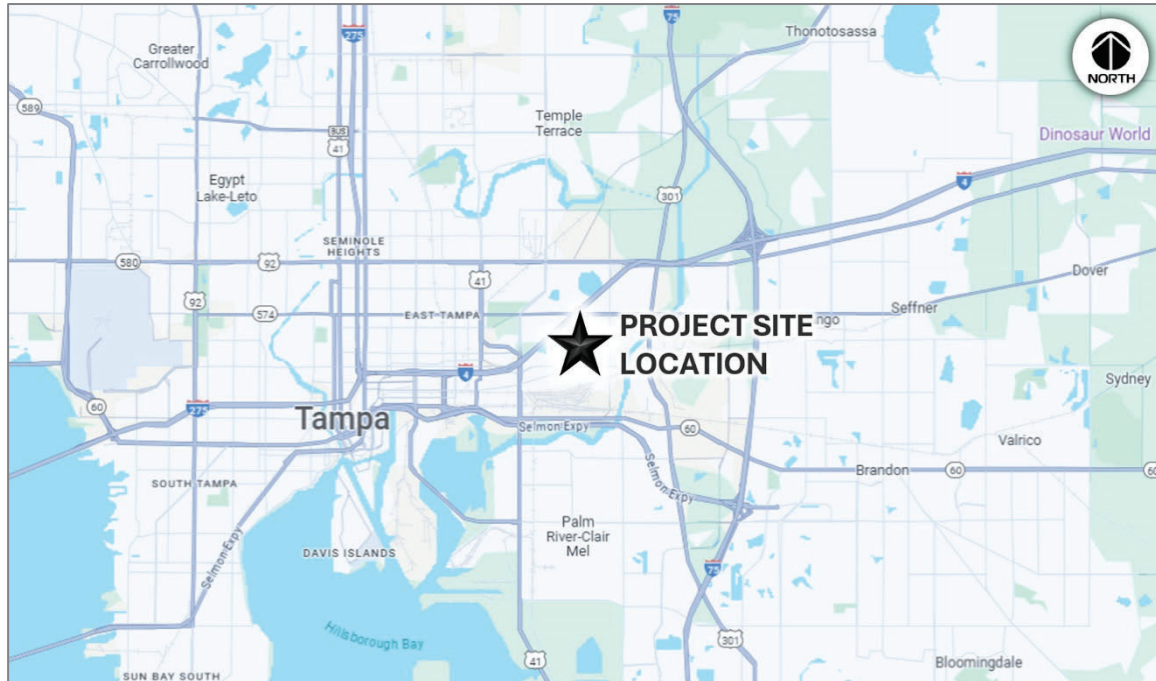
MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

DATE

ATTACHMENT A



RZ-PD 25-0143
Project Site Location Map

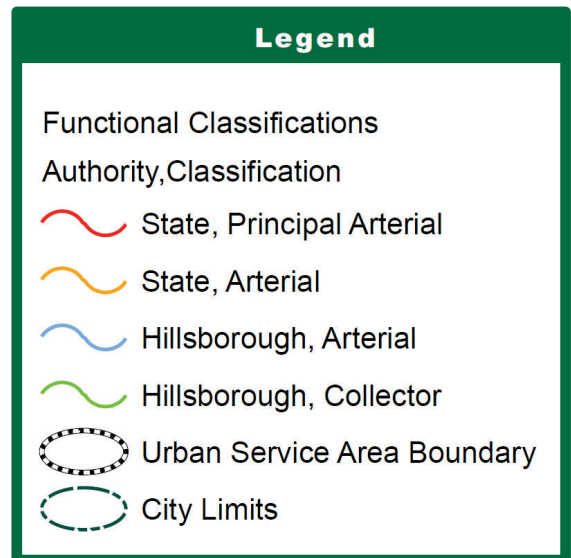
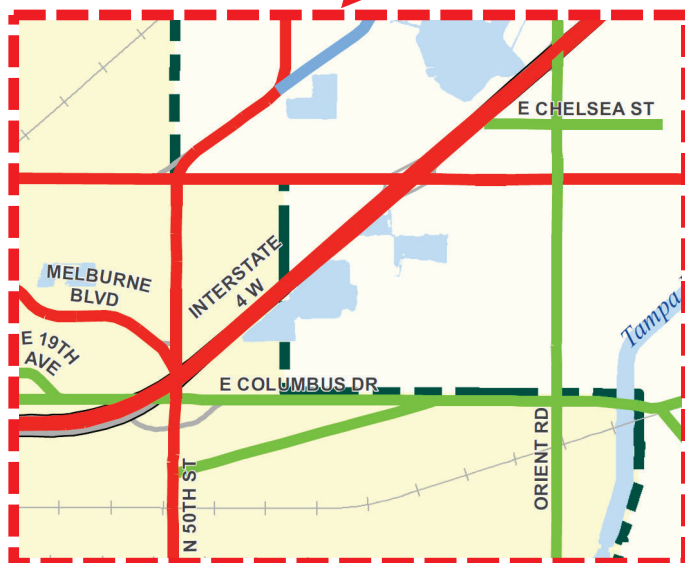
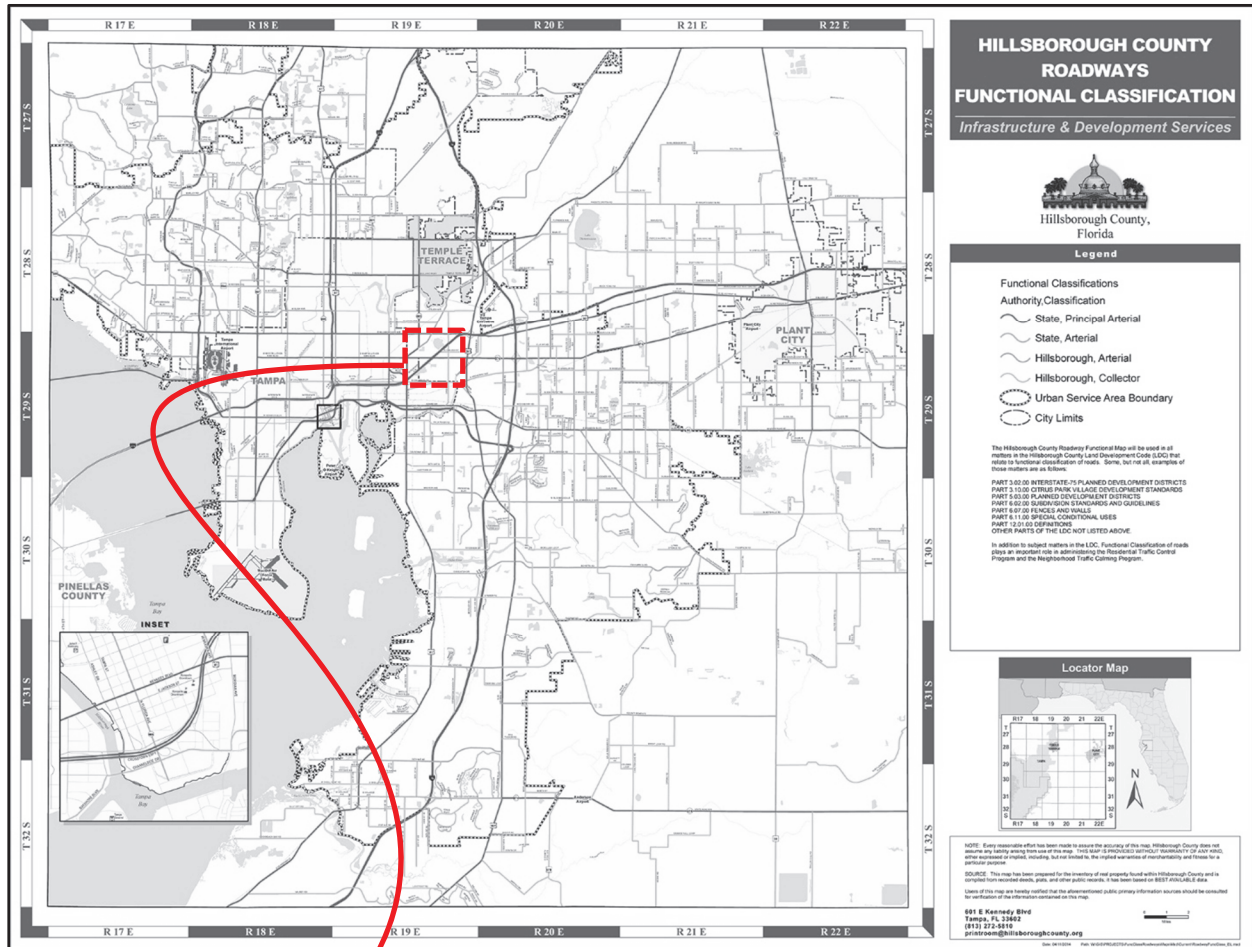


ATTACHMENT C



RZ-PD 25-0143

Hillsborough County Roadways Functional Classification Map



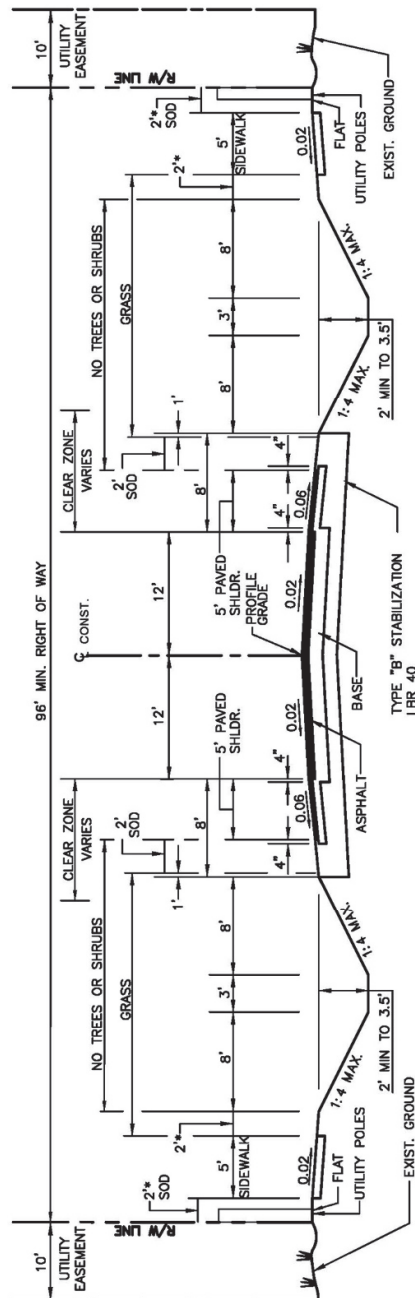
ATTACHMENT C



RZ-PD 25-0143

East 21st Avenue AADT

East 21st Street was found to have an AADT volume of less than 5,000 vpd, and therefore is not considered a de facto collector roadway pursuant to County policy. The referenced AADT traffic volume was estimated based on the peak hour volumes; adjusted to reflect daily conditions using FDOT's standard K-factor (i.e., 9.0). Specifically, based on the AM peak hour volume of 224 vph, the daily traffic volume is estimated as 2,489 vpd, and based on the PM peak hour volume of 196 vph, the daily traffic volume is estimated as 2,178 vpd.



TYPICAL SECTION

N.T.S.

N.I.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 | TRANSPORTATION TECHNICAL MANUAL |  Hillsborough County Florida | LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION | DRAWING NO. TS-7 | SHEET NO. 1 OF 1 |
|-------------------------|---------------------------------------|---|---|------------------|------------------|

ATTACHMENT E



RZ-PD 25-0143
Roadway Photographs

EAST 21ST AVENUE: *looking east*



EAST 21ST AVENUE: *looking west*



ATTACHMENT F



RZ-PD 25-0143

Crash History

Hillsborough County Crash Data Management

[Data Report](#)[Crash Downloads](#)[Help](#)

Search

Top Locations Analysis

Crash Record Selection

Exclusions: ☐ Parking Lot ☐ Interstate

Select

Clear

Manage

Form Type: ☒ All ☐ Long Form ☐ Short Form

Crash Date Range: From: 01/01/2020 To: 12/31/2024

Results

Summary

No data records found. Please try your selections again

0 crash records returned. (0 mapped)

[View Selection Parameters](#) [Clear Results](#)

(*the summary below shows the most, recent 5 years worth of data)

ATTACHMENT G



RZ-PD 25-0143
Trip Generation Estimate

| ITE LUC | Land Use Description | Size | Weekday | | AM Peak Hour | | | | PM Peak Hour | | | |
|------------|--|----------|-----------------------|-------|----------------------|-------|-------|------|----------------------|-------|-------|------|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 215 | Single Family Residential (Attached) | 44 units | $T=7.62(X)$ -50.48 | 286 | $T=0.52(X)$ -5.70 | 17 | 4 | 13 | $T=0.60(X)$ -3.93 | 22 | 13 | 9 |

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL (11TH EDITION)

ATTACHMENT H



RZ-PD 25-0143

Pedestrian Safety/Mobility Improvement Concept



Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| E. 21 st St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 455 | 48 | 43 |
| Proposed | 357 | 36 | 39 |
| Difference (+/-) | -98 | -12 | -4 |

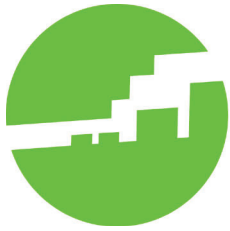
*Trips reported are based on net new external trips unless otherwise noted.

| Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request | | | | |
|--|----------------|--------------------------------|--------------|-----------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | X | None | None | Meets LDC |
| South | | None | None | Meets LDC |
| East | | None | None | Meets LDC |
| West | | None | None | Meets LDC |
| Notes: | | | | |

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|------------|
| Road Name/Nature of Request | Type | Finding |
| E. 21 st ST./Substandard Roadway | Design Exception Requested | Approvable |
| Notes: | | |

4.0 Additional Site Information & Agency Comments Summary

| Transportation | Objections | Conditions Requested | Additional Information/Comments |
|--|---|--|---------------------------------|
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See report. |



**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 24, 2025 Report Prepared: March 13, 2025 | Case Number: PD 25-0143 Folio(s): 42119.0000 & 42120.0000 General Location: South of East 21 st Street and east of Anthony Street |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Residential-12 (12 du/ga; 0.50 FAR) |
| Service Area | Urban |
| Community Plan(s) | East Lake-Orient Park |
| Rezoning Request | Planned Development (PD) to include folio 42119.0000 for additional units with the under-construction project taking place on folio 42120.0000 |
| Parcel Size | 3.7 ± acres |
| Street Functional Classification | East 21 st Street – Local Anthony Street – Local |
| Commercial Locational Criteria | Not applicable |
| Evacuation Area | E |

| Table 1: COMPARISON OF SURROUNDING PROPERTIES | | | |
|---|---|----------------|---|
| Vicinity | Future Land Use Designation | Zoning | Existing Land Use |
| Subject Property | Residential-12 | RDC-12 + PD | Vacant Land + Single Family Residential |
| North | Residential-12 | RSC-9 + PD | Single Family Residential + Vacant Land |
| South | Transitional Use-24 + Heavy Industrial + Residential-12 | CI + IH + CG | Single Family Residential + Vacant Land + Light Industrial |
| East | Residential-12 + Office Commercial-20 | RDC-12 | Single Family Residential + Vacant Land + Public/Quasi-Public/Institutions |
| West | Residential-12 + Public/Quasi-Public | RDC-12 + RSC-9 | Single Family Residential + Two Family Residential + Educational + Light Commercial + Vacant Land |

Staff Analysis of Goals, Objectives and Policies:

The 3.7 ± acre subject site is located south of East 21st Street and east of Anthony Street. The site is in the Urban Service Area and located within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning from Residential Duplex Conventional (RDC-12) and a Planned Development (PD) to a Planned Development (PD) to include folio 42119.0000 for additional units with the under-construction project taking place on folio 42120.0000.

Folio 42120.0000 ("Phase I") is currently zoned PD 84-0300, last modified in PRS 22-0611. Folio 42119.0000 is zoned RDC-12. Phase I is under construction for 20 units as depicted on the certified General Development Plan approved by the Board of County Commissioners on July 12, 2022. Applicant intends that these units be habitable and occupied irrespective of the present application incorporating folio 42119.0000 ("Phase II"). The Future Land Use designation of Residential-12 (RES-12) permits a density of up to 12 units per gross acre. At 3.7 acres, the aggregate site could consider up to 44 units. As such, Applicant intends to construct 24 units in Phase II as depicted in the revised site plan uploaded into Optix on January 27, 2025, to supplement the 20 units being constructed on Phase I and remain within the density supported by the Unincorporated Hillsborough County Comprehensive Plan.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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 subject site currently has vacant land and single-family uses. Single-family uses surrounds the site. Two family and public/quasi-public/institution uses are to the west and east. Vacant land is to the north and south. There are light industrial uses to the south. The proposed rezoning meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-12 (RES-12) Future Land Use category. The RES-12 category allows for the consideration of residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. RES-12 surrounds the subject site. The proposed rezoning to a PD meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUE Objective 16, which require new development to be compatible to the surrounding neighborhood. The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family and two family uses, and the proposed rezoning will complement the surrounding area.

The site is within the limits of the East Lake-Orient Park Community Plan. One goal in the plan is to create housing opportunities and new residential developments that provide home ownership preferably. The proposed request would bring more housing options to the area as well as chances for home ownership. The proposed 24 additional units will supplement and amplify the East Lake-Orient Park community and surrounding area. The proposal is consistent with the East Lake-Orient Park Community Plan and the Livable Communities Element.

Overall, staff finds that the proposed use is an allowable use in the RES-12 category, 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 ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: 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.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: *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 9.2: *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.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

Housing – *Create housing opportunities*

- *New residential developments that provide home ownership are preferred.*

