Rezoning Application:	PD 25-1387
Zoning Hearing Master Date:	March 23, 2026
BOCC CPA Public Hearing Date:	May 12, 2026

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	E Sligh LLC
FLU Category:	RES-20
Service Area:	Urban
Site Acreage:	Approximately 4.98 acres
Community Plan Area:	East Lake/Orient Park
Overlay:	None



Introduction Summary:

The applicant seeks to develop an approximately 4.98-acre development consisting of folio #38295.0000. The subject property is located on the north side of E. Sligh Avenue, approximately 2,500 feet east of the intersection of N. 56th Street [State Road (SR) 583]. The northern portion of the proposed development contains waterfront property on the Hillsborough River.

The applicant proposes two (2) multi-family residential buildings with a total of up to 47 dwelling units on the 2.77-acre upland area of the 4.98-acre subject site. The total parcel size is 4.98 acres. For density calculation purposes, this is reduced to 4.55 acres once natural water body acreage is removed. Remaining acreage consists of 1.78 (39%) acres of wetland and 2.77 acres upland. With the Environmentally Sensitive Land Density (ESLD) credit, the upland increases to 3.46 for density calculation purposes.

Zoning:	Existing	Existing	Proposed
District(s)	ASC-1	RSC-3	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential Conventional	Multi-family
Acreage	+/-4.55 acres	+/-0.43 acres	+/- 4.98 acres
Density/Intensity	1 DU per acre	3 DU per acre	10 DU per acre (gross) 13 DU per acre (upland area with ESLD credit)
Mathematical Maximum*	4 lots	1 lot	91 units (per FLU) 69 units (per FLU with ESLD credit)

*number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	ASC-1	RSC-3	PD

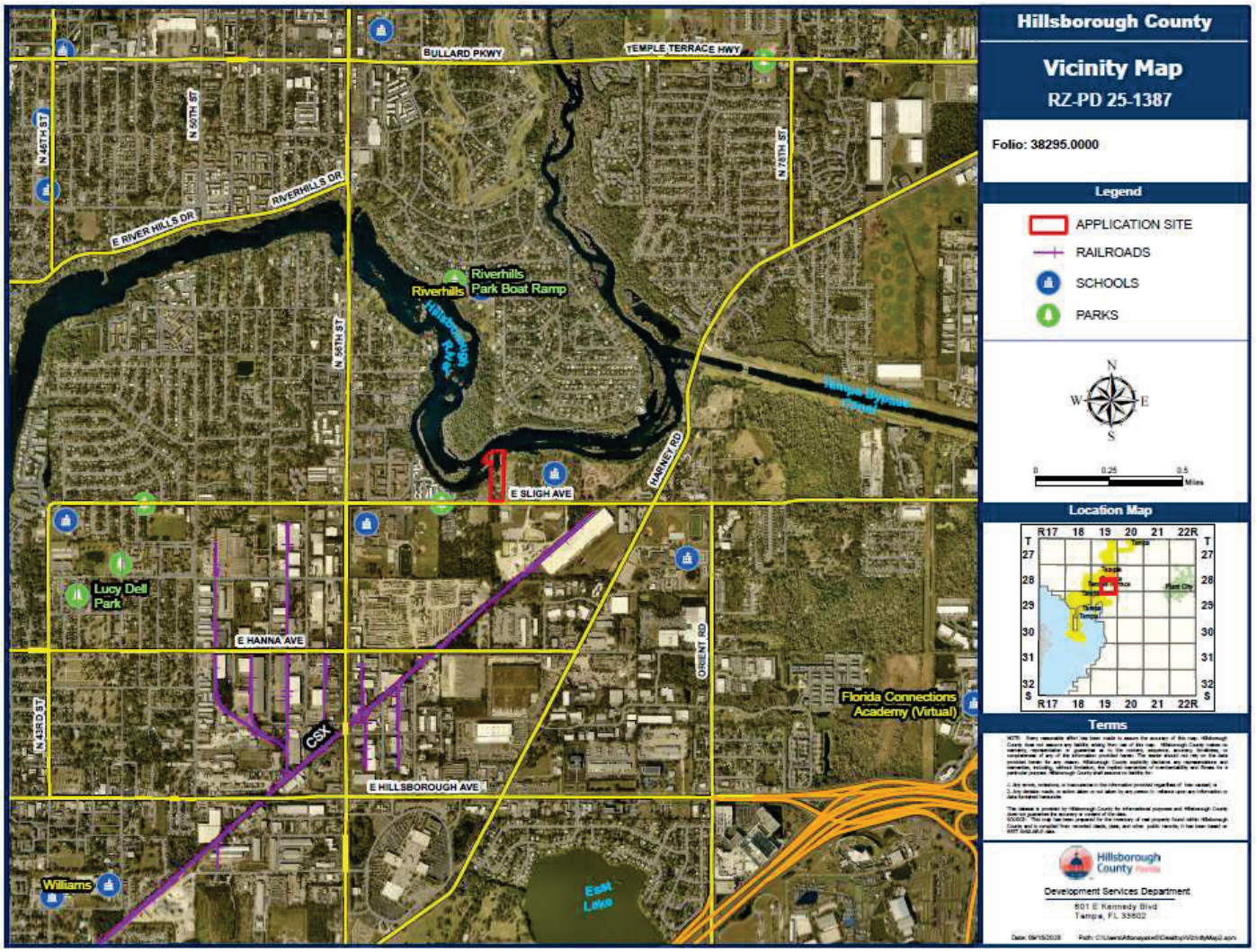
Min. Lot Size/Lot Width	1 acre / 150’	14,520 sf / 75’	N/A
Setbacks/Buffering and Screening	Front Setback: 50 ft. Rear Setback: 50 ft. Side Setback: 15 ft.	Front Setback: 25 ft. Rear Setback: 25 ft. Side Setback: 7.5 ft.	Front (South) Setback: 35 ft. Rear (North) Setback: 50 ft. (Primary Structures) Side Setbacks: 0’ **East Buffer:** 7’-wide buffer with Type “A” **West Buffer:** 10’-wide buffer with Type “A”
Height	50 ft. Max. Ht.	35 ft. Max. Ht.	46 ft. Max. Ht.

Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None.

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	APPROVABLE, Subject to Conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

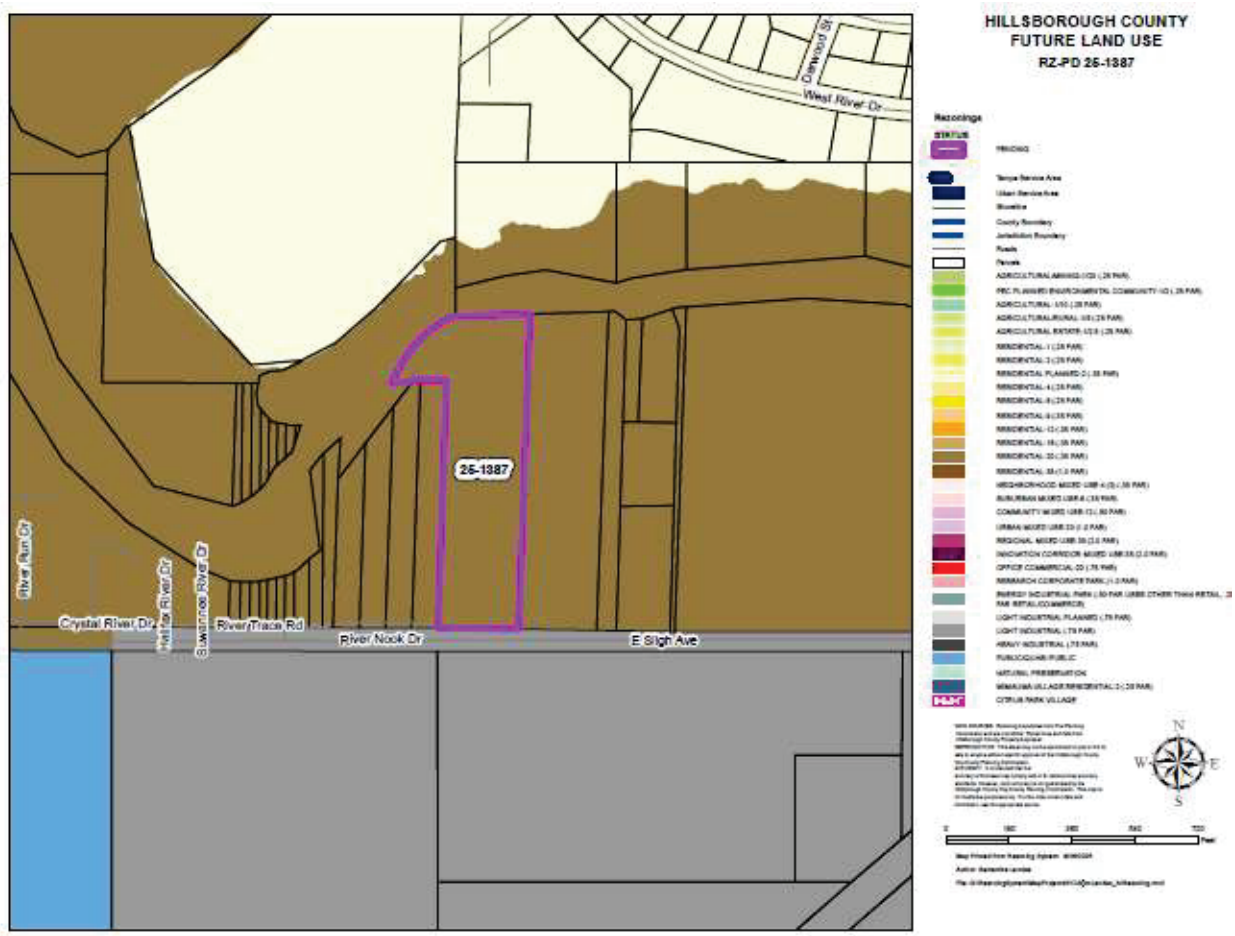


Context of Surrounding Area:

The +/- 4.98-acre subject property located on the north side of E. Sligh Avenue, approximately 2,500 feet east of the intersection of N. 56th Street. The site is in an area comprised of a mix of uses including single-family attached/detached to the immediate west followed by multi-family development further west. Tampa Family Health Center is adjacent to the immediate east, a church and vacant properties south of Hillsborough River. South across E. Sligh Avenue is commercial development, All Peoples Life Activity Center park, a Hillsborough County High School. Directly north of the subject property is the Hillsborough River.

2.0 LAND USE MAP SET AND SUMMARY DATA

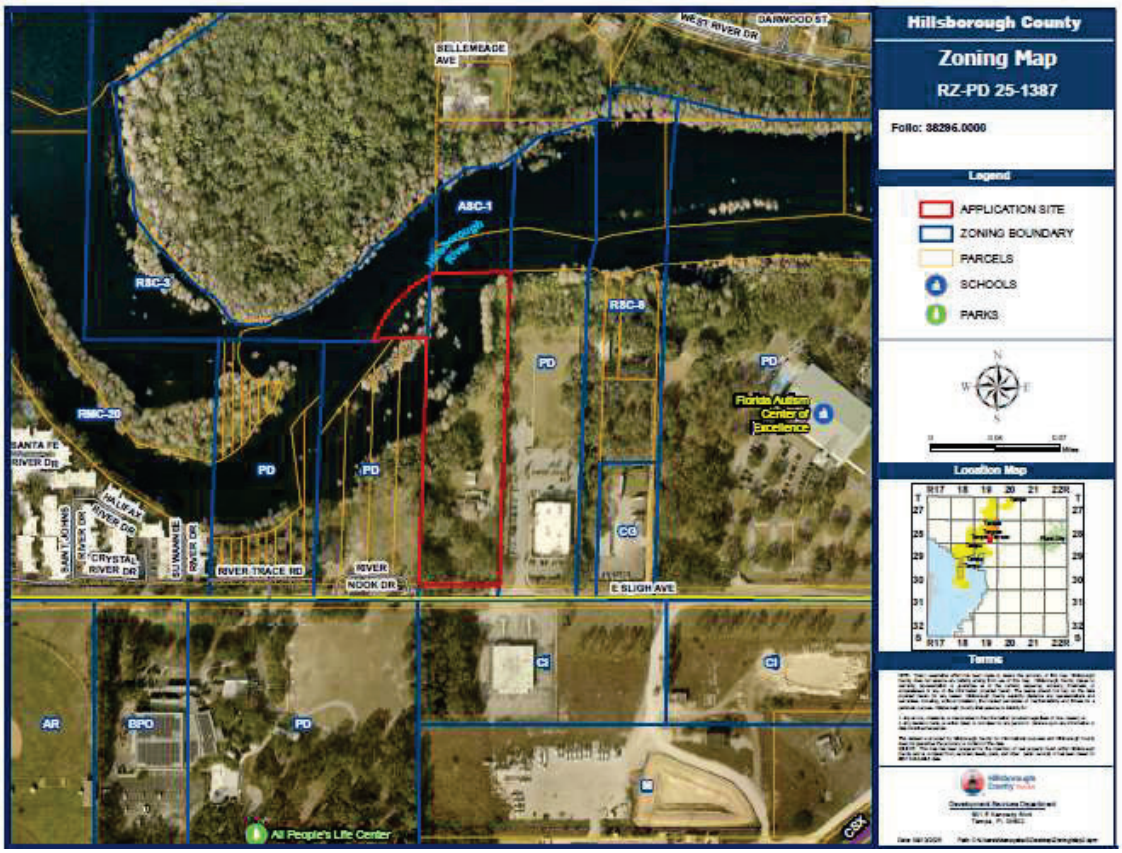
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	Residential-20: 20 du/acre Maximum FAR: Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.75 FAR, whichever is less intense.
Typical Uses:	RES-20: Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

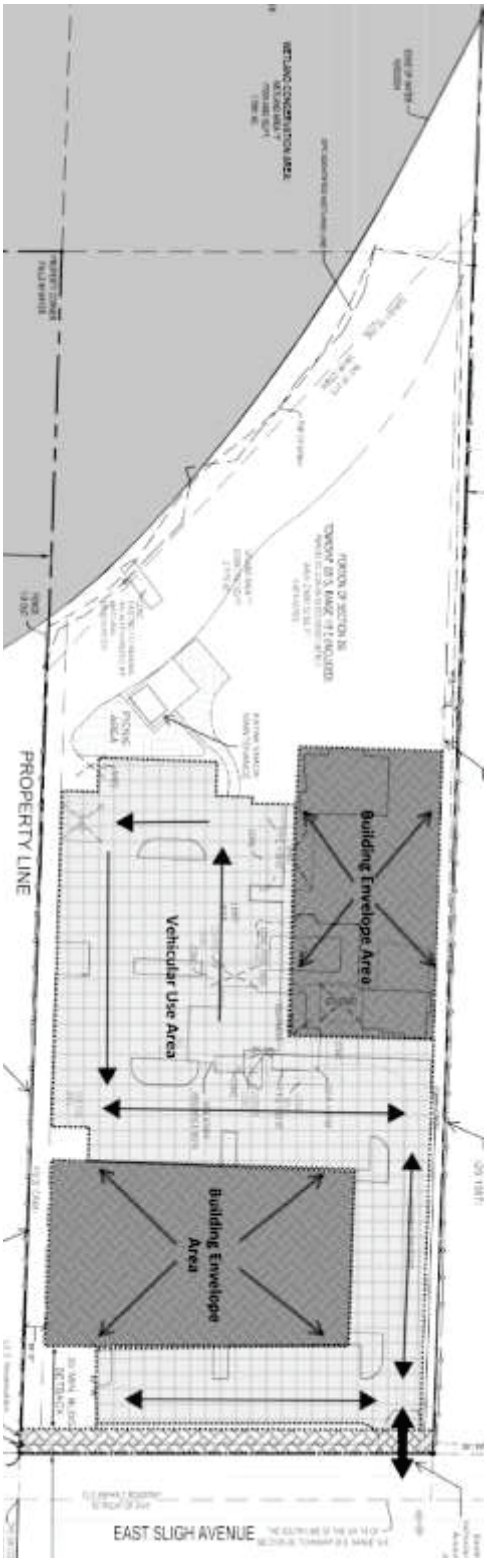
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	**Zoning:**	**Maximum Density/F.A.R. Permitted by Zoning District:**	**Allowable Use:**	**Existing Use:**
North	Hillsborough River (Temple Terrace)			NA
East	PD 00-0441 (PRS 14-0019)	Max. FAR: 0.07	BPO (Business Professional Office) uses.	Medical Offices (Tampa Family Health Center)
South	Commercial Intensive (CI)	CI Max. FAR: 0.3	Commercial Intensive	Warehouse, Manufacturing, Open Storage
West	PD 99-0771 (PRS 04-1241)	Density: 1.8 DU per acre (SF) 10.9 DU per acre (CRH) 13.9 DU per acre (TH)	SF Residential (RSC-9 Standards) or Community Residential Home, or Townhomes	Vacant

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**
Sligh Avenue	County Collector - 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	36	3	3
Proposed	385	29	30
Difference (+/-)	+349	+26	+27

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Access /Additional Connectivity**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	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**
Sligh Ave/Access Spacing	Administrative Variance Requested	Approvable
Sligh Ave/Substandard Road	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	☒ 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 (Upland Wildlife Habitat Area) ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other: Airport 130' AMSL			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Previously Approved ☒ 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

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)
Per Unit
Mobility: $6,661
Parks: $1,555
School: $3,891
Fire: $249
Total Multi-Family (1-2 story) = $12,356

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 4.98-acre property with a maximum of 47 dwelling units within two buildings. The subject property is currently developed with a single-family home and wetland areas located on the Hillsborough River. The property is located on the north side of E. Sligh Avenue, approximately 2,500 feet east of the intersection of N. 56th Street [State Road (SR) 583] and East Sligh Avenue

Located adjacent to the eastern property perimeter is PD 00-0441, amended most recently by PRS 14-0019 for a +/-4.9-acre property allows up to 15,000 square feet of BPO (Business Professional Office) uses and developed with Medical Offices (Tampa Family Health Center). Pursuant to condition #2 (PRS 14-0019), a 20-foot-wide buffer shall be provided on the parcel consisting of existing trees supplemented with evergreen shade trees that are at least ten feet in height at the time of planting, spaced not more than ten feet apart and planted within ten feet of the property line. Additionally, the developer shall provide a six-foot high PVC fence. While not required, the applicant also proposes an additional 7'-wide buffer with Type "A' screening along the subject site's eastern property boundary.

To the immediate west is PD 99-0771, as modified by PRS 04-1241 is a +/-2.2-acre property approved for two Options. Option A allows a maximum of 32 townhomes units with a maximum density of 13.9 dwellings per acre. This option requires a buffer with a minimum width of 20 feet adjacent to the subject property. Option B allows a community residential home with a maximum of 230 beds with a maximum height of 45 feet. Option B requires a 10-foot-wide buffer from the southern property boundary continuing 100 feet north consisting of evergreen shade trees at least 10 feet in height at the time of planting spaced not more than 10 feet apart. Condition #5 of PRS 04-1241 allowed the development of 4 single-family residential lots with 2 access points to serve the 4 single-family lots per June 21, 2004, approval of a Minor Change (MC 04-1239). Pursuant to Plat Book 104, Page 102, the Whisper Cove Subdivision was approved for 4 lots with a 50-foot ingress/egress easement area from E. Sligh Avenue. Based upon the approved plat, the adjacent subject property is required to provide a 20' wide buffer with Type "B" screening. However, staff notes that the 4 lots remain vacant since plat approval in 2004. A PD Variation to allow a 10-foot wide buffer with Type A screening has been requested.

The applicant proposes a maximum building height of 46 feet. Per additional compatibility setback of 2 feet for every 1 foot over 20 feet, results in a 59-foot eastern side yard setback and 62-foot western side yard setback. The applicant requests relief of the additional 2-1 foot setback. The applicant's justification for not requiring the additional setback states in part that relief from the compatibility setback includes that "*relief from the compatibility setback along the eastern and western property boundaries is supported by the functional role of the proposed small-scale multi-family development within the surrounding land-use context. The subject property is situated between a higher-intensity medical office use to the east and a slightly lower-intensity single-family residential use to the west.* Additionally, the applicant states, "*Allowing reduced setbacks along the site's eastern boundary supports an intentional step-down in intensity from the medical office toward the residential neighborhood. The small-scale multi-family buildings act as an effective intermediary, buffering the adjoining single-family use from more direct adjacency with a commercial use property.* The proposed multi-family residential development is consistent as a transition between the Business Professional Office to the immediate east and the platted vacant single-family to the immediate west of the subject property. Staff notes that the western property also permits a townhome option at a height of 40 feet and a Community Residential Home option at a height of 45 feet. It also noted that the a limited amount of the overall common boundary will be occupied by a single building not meeting the 2-1 setback.

Requested Variation– LDC Section 6.06.00 (Landscaping and Buffering)

Variation #1: The applicant seeks a variation from LDC Section 6.06.00, specifically regarding the required buffer width / type

along the western property boundary. The request includes:

- **A 10-foot-wide buffer with Type "A" screening**, in place of the required 20-foot-wide buffer with Type "B" screening.

Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. Per the Land Development Code, a multi-family project that can have a density of 20 units per acre against a single-family residential use would require a 20-foot wide buffer with Type B screening. This assumes full use of the 4.98 acre parcel. The site contains a significant amount of wetlands (39%), thereby limiting the development area to the southern portion of the site. The proposed density with the Environmentally Sensitive Land Density (ESLD) credit results in 13 units per acre. Given the areas that cannot be developed, the project will appear to have a density of 10 units per acre. A multi-family development at 12 units per acre or less requires a 5-foot wide buffer with Type A screening per the Land Development Code.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

Prior to site plan certification, the applicant shall complete the following:

- Prior to site plan certification, the PD Site Plan shall be revised to change the right of way preservation label to state; "+/- 12.5 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan."

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 3, 2026.

1. The site shall be limited to development as shown on the March 3, 2026, site plan.

2. The residential development shall be limited to a maximum of 47 multi-family residential units subject to the following standards.

Minimum Front Yard Setback	35 feet (measured from the 12.5' Future ROW reservation)
Minimum Side Yard (East) Setback	7-foot (buffer)
Minimum Side Yard (West) Setback	10-foot (buffer)
Minimum Rear (North) Yard Setback	50 feet
Maximum Height*	46 feet
Maximum Impervious Coverage	60%

*Additional 2:1 setback shall not apply to the east and west perimeter boundary.

3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless otherwise stated.
   a. The western property boundary shall provide a 10-foot-wide buffer with Type "A" screening.
   b. The eastern property boundary shall provide a 7-foot-wide buffer with Type "A" screening.

4. The project shall be served by and limited to one (1) vehicular access connection to Sligh Ave.

5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.

6. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Sligh Ave frontage such that a minimum of 37.5 feet of right of way is preserved north of the existing right of way centerline. The developer shall preserve a minimum of 12.5 feet along the project's Sligh Ave frontage. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

8. If PD 25-1387 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5, 2026), which was found approvable by the County Engineer (on March 9, 2026), from the Section 6.04.07 access spacing standards for the project's access connection. Approval of this Administrative Variance will permit the following deviations from the minimum 245-foot access spacing standard for the project's access to Sligh Ave:

    - A variance of +/- 187 feet, resulting in access spacing of +/- 53 feet from the next closest driveway to the east (on the same side of the roadway), and
    - A variance of +/- 42 feet, resulting in access spacing of +/- 203 feet from the next closest driveway to the west (on the same side of the roadway), and
    - A variance of +/- 165 feet, resulting in an access spacing of +/- 80 feet from the eastern portion of the driveway serving folio 40162.0000 on the south side of the roadway.

- If PD 25-1387 is approved, the County Engineer will approve a Design Exception (dated February 20, 2026) which was found approvable by the County Engineer (on March 9, 2026) for the Sligh Ave substandard road improvements. If approved, the developer will be required to construct a minimum 5-foot-wide sidewalk along the north side of Sligh Ave west of the site between Halifax River Dr and the existing sidewalk terminus located at the pedestrian gate (Society Dr) for the Parc Place Villas. Such sidewalk is in addition to the sidewalk required along the project's frontage per Sec. 6.03.02 of the LDC.

9. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. However, there are no additional requirements to keep the existing boat ramp in place.

10. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited setback areas.

11. 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.

12. 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.

13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

17. 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, unless otherwise stated herein.

18. 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.

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

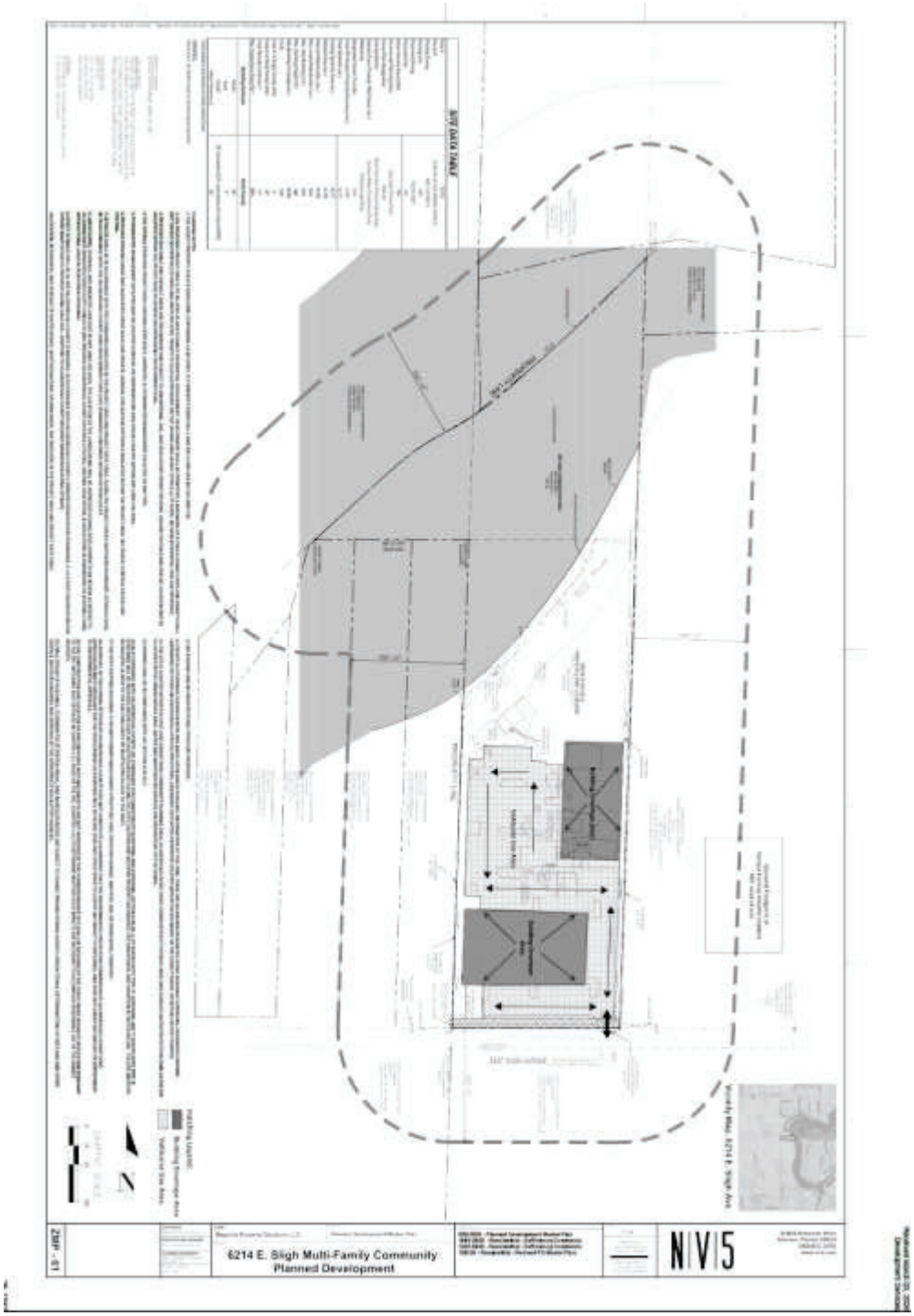
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

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)			

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: 03/16/2026
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: East Lake Orient Park	PETITION NO: PD 25-1387

☐ 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 be served by and limited to one (1) vehicular access connection to Sligh Ave.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.

- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Sligh Ave frontage such that a minimum of 37.5 feet of right of way is preserved north of the existing right of way centerline. The developer shall preserve a minimum of 12.5 feet along the project's Sligh Ave frontage. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

- If PD 25-1387 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5, 2026), which was found approvable by the County Engineer (on March 9, 2026), from the Section 6.04.07 access spacing standards for the project's access connection. Approval of this Administrative Variance will permit the following deviations from the minimum 245-foot access spacing standard for the project's access to Sligh Ave:

    - A variance of +/- 187 feet, resulting in access spacing of +/- 53 feet from the next closest driveway to the east (on the same side of the roadway), and
    - A variance of +/- 42 feet, resulting in access spacing of +/- 203 feet from the next closest driveway to the west (on the same side of the roadway), and
    - A variance of +/- 165 feet, resulting in an access spacing of +/- 80 feet from the eastern portion of the driveway serving folio 40162.0000 on the south side of the roadway.

- If PD 25-1387 is approved, the County Engineer will approve a Design Exception (dated February 20, 2026) which was found approvable by the County Engineer (on March 9, 2026) for the Sligh Ave substandard road improvements. If approved, the developer will be required to construct a minimum 5-foot-wide sidewalk along the north side of Sligh Ave west of the site between Halifax River Dr and the existing sidewalk terminus located at the pedestrian gate (Society Dr) for the Parc

Place Villas. Such sidewalk is in addition to the sidewalk required along the project's frontage per Sec. 6.03.02 of the LDC.

Other Conditions

- Prior to site plan certification, the PD Site Plan shall be revised to change the right of way preservation label to state; "+/- 12.5 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 4.98-acre parcel from Agricultural, Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-3) to Planned Development (PD). The RSC-3 zoned portion of the subject site is submerged by the Hillsborough River. The applicant is proposing to develop the site with 47 multi-family residential units.

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1 & RSC-3, 4 Single-Family Detached dwelling units (ITE LUC 210)	36	3	3

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 47 Multifamily Housing (Low-Rise) units (ITE LUC 220)	385	29	30

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 349	+ 26	+ 27

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Sligh Ave.

Sligh Ave is a 2-lane, undivided, substandard rural collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition, no bike lanes, and +/- 5-foot-wide sidewalks intermittently along the north side of the roadway within the vicinity of the proposed project. The roadway lies within a varying +/-50 to +/-60-foot-wide right of way.

Along the project's frontage, Sligh Ave is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right of way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right of way, and adding an additional 11 feet of right of way for enhancements (for a total of 75 feet of required right of way). Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The minimum 12.5-foot right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes one full access connection to Sligh Ave. Although a transportation analysis was not required by the DRPM, applicant conducted a left turn lane warrant analysis given the potential for a significant number of left-in turns. No turn lanes were found to be warranted.

REQUESTED ADMINISTRATIVE VARIANCE, ACCESS SPACING: Sligh Ave

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated February 5, 2026) from the Section 6.04.07. LDC requirement governing access spacing. Per the LDC, Sligh Ave is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking the following variances relative to its project's proposed access connection on Sligh Ave:

- A variance of +/- 187 feet, resulting in access spacing of +/- 53 feet from the next closest driveway to the east (on the same side of the roadway), and
- A variance of +/- 42 feet, resulting in access spacing of +/- 203 feet from the next closest driveway to the west (on the same side of the roadway), and
- A variance of +/- 165 feet, resulting in an access spacing of +/- 80 feet from the eastern portion of the driveway serving folio 40162.0000 on the south side of the roadway.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on March 9, 2026). If PD 25-1387 is approved, the County Engineer will approve the above referenced Administrative Variance request.

REQUESTED DESIGN EXCEPTION, SUBSTANDARD ROAD: Sligh Ave

Given that Sligh Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated February 20, 2026) 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 approvable (on March 9, 2026) authorizing deviations from the Transportation Technical Manual (TTM) Type TS-4 Typical Section (for 2-lane, Undivided Collector Urban Roads) including:

- The developer shall be permitted to preserve the 11-foot-wide travel lanes; and,
- The developer shall not be required to install bike lanes; and,
- The developer shall construct a 5-foot-wide sidewalk on the north side of Sligh Ave connecting the existing sidewalk at the pedestrian gate for folio 38590.1000 (Society Dr) to Halifax River Dr (folio 38588.5100) totaling approximately 1,016 linear feet.

If 25-1387 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr. Directional LOS**
Sligh Avenue	56th Street	Orient Road	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

Outlook

FW: RZ-PD 25-1387 - Administrative variance & Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 1:34 PM
To lb15@live.com <lb15@live.com>; libbytraffic <libbytraffic@yahoo.com>
Cc benjaminsmith@magnoliapropertyllc.com <benjaminsmith@magnoliapropertyllc.com>; margot.maurer@nv5.com <margot.maurer@nv5.com>; gerry.dedenbach@nv5.com <gerry.dedenbach@nv5.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

2 attachments (6 MB)
25-1387 AVAdd 02-06-26.pdf; 25-1387 DEAdd 02-25-26.pdf;

Laurie/Libby,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-1387 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, March 8, 2026 4:11 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 25-1387 - Administrative variance & Design Exception Review

Hello Mike,

The attached AV and DE are **Approvable** to me, please include the following people in your response email:

lb15@live.com
libbytraffic@yahoo.com
benjaminsmith@magnoliapropertyllc.com
margot.maurer@nv5.com
gerry.dedenbach@nv5.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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Received February 06, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV dway spacing - E Sligh Av. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.

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Project Name/ Phase Sligh Multifamily Community

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) 38295.0000

☐ 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 Elizabeth Rodriguez

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation ASC-1

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.*

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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".*

Received February 06, 2026
Development Services

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

February 5, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (East Sligh Avenue) – FOLIO # 38295.0000; RZ-PD 25-1387

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding East Sligh Avenue - **"Sec. 6.04.07. - Table: Minimum Spacing** –

CLASS 6	
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected nonrestrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤ 45 mph 245 ft

The subject property is in for rezoning to Planned Development to allow for the development of 47 townhomes, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO* 38295.0000

2. Associated Application Numbers: RZ-PD 25-1387

3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions requires: *Per section 6.04.07, E Sligh Avenue meets the definition of a class 6 roadway. The posted speed is 35 mph. Therefore, the spacing requirement is 245 ft. To the west, there is a private road named River Nook Drive 203 feet from the proposed access. To the east, there is a driveway 58 feet from the project. It serves a health center. The proposed driveway does line up with the western portion of the driveway for a commercial property to the south, although it should be noted that that access is 97 feet wide.*
.

6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *East Sligh Avenue is a collector roadway, and includes: (a) 11 foot lane widths. See attached **Pavement Measurement**. (b) The ROW width is 50 feet in the vicinity of the existing driveway. See attached **ROW Measurement**. (c) There are not sidewalks on either sides of the street along the project frontage, but there are sidewalks in other locations along this link, including immediately adjacent to the parcel. (d) East Sligh Avenue does not have bike lanes. (e) There are grass (not paved) shoulders. (f) This is a rural (ditches) section, and not an urban (curb and gutter) section.*

7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Because of limited frontage, there is no location along East Sligh Avenue to which the applicant can relocate the driveway and meet the 245' spacing requirements. Note that the proposed new driveway is being located on the eastern side of the site rather than to the west because mature trees are being preserved on the site's western boundary, and there is other required landscaping and buffering being proposed on the western side of the property.*

   b. The variance would not be detrimental to public health, safety, and welfare. *The variance would not be detrimental to public health, safety, and welfare. Five (5) years of crash data were obtained for the subject segment of Sligh Avenue, and there were eight (8) crashes – or 1.6 crashes per year. As the attached "Cause of Crashes" and "Crash Severity" exhibits indicate, several are caused by vehicles hitting fixed objects because of the narrow right-of-way, but zero (0) resulted in fatalities or incapacitating injuries.*

c. Without the variance, reasonable access cannot be provided. *This is a relatively low speed collector with a 35 mph posted speed. The low speed reduces the potential for conflicts. In addition, this segment of Sligh Avenue includes other nearby driveways for multi-family land uses; thus, the curb cut in this location meets driver expectation, and constitutes reasonable access to this parcel.*

Documentation/other attachments: *Attached are site plan, location map, driveway spacing exhibit, and lane width/right-of-way exhibits.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

Laurie S Burcaw

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=A01410D0000019682FB946E0002A7C5, CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2026.02.06 13:11:17-05'00'
Foxit PDF Editor Version: 2025.2.0

LAURIE S. BURCAW LICENSE No. 46064 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Laurie Burcaw, PE, on 02/06/2026.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Laurie Burcaw, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

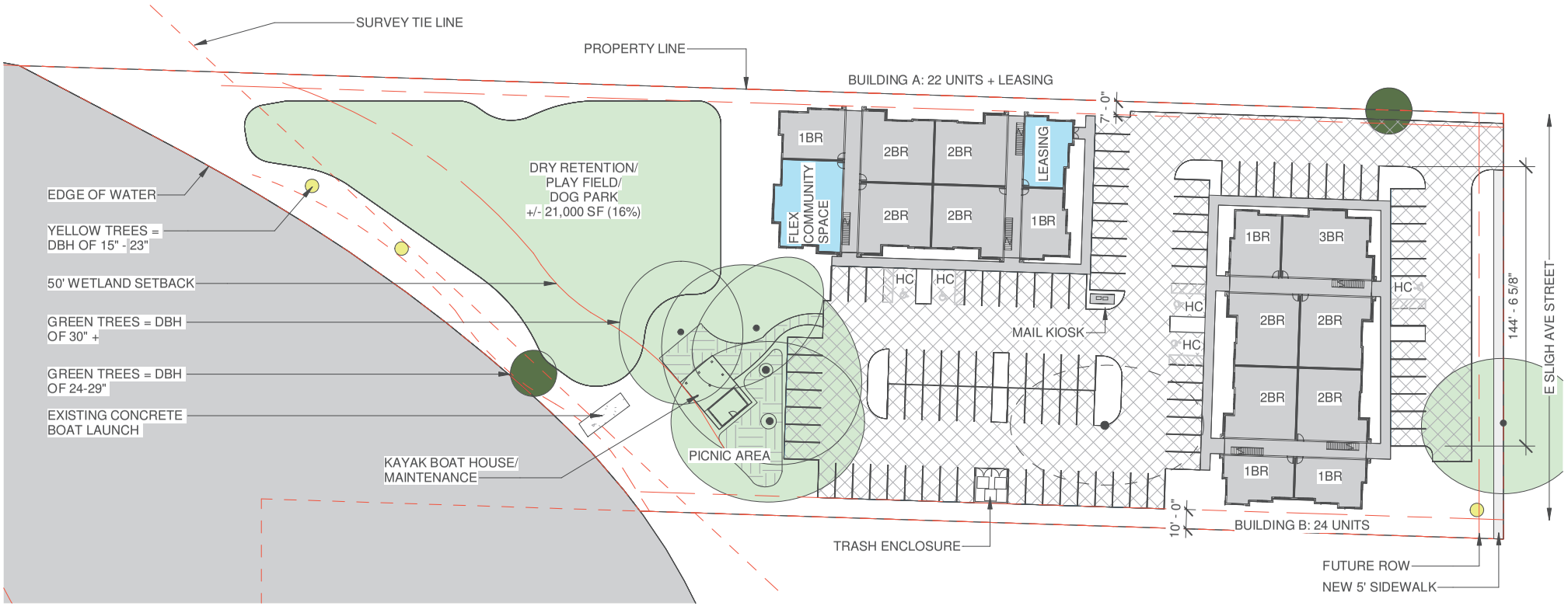
_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



MIN. PARKING REQUIRED: 2 SPACES PER UNIT AT 2 AND 3 BEDROOM UNITS 1.5 SPACES PER UNIT AT 1 BEDROOM/ LEASING TOTAL - 85 PARKING SPACES REQ'D SPACES PROVIDED: 100 STANDARD SPACES 05 HANDICAP SPACES 105 TOTAL SPACES	**SITE DATA:** BUILDING A: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (2) 3 BR UNITS @ 1,592 SF EA **23 UNITS @ 26,755 SF**	 BUILDING B: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (3) 3 BR UNITS @ 1,592 SF EA **24 UNITS @ 28,347 SF**
STORMWATER RETENTION: UPLAND AREA: 3.02 AC = DESIRED RETENTION: PROVIDED RETENTION IN CONCEPT:	 131,551.2 SF 20% = 26,310.24 SF 16% = 21,000 SF	
TRASH VOLUME CALCULATIONS: 1.5 CU YD OF WASTE / BEDROOM/ MONTH 80 X 1.5 = 120 /4 = 30 WE NEED 3 X 10 YD DUMPSTERS FOR 1X WEEK	TOTAL: 47 UNITS LESS (1) UNIT FOR LEASING OFFICE TOTAL: 55,102 SF PLUS (1) COMMUNITY SPACE @ 1,592 SF TOTAL PROJECT SF = 56,694 SF	

1 CONCEPTUAL SITE PLAN SKETCH
1" = 50'-0"

NORTH

Kimley»Horn ARCHITECTURE

Sligh Multifamily Community

6214 E SLIGH AVE, TAMPA FL 33617

12/17/2025

CONCEPT PRESENTED TO:
MAGNOLIA PS

SHEET
A.1

Received February 06, 2026
Development Services

25-1387

Received February 06, 2026
Development Services

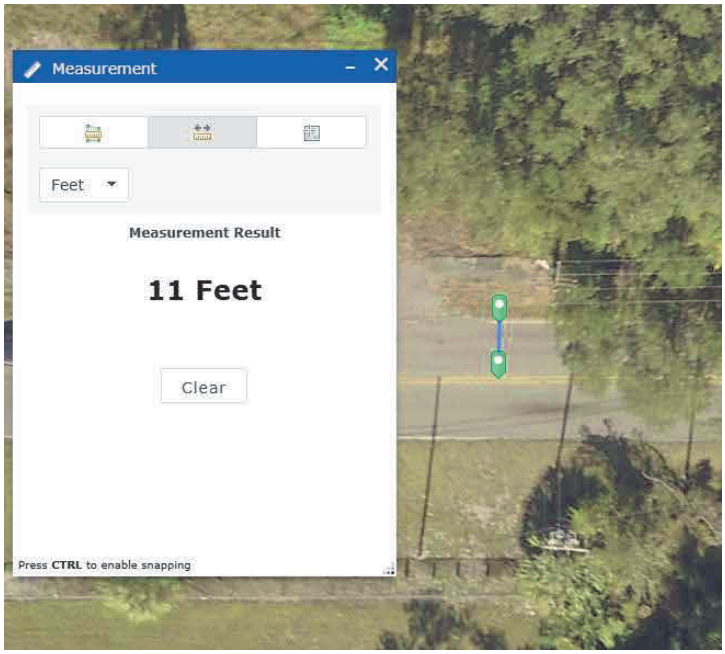


LOCATION MAP

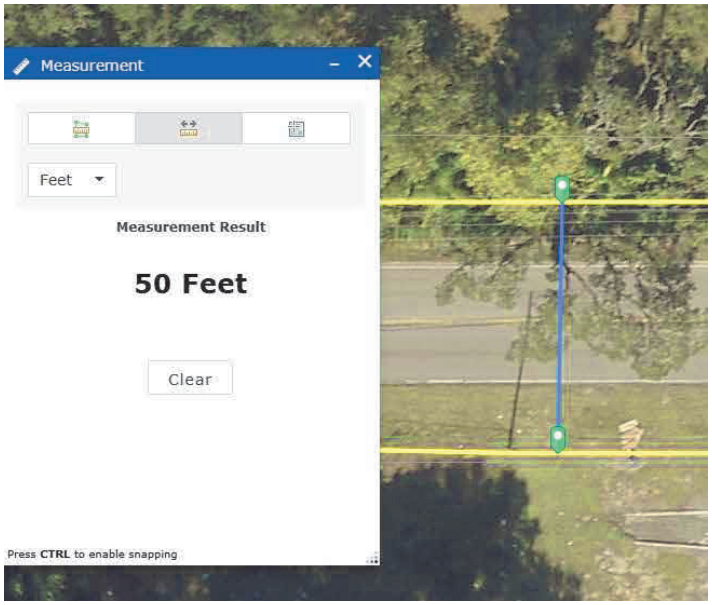


DRIVEWAY SPACING

Received February 06, 2026
Development Services



LANE MEASUREMENT - 11 FT



RIGHT-OF-WAY MEASUREMENT - 50 FT

Received February 06, 2026
Development Services



Crash Polygon

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
		CrashDate	CrashTime	CrashHour	OnStreet	CrossStreet	CrashType	Jo				ImpactType	EventNonVehicularCollision	PersonDriverCCauseMain
2	27	01/02/2026	14:18	14	E SLIGH AVE	RIVER NOOK DR	Rear End	I	0	V	W	Front to Rear	Motor Vehicle in Transport	Followed Too Closely
3	26	07/14/2025	21:50	21	E SLIGH AVE	RIVER NOOK DR	Hit Fixed Object	\	#	V		Other	Guardrail End	Ran Off Roadway
4	26	05/10/2025	19:52	19	E SLIGH AVE	RIVER NOOK DR	Rear End	I	0	V	W	Front to Rear	Motor Vehicle in Transport	Drove Too Fast for Conditions
5	26	08/21/2024	15:57	15	E SLIGH AVE	RIVER NOOK DR	Rear End	I	0	S	E	Front to Rear	Motor Vehicle in Transport	Followed Too Closely
6	26	07/01/2024	15:03	15	E SLIGH AVE	No Data	Hit Fixed Object	I	0	E	W	Angle	Utility Pole/Light Support	Failed to Yield Right-of-Way
7	24	07/11/2022	05:39	05	E. SLIGH AVE	RIVERNOOK DR	Hit Fixed Object	I	#	V		Other	Utility Pole/Light Support	
8	24	05/22/2022	02:45	02	E SLIGH AVE	HARNEY RD	Unknown	I	#	V		Other	Tree (standing)	Ran Off Roadway
9	89	05/17/2021	05:00:00	05	SLIGH AVE	RIVER TRACE DR	Hit Non-Fixed Object	I	#	V		Other, Explain in Narrative	Other Non-Fixed Objects	No Contributing Action
10														

Cause of Crashes

Category	2021	2022	2024	2025	2026
SEVERITY					
Fatal	0	0	0	0	0
Incapacitating	0	0	0	0	0
Non Incapacitating	0	0	0	0	0
Possible Injury	0	0	0	1	0
PDO	1	2	2	1	1

Crash Severity – No Fatal or Incapacitating Crashes

Outlook

FW: RZ-PD 25-1387 - Administrative variance & Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 1:34 PM
To lb15@live.com <lb15@live.com>; libbytraffic <libbytraffic@yahoo.com>
Cc benjaminsmith@magnoliapropertyllc.com <benjaminsmith@magnoliapropertyllc.com>; margot.maurer@nv5.com <margot.maurer@nv5.com>; gerry.dedenbach@nv5.com <gerry.dedenbach@nv5.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

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Mike

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

P: (813) 307-1851
M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, March 8, 2026 4:11 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 25-1387 - Administrative variance & Design Exception Review

Hello Mike,

The attached AV and DE are **Approvable** to me, please include the following people in your response email:

lb15@live.com
libbytraffic@yahoo.com
benjaminsmith@magnoliapropertyllc.com
margot.maurer@nv5.com
gerry.dedenbach@nv5.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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Received February 25, 2026
Development Services

Hillsborough County Florida
Development Services

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Folio Number(s) 38295.0000

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Name of Person Submitting Request Elizabeth Rodriguez

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Received February 25, 2026
Development Services

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

February 20, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Design Exception for East Sligh Avenue - FOLIO # 38295.0000; PD 25-1387

The subject property is under review for a proposed rezoning, as is shown on the attached **Site Plan,** to include a multifamily community with up to 47 units. This design exception, per the Transportation Technical Manual (TTM), is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. East Sligh Avenue adjacent to the site will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

1. EXISTING CONDITIONS - East Sligh Avenue adjacent to this site has two 11-foot travel lanes. (See attachment.) This is a rural section (roadside ditches). There are no bike lanes. There is no sidewalk directly in front of this site on either the north or the south side of the roadway, although sidewalk does exist along the parcels immediately to the east and immediately to the west. However, further to the west, beyond River Nook Drive, are the River Trace apartments, and there is not sidewalk along the River Trace apartment frontage. The next parcel to the west of the River Trace apartments is the River Tree Landing apartments, and there are no sidewalks along the River Tree Landing apartment frontage. The Parc Place Villas are on the next parcel to the west. There is a pedestrian connection along the Sligh Avenue frontage of this parcel, and there is sidewalk to the west of the pedestrian access point, but there is not sidewalk east of the pedestrian access point.

Land use is of a mixed-use nature in the area, although the subject parcel will be residential. There are 50 feet of right-of-way. (See attachment.) The posted speed is 35 mph. East Sligh Avenue is a C1&C2-2U roadway, per the Hillsborough County Transportation Design Manual – see attached C1&C2-2U TS. In comparing the existing conditions along East Sligh Avenue to the aforementioned typical section, note that the 11 foot lane widths are standard because according to the "Dimension Legend" table, since this is a 35 mph roadway, 11 foot lanes are required. This table also states that the required right-of-way width is 154 feet. Only 50 feet of right-of-way are available on East Sligh Avenue, thus only 5 foot grass stabilized shoulders are present, rather than the 10 foot shoulders shown on the referenced typical section. The 12 foot Shared Use Path and ditches of variable width shown on the typical section do not appear in the existing condition.

2. PROPOSED IMPROVEMENTS – Although this project was subthreshold for conducting a detailed traffic study, a left turn lane warrant was nonetheless conducted because a relatively high percentages of lefts-in was anticipated because of the location of the project. Turning movement counts were conducted during the PM peak hour (when the majority of residential traffic is ingressing) at a nearby apartment

driveway (Halifax River Drive/East Sligh Avenue) and are attached. As the attached tables derived from the counts indicate, 77.8% of ingressing project traffic will be eastbound, constituting lefts into the site. When that percentage is multiplied by the inbound trips (See Trip Generation Table based upon the Eleventh Edition of the ITE Trip Generation Manual.) for low-rise multifamily housing (26*0.778= 20 vh), the resultant 20 left turns do not EXCEED the 20 vph threshold warranting a left turn.

The developer proposes to build a sidewalk along the north side of East Sligh Avenue from Halifax River Drive to the pedestrian gate for the Parc Place Villas where it would connect to existing sidewalk (See Exhibit.). This would be 1,016 feet of new sidewalk in addition to that which the developer is already required to construct along his frontage.

3. JUSTIFICATION FOR THE REQUEST - Providing the sidewalk will improve pedestrian safety and accessibility along East Sligh Avenue. It should be noted that sidewalk is being constructed some distance from the site because it cannot be constructed closer to the site. As described above, there is no sidewalk in front of the River Trace and River Tree Landings apartments. But, there are large trees and other obstructions and inadequate available right-of-way. So, the new sidewalk is proposed from Halifax River Drive to the pedestrian gate for the Parc Place Villas. This would be 1,016 feet of new sidewalk directly across from King High School and the adjacent county community center and park. (Note that there is a pedestrian crosswalk across Sligh Avenue at 56th Street.) The above-described exhibit that shows the 1,016 feet of proposed new sidewalk, shows that the grass is worn away in this area due to existing pedestrian activity, and there is pedestrian demand for this sidewalk. This right-of-way constraint is also the reason that the required 10 foot shoulders cannot be constructed. The required right-of-way width for C1&C2-2U is 154 feet, and only 50 feet of right-of-way are available on East Sligh Avenue.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

Laurie S Burcaw

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=A01410D0000019682FB946E0002A7C5, CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2026.02.24 14:56:54-05'00'
Foxit PDF Editor Version: 2025.2.0

Laurie Burcaw, P.E.

LAURIE S. BURCAW LICENSE No. 46064 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Laurie Burcaw, PE, on 02/24/2026.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



MIN. PARKING REQUIRED: 2 SPACES PER UNIT AT 2 AND 3 BEDROOM UNITS 1.5 SPACES PER UNIT AT 1 BEDROOM/ LEASING TOTAL - 85 PARKING SPACES REQ'D SPACES PROVIDED: 100 STANDARD SPACES 05 HANDICAP SPACES 105 TOTAL SPACES	**SITE DATA:** BUILDING A: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (2) 3 BR UNITS @ 1,592 SF EA **23 UNITS @ 26,755 SF**	 BUILDING B: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (3) 3 BR UNITS @ 1,592 SF EA **24 UNITS @ 28,347 SF**
TRASH VOLUME CALCULATIONS: 1.5 CU YD OF WASTE / BEDROOM/ MONTH 80 X 1.5 = 120 /4 = 30 WE NEED 3 X 10 YD DUMPSTERS FOR 1X WEEK	TOTAL: 47 UNITS LESS (1) UNIT FOR LEASING OFFICE TOTAL: 55,102 SF PLUS (1) COMMUNITY SPACE @ 1,592 SF TOTAL PROJECT SF = 56,694 SF	

1 CONCEPTUAL SITE PLAN SKETCH
1" = 50'-0"

NORTH

Kimley»Horn ARCHITECTURE

Sligh Multifamily Community

6214 E SLIGH AVE, TAMPA FL 33617

02/17/2026

CONCEPT PRESENTED TO:
MAGNOLIA PS

SHEET
A.1

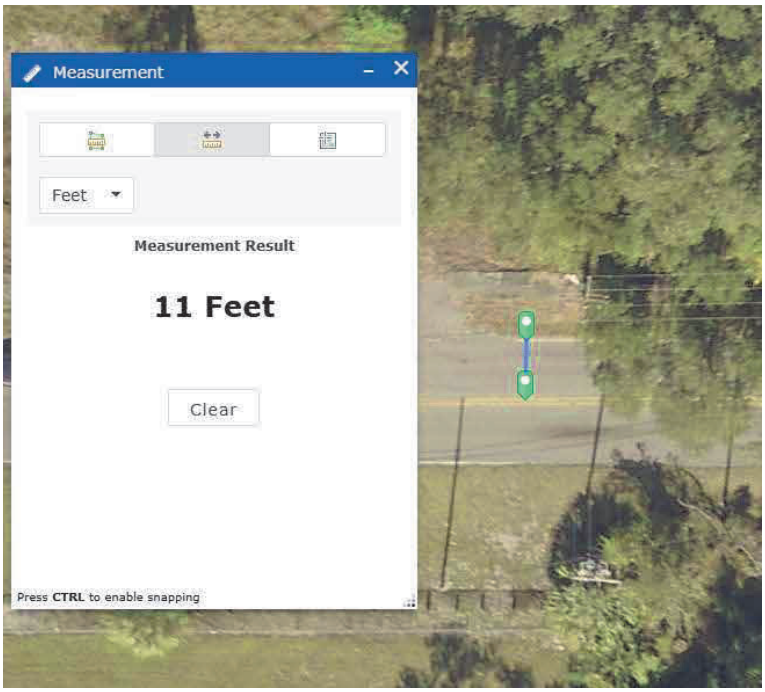
Received February 25, 2026
Development Services

25-1387

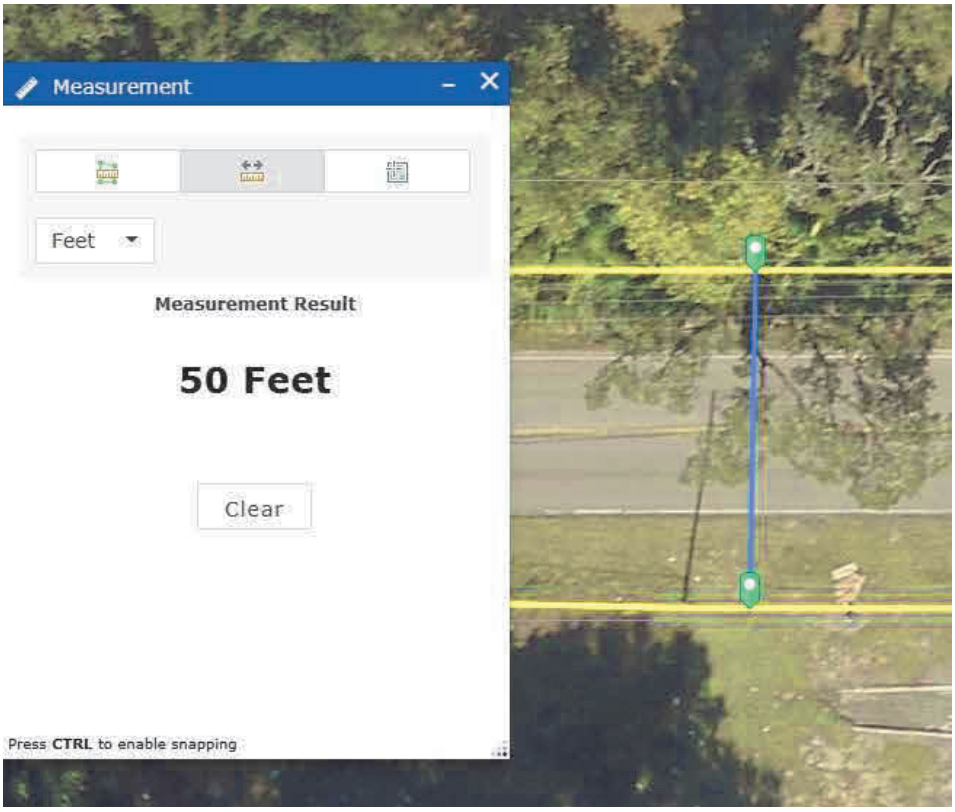
Received February 25, 2026
Development Services



LOCATION MAP



LANE MEASUREMENT - 11 FT



RIGHT-OF-WAY MEASUREMENT - 50 FT

PM									
	Halifax River Drive SB			E Sligh Ave WB			E Sligh Ave EB		
4:00 - 5:00	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Count	2	0	4	0	427	2	6	485	0
Seasonal Adj (9%)	2	0	4	0	465	2	7	529	0
Project Traffic	0	0	0	0	0	0	0	0	0
Total	2	0	4	0	465	2	7	529	0

TURN MOVEMENT COUNT CONDUCTED AT NEARBY APARTMENT COMPLEX

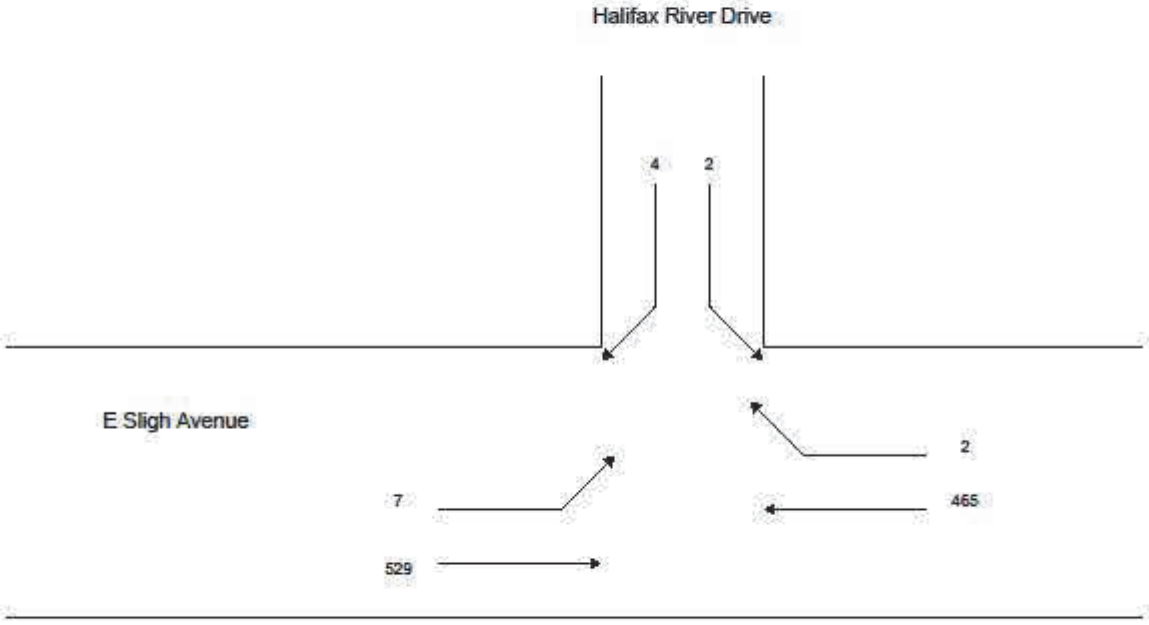
PM - Ingress				
Direction	Volume	% of Background	Project Traffic	% Project Traffic
Southbound	0	0.0%	0	0.0%
Westbound	2	22.2%	6	22.2%
Northbound	0	0.0%	0	0.0%
Eastbound	7	77.8%	20	77.8%
TOTAL	9	100.0%	26	100.0%

INBOUND DISTRIBUTION AND PROJECT TRAFFIC ASSIGNMENT

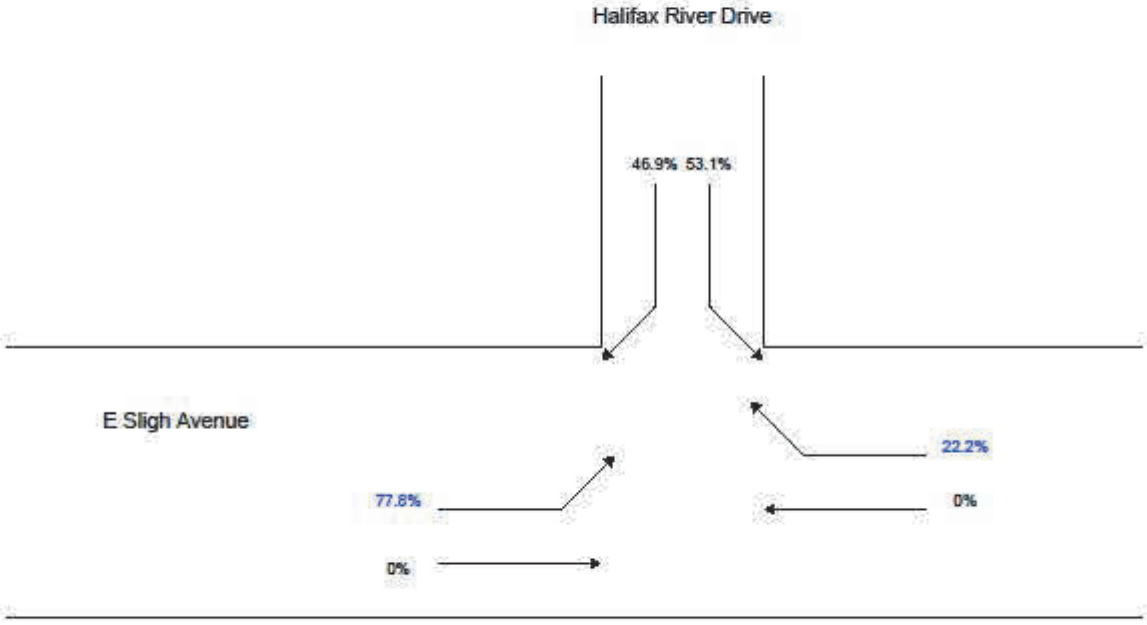
PM - Egress				
Direction	Volume	% of Background	Project Traffic	% Project Traffic
Southbound	0	0.0%	0	0.0%
Westbound	469	46.9%	7	46.9%
Northbound	0	0.0%	0	0.0%
Eastbound	531	53.1%	8	53.1%
TOTAL	1000	100.0%	15	100.0%

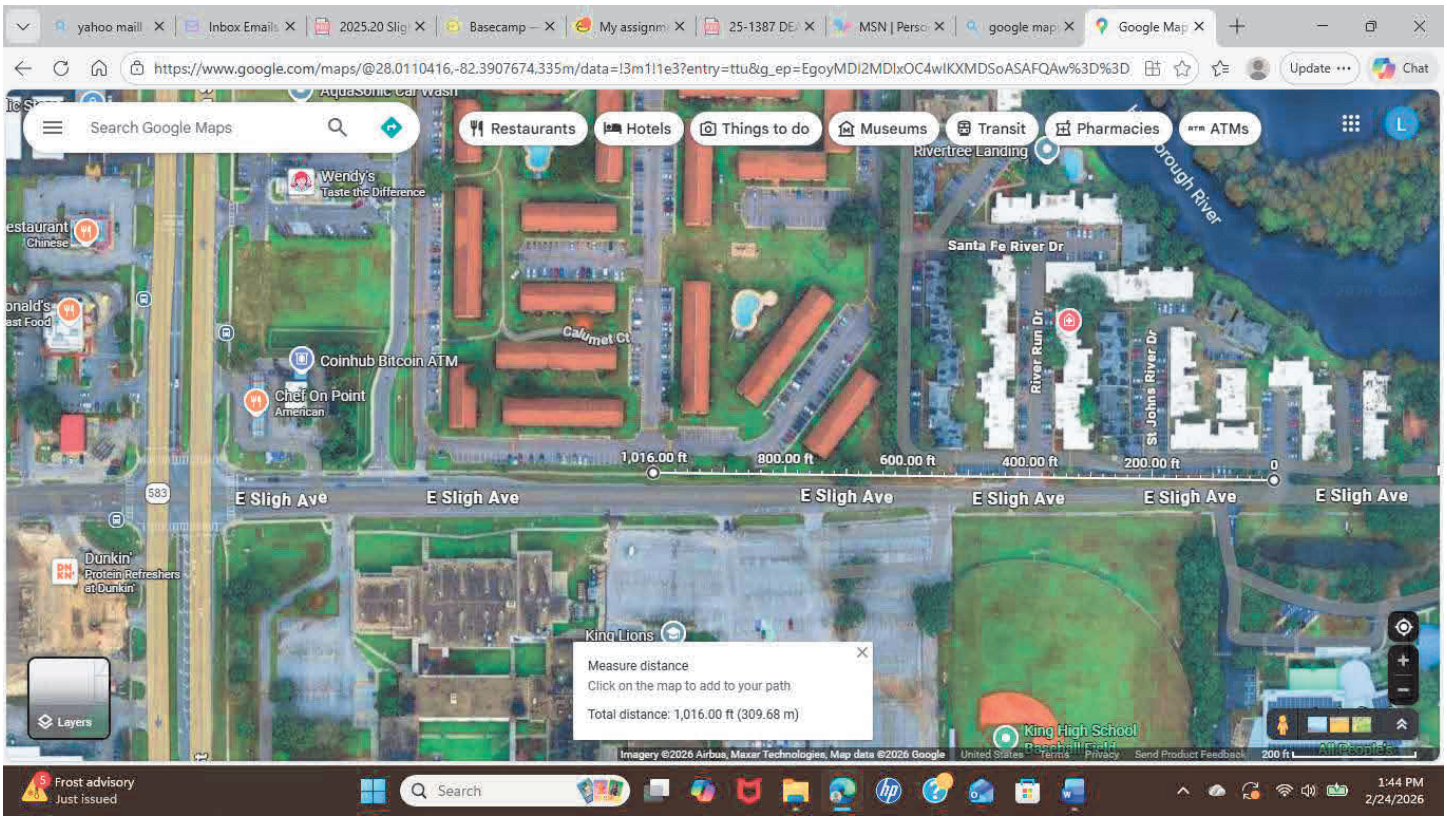
OUTBOUND DISTRIBUTION AND PROJECT TRAFFIC ASSIGNMENT

E Sligh & Halifax River
(PM Background)



E Sligh & Halifax River
(PM Distribution)





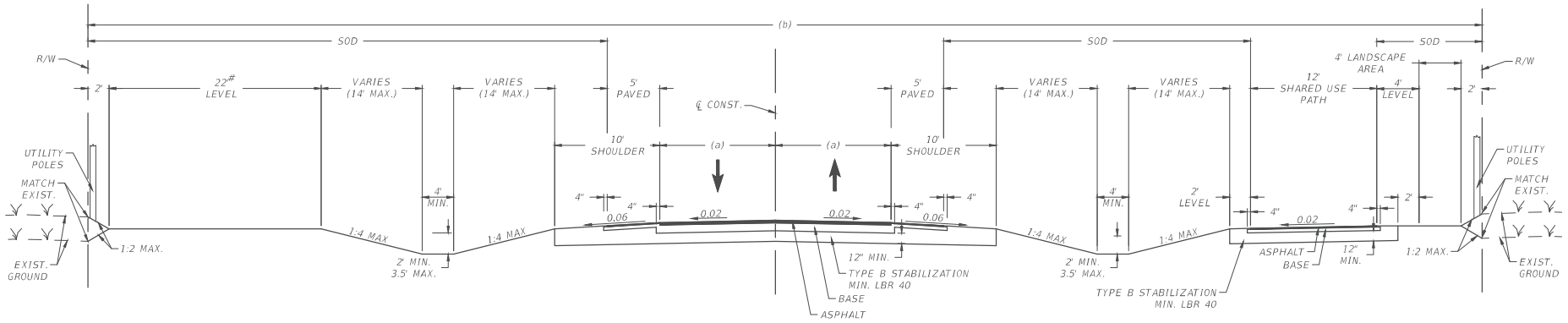
Proposed new 1,016 feet of sidewalk

Received February 25, 2026
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TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
220	MF low rise	47	377	9	28	26	15
	TOTAL	**47**	**377**	**9**	**28**	**26**	15

25-1387



DIMENSION LEGEND

DESIGN SPEED+	LANE WIDTH (a)	RIGHT OF WAY WIDTH (b)
25-45 MPH	11'*	154'
50 MPH	12'	156'

NOTES:

+DESIGN SPEED = POSTED SPEED

*10' LANES CAN BE PROVIDED FOR DESIGN SPEEDS OF 25 - 35 MPH UNLESS TRANSIT IS PRESENT OR TRUCK VOLUME EXCEEDS 10%.

#WITHIN ONE MILE OF THE URBAN SERVICE BOUNDARY OR WHERE THERE IS DEMAND (EX.: 2 MILES FROM AN EDUCATION FACILITY), A SIDEWALK OR SHARED USE PATH MUST BE PROVIDED ON THE OPPOSITE SIDE OF THE SHARED USE PATH.

REVISION DATE					
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	RURAL 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
				C1&C2-2U	1 OF 15

Received February 25, 2026
Development Services

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-1387
DATE OF HEARING:	March 23, 2026
APPLICANT:	E. Sligh LLC
PETITION REQUEST:	PD
LOCATION:	6214 E. Sligh Avenue
SIZE OF PROPERTY:	4.98 acres
EXISTING ZONING:	AS-1 and RSC-3
FUTURE LAND USE CATEGORY:	R-20
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	East Lake/Orient Park

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 4.98 acre parcel located on the north side of Sligh Avenue approximately 1,500 ft. east of the 56th Street/Sligh Avenue intersection in the East Lake/Orient Park area of Hillsborough County. The Hillsborough River is located along the northern property boundary of the subject site.

The parcel has a FLUE Map designation of R-20.

The current zoning is AS-1 and RSC-3.

The request for a PD is for 47 multi-family units. The site plan shows two multi-family buildings. The maximum height of the buildings is 46 ft. The buildings, parking areas and site circulation are allocated to the front half of the site closest to Sligh Avenue, setting the development back a substantial distance from the Hillsborough River and avoiding wetland impacts associated with the river.

The adjacent segment of Sligh Avenue is comprised of a mixture of office, warehouse, multi-family, townhome, and single family land uses. King High School is located approximately 1,000 ft to the west on the south side of Sligh Avenue. The directly adjacent use to the east is a medical office center. The adjacent use to the west is currently single family but is approved for either a maximum of 32 townhomes or a 230 bed Community Residential Home facility. The developments to the east and west have specific buffering/screening requirements.

The applicant has requested a landscaping buffer yard/screening variance.

> The applicant has requested a variance to the Type B screening and 20 ft. buffer yard requirement along the western boundary. The request is to provide for a 10 buffer yard and Type A screening.

SUMMARY OF HEARING

The applicant representative, Gerry Dedenbach, provided power point slides and testimony in support of the request.

It was stated that the Planned Development is to allow for a maximum of 47 muti-family dwellings units on the subject site. The site design is to develop the site with two buildings at a maximum height of 46 ft.

The applicant representative pointed out that there are two large apartment complexes located to the west of the subject site. There is also a townhome development to the west.

It was stated that the site will have no wetland impacts. It was stated that the intent is to have a kayak launch which will be a recreational amenity for the residents.

Development Services finds the rezoning approvable subject to conditions. Staff also supports the variance to the western property buffer yard/screening requirement. It was stated that the zoning conditions associated with the parcel to the west requires buffering/screening. It was also stated that the proposed density is close to 10 units per acre which would only require a 10 ft buffer yard which is what the applicant is proposing.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the R-20 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representative, Gerry Dedenbach, provided a power point presentation and oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 4.98 acres in size and is located on the north side of Sligh Avenue approximately 1,500 ft. east of the 56th Street/Sligh Avenue in the East Lake/Mango area. The Hillsborough River is located along the northern boundary of the subject site.

The Planned Development request is for a maximum of 47 multi-family units on the site. The site is comprised of 2.77 acres of upland. The upland is located on the southern half of the site closest to Sligh Avenue. The proposed project is to consist of two building with a maximum height of 46 ft (which will allow for 3 story apartment buildings).

There are two existing apartment complexes and a townhome development located on the north side of Sligh Avenue between the subject site and 56th Street. The adjacent parcel to the west is approved for townhomes or alternatively the site has approval to construct a maximum 230 bed Community Residential Home facility.

There is an approximate 15,000 sq. Ft. medical office use directly to the east of the subject site. Across Sligh to the south is a warehouse use and further south is an industrial open storage use. To the southwest is a park and large community recreation center. King High School is located approximately 1,000 ft. to the west on the south side of Sligh Avenue.

The development activity is located on the uplands and avoids wetland impacts.

It is found that the proposed PD development would be compatible with the existing land uses along Sligh Avenue in the vicinity of the subject site.

The applicant proposes a variance to the western buffer yard width from 20 ft. to 10 ft.; and the applicant is requesting Type A screening in lieu of Type B screening.

It is found that the reduced buffer yard and screening would be appropriate for the subject site given the buffer yard required by the use to the west and the relatively small scale of the proposed 47 unit multi-family project. The multi-family building closest to the western property line will be orientated towards Sligh Avenue and impacts on the adjacent parcel to the west are minimized.

It is found that the proposed development is consistent with the FLUE Map designation of R-20.

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 25-1387 **Folio(s)**: 38295.0000 **General Location**: North of East Slight Avenue, East of 56th Street North, and west of Harney Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Agricultural Single Family Conventional-1 (ASC-1) to Planned Development to develop 47 dwelling units
Parcel Size	+/- 4.98 acres
Street Functional Classification	East Sligh Avenue – **County Collector** 56th Street North – **State Principle Arterial** Harney Road – **County Arterial**
Commercial Locational Criteria	Not applicable

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Residential-20	ASC-1	Single-Family Residential
North	Residential-20	ASC-1 + RSC-3	Public/Quasi Public
South	Light Industrial	ASC-1 + CI	Heavy Industrial
East	Residential-20 + Public/Quasi-Public	PD + RSC-9 + CG	Single-Family Residential + Multi-Family Residential
West	Residential-20 + Office Commercial-20	PD + RSC-3	Single-Family Residential + Public/Quasi Public

Staff Analysis of Goals, Objectives and Policies:

The ± 4.98-acre subject site is generally located south of north of East Slight Avenue, East of 56th Street North, and west of Harney Road. The site is located within the Urban Service Area (USA) and is located within the limits of the East Lake-Orient Park Community Plan. The Future Land Use category of the site is Residential-20 (RES-20), which is intended for high density residential development. The applicant is requesting to rezone the site to Planned Development in order to develop 47 dwelling units.

The property is located within the Urban Service Area, where Future Land Use Section (FLUS) Objective 1.1 directs 80 percent of the County's anticipated growth. FLUS Policy 3.1.3 requires new development to be compatible with surrounding uses, clarifying that compatibility refers to sensitivity in preserving the character of existing development rather than sameness. The surrounding area includes a mix of single-family residential, multi-family residential, light industrial, heavy industrial and public/quasi-public uses. Collectively, this development pattern demonstrates that proposal of 47 dwelling units is compatible with the surrounding mix of residential and supporting commercial uses, consistent with FLUS Objective 1.1 and Policy 3.1.3.

Policy 3.1.3 requires that all new development be compatible with the surrounding area, emphasizing that "compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." In this context, compatibility is achieved not by duplicating adjacent land uses, but by ensuring that new development respects and transitions appropriately to surrounding uses in terms of scale, intensity, and design. According to the Hillsborough County Property Appraiser, the subject site is currently designated for single-family use. The surrounding area contains a diverse mix of land uses, including single-family residential, multi-family residential, light industrial, heavy industrial, and public/quasi-public uses. This varied development pattern establishes a

mixed-use corridor where differing intensities already coexist. FLUS Policy 3.1.2 further requires that gradual transitions of intensities and densities between different land uses be provided as new development is proposed and approved. Such transitions are to be accomplished through professional site planning, buffering and screening techniques, and the control of specific land uses. The subject property is well-positioned within this framework. To the east, along East Sligh Avenue, is the Tampa Family Health Center, a community-serving institutional use. To the west lies Rivertree Landing Apartments, a higher-density multi-family residential development. South of Sligh Avenue are public/quasi-public uses associated with the County's Real Estate Department. These existing uses establish a context of moderate to higher intensity development along the corridor.

The proposal for 47 dwelling units falls within the allowable density for the site and reflects an intensity that is compatible with surrounding development, particularly the adjacent multi-family residential use to the west and institutional uses along Sligh Avenue. Through appropriate site design, buffering, and adherence to development standards at the time of site plan review, the project will provide a sensitive transition between uses of varying intensity. Given the mixture of surrounding land uses and the permitted density, the proposed rezoning maintains a compatible transition in density and intensity while preserving the overall character of the area. Therefore, the request is consistent with Policies 3.1.2 and 3.1.3 and aligns with the established development pattern of the surrounding neighborhood.

Pursuant to Objective 2.2, the Future Land Use (FLU) categories establish the maximum allowable intensity and density of development, as well as the range of permitted land uses within each designation. FLUS Policy 2.2.1 further clarifies that Table 2.2 describes the character and intent of each FLU category and outlines the types of uses that may be considered. These categories are intended to guide growth and development in a manner that is consistent with the Comprehensive Plan's long-term vision. The subject property is designated Residential-20 (RES-20) on the Future Land Use Map. The RES-20 category is intended to accommodate a range of residential development types, as well as limited supporting uses such as agricultural, neighborhood commercial, office, multi-purpose projects, and mixed-use developments. The purpose of this category is to allow for higher-density residential development in appropriate locations, while ensuring compatibility with surrounding uses and infrastructure capacity. The maximum density permitted within the RES-20 category is 20 dwelling units per gross acre (du/ga). The subject site contains approximately 4.98 gross acres. However, 2.21 acres of the property consists of wetlands. As a result, the net developable upland area totals approximately 2.77 acres. Pursuant to Future Land Use Section (FLUS) Policy 2.3.9, properties containing 25 percent or more wetlands and/or man-made water bodies, including borrow pits, are subject to an environmentally sensitive land calculation for density and Floor Area Ratio (FAR). Because the site is made up of over 25% wetlands, the wetland density credit is used in calculating maximum potential density per FLUS Policy 2.3.9. Applying the maximum permitted density of 20 dwelling units per acre to the 2.77 acres of uplands yields a development potential of 55 dwelling units (2.77 acres x 1.25 × 20 du/acre = 69.25, rounded down to 69 dwelling units). The applicant is proposing a total of 47 dwelling units, which is below the maximum density permitted under the RES-20 designation. Because the proposed unit count does not exceed the allowable density the request is consistent with Objective 2.2 and FLUS Policy 2.2.1, as well as the overall intent of the Residential-20 Future Land Use category.

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). However, at the time of uploading this report, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 4.4 and Policy 4.4.1 require that new development be compatible with the surrounding neighborhood and responsive to the existing development pattern. As previously discussed, compatibility does not require identical land uses, but rather a development pattern that is sensitive to surrounding intensity, scale, and character. The subject site is located within a mixed-use corridor that includes single-family residential, multi-family residential, institutional, light industrial, heavy industrial, and public/quasi-public uses. More specifically, the property is adjacent to Rivertree Landing Apartments, a higher-density multi-family residential development to the west; institutional uses such as the Tampa Family Health Center to the east along East Sligh Avenue; and public/quasi-public uses associated with the County's Real Estate Department to the south. While single-family residential uses are present in the broader area, the immediate vicinity reflects a range of residential densities and non-residential uses. Accordingly, the proposed Planned Development is consistent with FLUS Objective 4.4 and Policy 4.4.1, as it maintains compatibility with the surrounding neighborhood while adhering to the established density and character of the RES-20 Future Land Use category.

The subject site is located within the East Lake-Orient Park Community Plan. There are no applicable policies related to this request.

Overall, staff find that the proposed Planned Development allows for uses that can be considered in the Residential-20 (RES-20) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. 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 Service 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.*

Policy 1.1.3: *Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.*

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, that establish permitted land uses and maximum densities and intensities.*

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

Environmentally Sensitive Land Density Calculation

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

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

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

Compatibility

***Objective 3.1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

***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

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

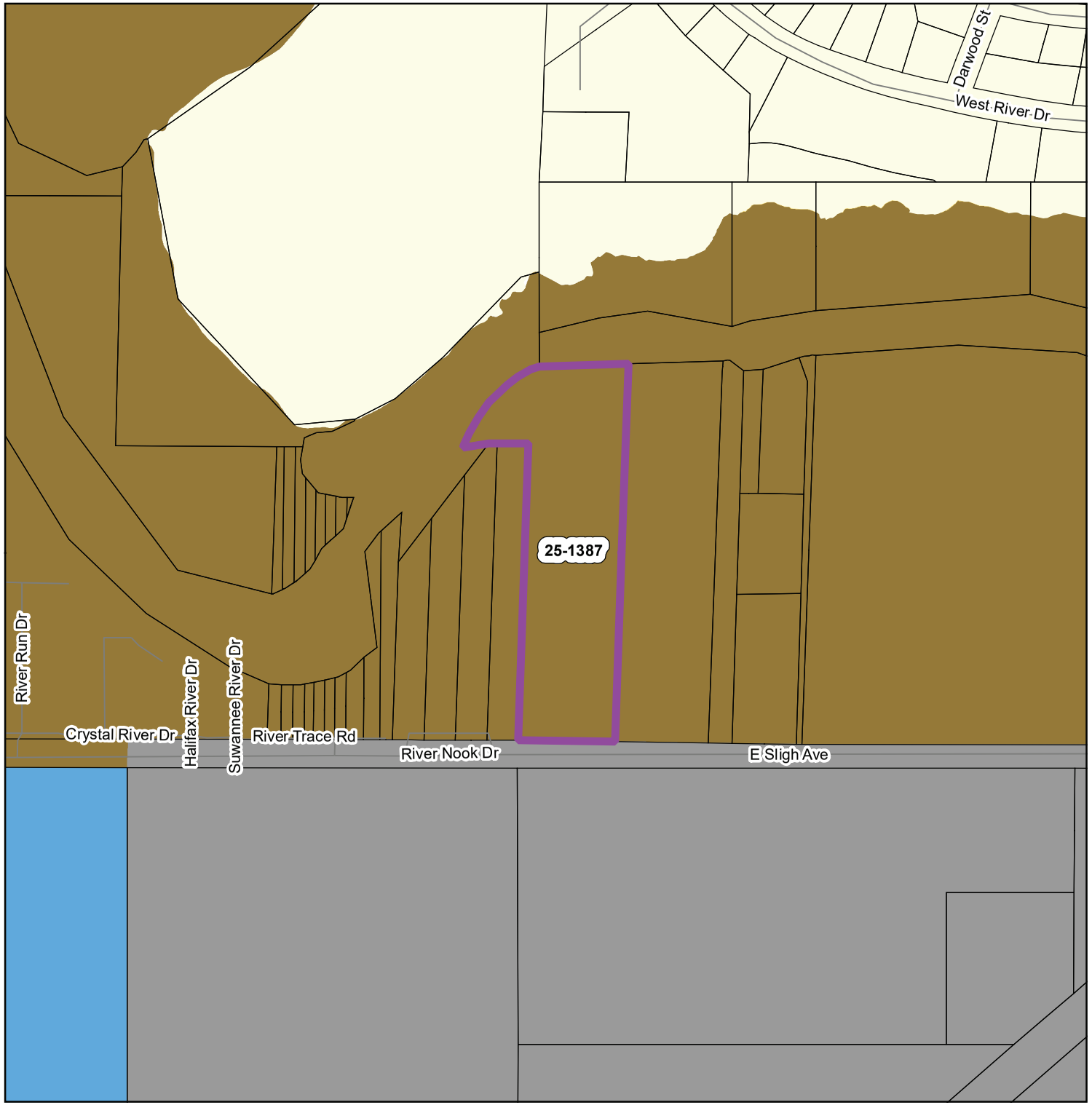
Policy 4.1.1*: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

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*

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



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ-PD 25-1387

Rezonings

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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 180 360 540 720 Feet

Map Printed from Rezoning System: 9/26/2025

Author: Samantha Landes

File: G:\RezoningSystem\MapProjects\HC\SamLandes_hcRezoning.mxd

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: 6214 E. Sligh Multi-Family Community Planned Development

Zoning File: RZ-PD 25-1387 **Modification:** None

Atlas Page: None **Submitted:** 04/13/2026

To Planner for Review: 04/13/2026 **Date Due:** 04/20/2026

Contact Person: Gerry Dedenbach **Phone:** Gerry.Dedenbach@NV5.com / 352-331-1976

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

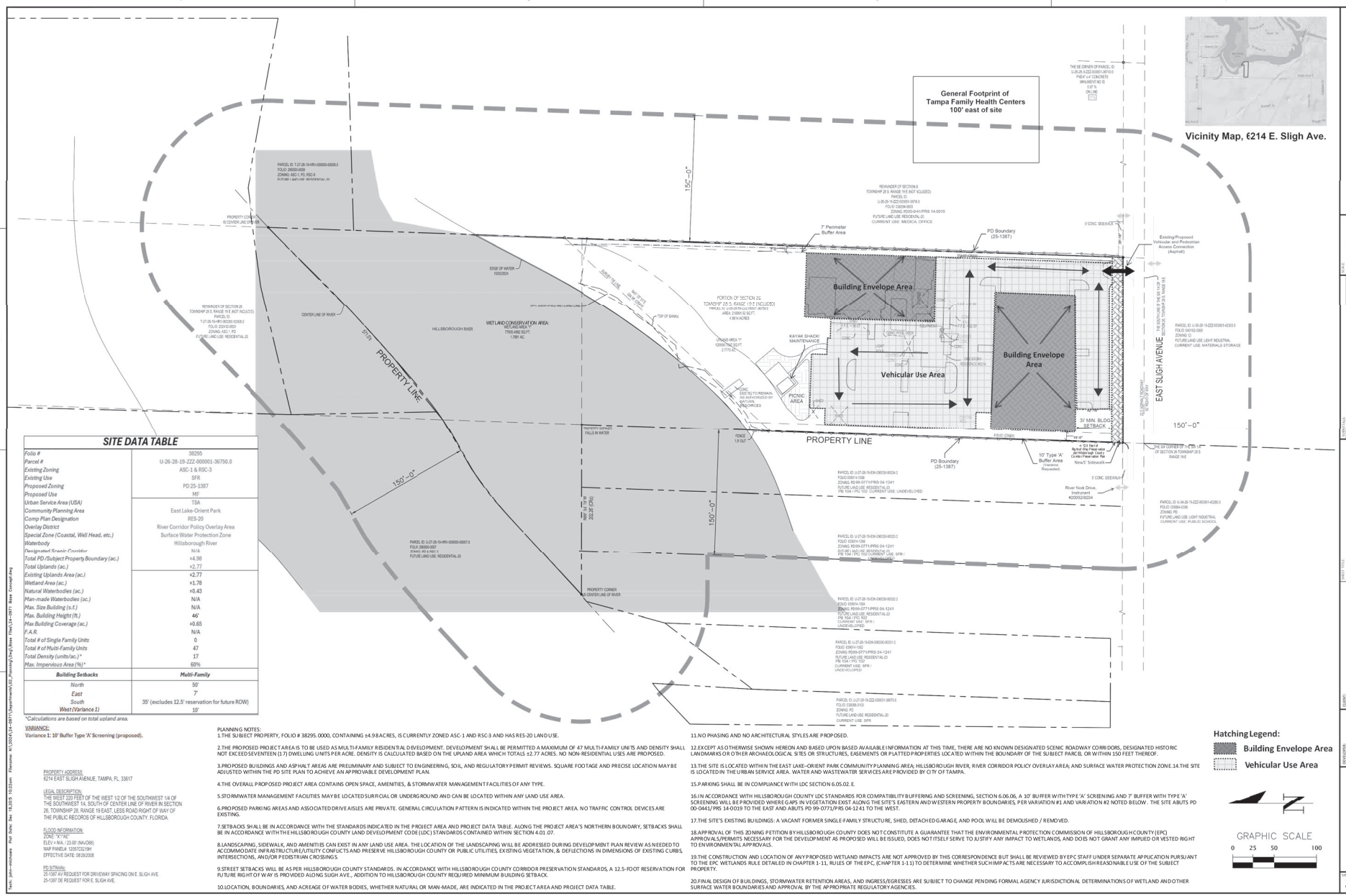
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Tim Lampkin Date: 04-17-26

Date Agent/Owner notified of Disapproval: _____

Received April 13, 2026
Development Services



SITE DATA TABLE

Folio #	38295
Parcel #	U-26-28-19-ZZZ-000001-36750.0
Existing Zoning	ASC-1 & RSC-3
Existing Use	SFR
Proposed Zoning	PD 25-1387
Proposed Use	MF
Urban Service Area (USA)	TSA
Community Planning Area	East Lake-Orient Park
Comp Plan Designation	RES-20
Overlay District	River Corridor Policy Overlay Area
Special Zone (Coastal, Well Head, etc.)	Surface Water Protection Zone
Waterbody	Hillsborough River
Designated Scenic Corridor	N/A
Total PD /Subject Property Boundary (ac.)	+4.98
Total Uplands (ac.)	+2.77
Existing Uplands Area (ac.)	+2.77
Wetland Area (ac.)	+1.78
Natural Waterbodies (ac.)	+0.43
Man-made Waterbodies (ac.)	N/A
Max. Size Building (s.f.)	N/A
Max. Building Height (ft.)	40'
Max Building Coverage (ac.)	+0.65
F.A.R.	N/A
Total # of Single Family Units	0
Total # of Multi-Family Units	47
Total Density (units/ac.)*	17
Max. Impervious Area (%)*	60%
Building Setbacks	**Multi-Family**
North	50'
East	7'
South	35' (excludes 12.5' reservation for future ROW)
West (Variance 1)	10'

*Calculations are based on total upland area.

VARIANCE:
Variance 1: 10' Buffer Type 'A' Screening (proposed).

PROPERTY ADDRESS:
6214 EAST SLIGH AVENUE, TAMPA, FL. 33617

LEGAL DESCRIPTION:
THE WEST 220 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH OF CENTER LINE OF RIVER IN SECTION 26, TOWNSHIP 28, RANGE 19 EAST, LESS ROAD RIGHT OF WAY OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD INFORMATION:
ZONE: "X"/"AE"
ELEV = N/A / 23.00' (NAVD88)
MAP PANEL#: 12057C0219H
EFFECTIVE DATE: 08/28/2008

PD SITRAN:
25-1387 AV REQUEST FOR DRIVEWAY SPACING ON E. SLIGH AVE.
25-1387 DE REQUEST FOR E. SLIGH AVE.

PLANNING NOTES:
1.THE SUBJECT PROPERTY, FOLIO # 38295.0000, CONTAINING ±4.98 ACRES, IS CURRENTLY ZONED ASC-1 AND RSC-3 AND HAS RES-20 LAND USE.

2.THE PROPOSED PROJECT AREA IS TO BE USED AS MULTI-FAMILY RESIDENTIAL DEVELOPMENT. DEVELOPMENT SHALL BE PERMITTED A MAXIMUM OF 47 MULTI-FAMILY UNITS AND DENSITY SHALL NOT EXCEED SEVENTEEN (17) DWELLING UNITS PER ACRE. DENSITY IS CALCULATED BASED ON THE UPLAND AREA WHICH TOTALS ±2.77 ACRES. NO NON-RESIDENTIAL USES ARE PROPOSED.

3.PROPOSED BUILDINGS AND ASPHALT AREAS ARE PRELIMINARY AND SUBJECT TO ENGINEERING, SOIL AND REGULATORY PERMIT REVIEWS. SQUARE FOOTAGE AND PRECISE LOCATION MAY BE ADJUSTED WITHIN THE PD SITE PLAN TO ACHIEVE AN APPROVABLE DEVELOPMENT PLAN.

4.THE OVERALL PROPOSED PROJECT AREA CONTAINS OPEN SPACE, AMENITIES, & STORMWATER MANAGEMENT FACILITIES OF ANY TYPE.

5.STORMWATER MANAGEMENT FACILITIES MAY BE LOCATED SURFICIAL OR UNDERGROUND AND CAN BE LOCATED WITHIN ANY LAND USE AREA.

6.PROPOSED PARKING AREAS AND ASSOCIATED DRIVE AISLES ARE PRIVATE. GENERAL CIRCULATION PATTERN IS INDICATED WITHIN THE PROJECT AREA. NO TRAFFIC CONTROL DEVICES ARE EXISTING.

7.SETBACKS SHALL BE IN ACCORDANCE WITH THE STANDARDS INDICATED IN THE PROJECT AREA AND PROJECT DATA TABLE. ALONG THE PROJECT AREA'S NORTHERN BOUNDARY, SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) STANDARDS CONTAINED WITHIN SECTION 4.01.07.

8.LANDSCAPING, SIDEWALK, AND AMENITIES CAN EXIST IN ANY LAND USE AREA. THE LOCATION OF THE LANDSCAPING WILL BE ADDRESSED DURING DEVELOPMENT PLAN REVIEW AS NEEDED TO ACCOMMODATE INFRASTRUCTURE/UTILITY CONFLICTS AND PRESERVE HILLSBOROUGH COUNTY OR PUBLIC UTILITIES, EXISTING VEGETATION, & DEFLECTIONS IN DIMENSIONS OF EXISTING CURBS, INTERSECTIONS, AND/OR PEDESTRIAN CROSSINGS.

9.STREET SETBACKS WILL BE AS PER HILLSBOROUGH COUNTY STANDARDS. IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION STANDARDS, A 12.5-FOOT RESERVATION FOR FUTURE RIGHT OF WAY IS PROVIDED ALONG SLIGH AVE., ADDITION TO HILLSBOROUGH COUNTY REQUIRED MINIMUM BUILDING SETBACK.

10.LOCATION, BOUNDARIES, AND ACREAGE OF WATER BODIES, WHETHER NATURAL OR MAN-MADE, ARE INDICATED IN THE PROJECT AREA AND PROJECT DATA TABLE.

11.NO PHASING AND NO ARCHITECTURAL STYLES ARE PROPOSED.

12.EXCEPT AS OTHERWISE SHOWN HEREON AND BASED UPON BASED AVAILABLE INFORMATION AT THIS TIME, THERE ARE NO KNOWN DESIGNATED SCENIC ROADWAY CORRIDORS, DESIGNATED HISTORIC LANDMARKS OR OTHER ARCHAEOLOGICAL SITES OR STRUCTURES, EASEMENTS OR PLATTED PROPERTIES LOCATED WITHIN THE BOUNDARY OF THE SUBJECT PARCEL OR WITHIN 150 FEET THEREOF.

13.THE SITE IS LOCATED WITHIN THE EAST LAKE–ORIENT PARK COMMUNITY PLANNING AREA; HILLSBOROUGH RIVER, RIVER CORRIDOR POLICY OVERLAY AREA; AND SURFACE WATER PROTECTION ZONE.14.THE SITE IS LOCATED IN THE URBAN SERVICE AREA. WATER AND WASTEWATER SERVICES ARE PROVIDED BY CITY OF TAMPA.

15.PARKING SHALL BE IN COMPLIANCE WITH LDC SECTION 6.05.02. E

16.IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC STANDARDS FOR COMPATIBILITY BUFFERING AND SCREENING, SECTION 6.06.06, A 10' BUFFER WITH TYPE 'A' SCREENING AND 7' BUFFER WITH TYPE 'A' SCREENING WILL BE PROVIDED WHERE GAPS IN VEGETATION EXIST ALONG THE SITE'S EASTERN AND WESTERN PROPERTY BOUNDARIES, PER VARIATION #1 AND VARIATION #2 NOTED BELOW. THE SITE ABUTS PD 00-0441/PRS 14-0019 TO THE EAST AND ABUTS PD 99-0771/PRS 04-1241 TO THE WEST.

17.THE SITE'S EXISTING BUILDINGS: A VACANT FORMER SINGLE-FAMILY STRUCTURE, SHED, DETACHED GARAGE, AND POOL WILL BE DEMOLISHED / REMOVED.

18.APPROVAL OF THIS ZONING PETITION BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY (EPC) APPROVALS/PERMITS NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE ISSUED, DOES NOT ITSELF SERVE TO JUSTIFY ANY IMPACT TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.

19.THE CONSTRUCTION AND LOCATION OF ANY PROPOSED WETLAND IMPACTS ARE NOT APPROVED BY THIS CORRESPONDENCE BUT SHALL BE REVIEWED BY EPC STAFF UNDER SEPARATE APPLICATION PURSUANT TO THE EPC WETLANDS RULE DETAILED IN CHAPTER 1-11, RULES OF THE EPC, (CHAPTER 1-11) TO DETERMINE WHETHER SUCH IMPACTS ARE NECESSARY TO ACCOMPLISH REASONABLE USE OF THE SUBJECT PROPERTY.

20.FINAL DESIGN OF BUILDINGS, STORMWATER RETENTION AREAS, AND INGRESS/EGRESSES ARE SUBJECT TO CHANGE PENDING FORMAL AGENCY JURISDICTIONAL DETERMINATIONS OF WETLAND AND OTHER SURFACE WATER BOUNDARIES AND APPROVAL BY THE APPROPRIATE REGULATORY AGENCIES.

Hatching Legend:
Building Envelope Area
Vehicular Use Area

GRAPHIC SCALE
0 25 50 100

11801 Research Drive
Alachua, FL 32615
(352)333-1976
www.nv5.com

NV5

SCALE: 1"=100'
VERIFY SCALE BAR IS ACCURATE ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DATE/ISSUE:
9/25/2025 - Planned Development Master Plan
11/24/2025 - Resubmittal - Sufficiency Comments
12/23/2025 - Resubmittal - Sufficiency Comments
1/26/26 - Resubmittal - Revised PD Master Plan

SHEET TITLE: Planned Development Master Plan

PROJECT:
6214 E. Sligh Multi-Family Community
Planned Development

CLIENT:
Magnolia Property Solutions, LLC

APPLICANT:
Magnolia Property Solutions, LLC
Attention: Shawn Stevens
4 Venture, Suite 150
Irvine, CA 92618

PLANNING/ENGINEER:
NV5 Geospatial, Inc.
11801 Research Drive
Alachua, FL 32615
(352) 333-1976

SHEET NO:
ZMP - 01

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2026
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: East Lake Orient Park	PETITION NO: PD 25-1387

☐ 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 be served by and limited to one (1) vehicular access connection to Sligh Ave.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.

- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve right of way along its Sligh Ave frontage such that a minimum of 37.5 feet of right of way is preserved north of the existing right of way centerline. The developer shall preserve a minimum of 12.5 feet along the project's Sligh Ave frontage. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way.

- If PD 25-1387 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5, 2026), which was found approvable by the County Engineer (on March 9, 2026), from the Section 6.04.07 access spacing standards for the project's access connection. Approval of this Administrative Variance will permit the following deviations from the minimum 245-foot access spacing standard for the project's access to Sligh Ave:

    - A variance of +/- 187 feet, resulting in access spacing of +/- 53 feet from the next closest driveway to the east (on the same side of the roadway), and
    - A variance of +/- 42 feet, resulting in access spacing of +/- 203 feet from the next closest driveway to the west (on the same side of the roadway), and
    - A variance of +/- 165 feet, resulting in an access spacing of +/- 80 feet from the eastern portion of the driveway serving folio 40162.0000 on the south side of the roadway.

- If PD 25-1387 is approved, the County Engineer will approve a Design Exception (dated February 20, 2026) which was found approvable by the County Engineer (on March 9, 2026) for the Sligh Ave substandard road improvements. If approved, the developer will be required to construct a minimum 5-foot-wide sidewalk along the north side of Sligh Ave west of the site between Halifax River Dr and the existing sidewalk terminus located at the pedestrian gate (Society Dr) for the Parc

Place Villas. Such sidewalk is in addition to the sidewalk required along the project's frontage per Sec. 6.03.02 of the LDC.

Other Conditions

- Prior to site plan certification, the PD Site Plan shall be revised to change the right of way preservation label to state; "+/- 12.5 Feet of Right-of-Way Preservation per Hillsborough County Corridor Preservation Plan."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 4.98-acre parcel from Agricultural, Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-3) to Planned Development (PD). The RSC-3 zoned portion of the subject site is submerged by the Hillsborough River. The applicant is proposing to develop the site with 47 multi-family residential units.

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1 & RSC-3, 4 Single-Family Detached dwelling units (ITE LUC 210)	36	3	3

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 47 Multifamily Housing (Low-Rise) units (ITE LUC 220)	385	29	30

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 349	+ 26	+ 27

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Sligh Ave.

Sligh Ave is a 2-lane, undivided, substandard rural collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition, no bike lanes, and +/- 5-foot-wide sidewalks intermittently along the north side of the roadway within the vicinity of the proposed project. The roadway lies within a varying +/-50 to +/-60-foot-wide right of way.

Along the project's frontage, Sligh Ave is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right of way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right of way, and adding an additional 11 feet of right of way for enhancements (for a total of 75 feet of required right of way). Only those interim uses allowed by the Hillsborough County Corridor Preservation Plan shall be permitted within the preserved right of way. The minimum 12.5-foot right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes one full access connection to Sligh Ave. Although a transportation analysis was not required by the DRPM, applicant conducted a left turn lane warrant analysis given the potential for a significant number of left-in turns. No turn lanes were found to be warranted.

REQUESTED ADMINISTRATIVE VARIANCE, ACCESS SPACING: Sligh Ave

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated February 5, 2026) from the Section 6.04.07. LDC requirement governing access spacing. Per the LDC, Sligh Ave is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking the following variances relative to its project's proposed access connection on Sligh Ave:

- A variance of +/- 187 feet, resulting in access spacing of +/- 53 feet from the next closest driveway to the east (on the same side of the roadway), and
- A variance of +/- 42 feet, resulting in access spacing of +/- 203 feet from the next closest driveway to the west (on the same side of the roadway), and
- A variance of +/- 165 feet, resulting in an access spacing of +/- 80 feet from the eastern portion of the driveway serving folio 40162.0000 on the south side of the roadway.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on March 9, 2026). If PD 25-1387 is approved, the County Engineer will approve the above referenced Administrative Variance request.

REQUESTED DESIGN EXCEPTION, SUBSTANDARD ROAD: Sligh Ave

Given that Sligh Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated February 20, 2026) 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 approvable (on March 9, 2026) authorizing deviations from the Transportation Technical Manual (TTM) Type TS-4 Typical Section (for 2-lane, Undivided Collector Urban Roads) including:

- The developer shall be permitted to preserve the 11-foot-wide travel lanes; and,
- The developer shall not be required to install bike lanes; and,
- The developer shall construct a 5-foot-wide sidewalk on the north side of Sligh Ave connecting the existing sidewalk at the pedestrian gate for folio 38590.1000 (Society Dr) to Halifax River Dr (folio 38588.5100) totaling approximately 1,016 linear feet.

If 25-1387 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr. Directional LOS**
Sligh Avenue	56th Street	Orient Road	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report

Outlook

FW: RZ-PD 25-1387 - Administrative variance & Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 1:34 PM
To lb15@live.com <lb15@live.com>; libbytraffic <libbytraffic@yahoo.com>
Cc benjaminsmith@magnoliapropertyllc.com <benjaminsmith@magnoliapropertyllc.com>; margot.maurer@nv5.com <margot.maurer@nv5.com>; gerry.dedenbach@nv5.com <gerry.dedenbach@nv5.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

2 attachments (6 MB)
25-1387 AVAdd 02-06-26.pdf; 25-1387 DEAdd 02-25-26.pdf;

Laurie/Libby,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-1387 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, March 8, 2026 4:11 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 25-1387 - Administrative variance & Design Exception Review

Hello Mike,

The attached AV and DE are **Approvable** to me, please include the following people in your response email:

lb15@live.com
libbytraffic@yahoo.com
benjaminsmith@magnoliapropertyllc.com
margot.maurer@nv5.com
gerry.dedenbach@nv5.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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

Received February 06, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact 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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV dway spacing - E Sligh Av. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 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 Sligh Multifamily Community

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) 38295.0000

☐ 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 Elizabeth Rodriguez

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation ASC-1

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 25-1387

Important: *If a rezoning application is pending, enter the application number proceeded 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".*

Received February 06, 2026
Development Services

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

February 5, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (East Sligh Avenue) – FOLIO # 38295.0000; RZ-PD 25-1387

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding East Sligh Avenue - **"Sec. 6.04.07. - Table: Minimum Spacing** –

CLASS 6	
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected nonrestrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤ 45 mph 245 ft

The subject property is in for rezoning to Planned Development to allow for the development of 47 townhomes, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO* 38295.0000

2. Associated Application Numbers: RZ-PD 25-1387

3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions requires: *Per section 6.04.07, E Sligh Avenue meets the definition of a class 6 roadway. The posted speed is 35 mph. Therefore, the spacing requirement is 245 ft. To the west, there is a private road named River Nook Drive 203 feet from the proposed access. To the east, there is a driveway 58 feet from the project. It serves a health center. The proposed driveway does line up with the western portion of the driveway for a commercial property to the south, although it should be noted that that access is 97 feet wide.*
.

6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *East Sligh Avenue is a collector roadway, and includes: (a) 11 foot lane widths. See attached **Pavement Measurement**. (b) The ROW width is 50 feet in the vicinity of the existing driveway. See attached **ROW Measurement**. (c) There are not sidewalks on either sides of the street along the project frontage, but there are sidewalks in other locations along this link, including immediately adjacent to the parcel. (d) East Sligh Avenue does not have bike lanes. (e) There are grass (not paved) shoulders. (f) This is a rural (ditches) section, and not an urban (curb and gutter) section.*

7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Because of limited frontage, there is no location along East Sligh Avenue to which the applicant can relocate the driveway and meet the 245' spacing requirements. Note that the proposed new driveway is being located on the eastern side of the site rather than to the west because mature trees are being preserved on the site's western boundary, and there is other required landscaping and buffering being proposed on the western side of the property.*

   b. The variance would not be detrimental to public health, safety, and welfare. *The variance would not be detrimental to public health, safety, and welfare. Five (5) years of crash data were obtained for the subject segment of Sligh Avenue, and there were eight (8) crashes – or 1.6 crashes per year. As the attached "Cause of Crashes" and "Crash Severity" exhibits indicate, several are caused by vehicles hitting fixed objects because of the narrow right-of-way, but zero (0) resulted in fatalities or incapacitating injuries.*

c. Without the variance, reasonable access cannot be provided. *This is a relatively low speed collector with a 35 mph posted speed. The low speed reduces the potential for conflicts. In addition, this segment of Sligh Avenue includes other nearby driveways for multi-family land uses; thus, the curb cut in this location meets driver expectation, and constitutes reasonable access to this parcel.*

Documentation/other attachments: *Attached are site plan, location map, driveway spacing exhibit, and lane width/right-of-way exhibits.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

Laurie S Burcaw

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=A01410D0000019682FB946E0002A7C5, CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2026.02.06 13:11:17-05'00'
Foxit PDF Editor Version: 2025.2.0

LAURIE S. BURCAW LICENSE No. 46064 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Laurie Burcaw, PE, on 02/06/2026.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Laurie Burcaw, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

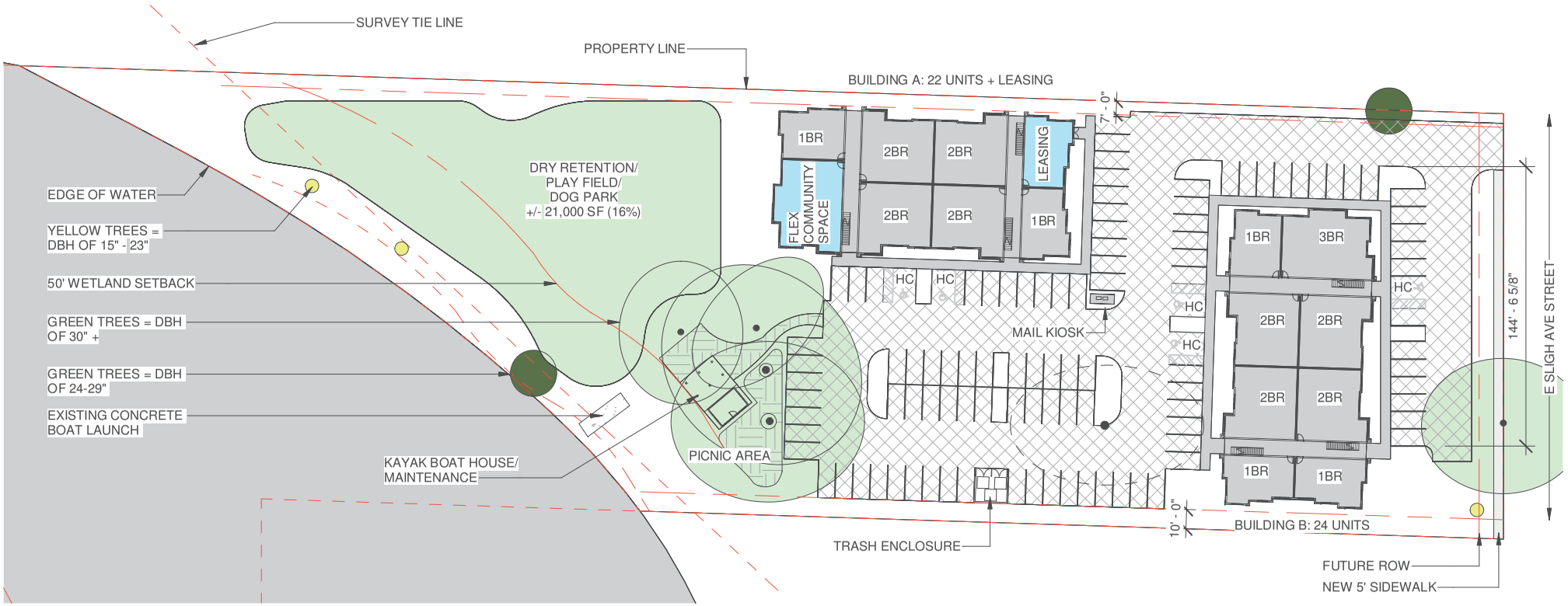
_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



MIN. PARKING REQUIRED: 2 SPACES PER UNIT AT 2 AND 3 BEDROOM UNITS 1.5 SPACES PER UNIT AT 1 BEDROOM/ LEASING TOTAL - 85 PARKING SPACES REQ'D SPACES PROVIDED: 100 STANDARD SPACES 05 HANDICAP SPACES 105 TOTAL SPACES	**SITE DATA:** BUILDING A: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (2) 3 BR UNITS @ 1,592 SF EA **23 UNITS @ 26,755 SF**	 BUILDING B: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (3) 3 BR UNITS @ 1,592 SF EA **24 UNITS @ 28,347 SF**
STORMWATER RETENTION: UPLAND AREA: 3.02 AC = DESIRED RETENTION: PROVIDED RETENTION IN CONCEPT:	 131,551.2 SF 20% = 26,310.24 SF 16% = 21,000 SF	
TRASH VOLUME CALCULATIONS: 1.5 CU YD OF WASTE / BEDROOM/ MONTH 80 X 1.5 = 120 /4 = 30 WE NEED 3 X 10 YD DUMPSTERS FOR 1X WEEK	TOTAL: 47 UNITS LESS (1) UNIT FOR LEASING OFFICE TOTAL: 55,102 SF PLUS (1) COMMUNITY SPACE @ 1,592 SF TOTAL PROJECT SF = 56,694 SF	

1 CONCEPTUAL SITE PLAN SKETCH
1" = 50'-0"

NORTH

Kimley»Horn ARCHITECTURE

Sligh Multifamily Community

6214 E SLIGH AVE, TAMPA FL 33617

12/17/2025

CONCEPT PRESENTED TO:
MAGNOLIA PS

SHEET
A.1

Received February 06, 2026
Development Services

25-1387

Received February 06, 2026
Development Services

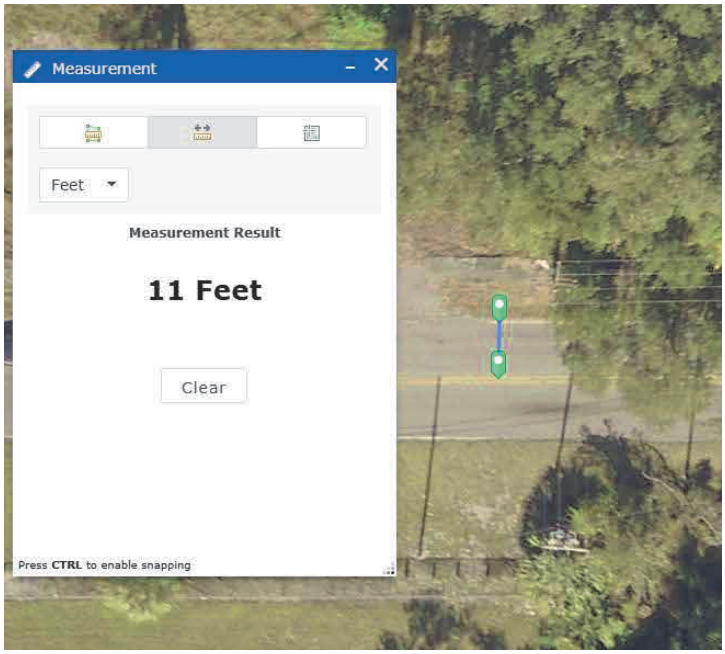


LOCATION MAP

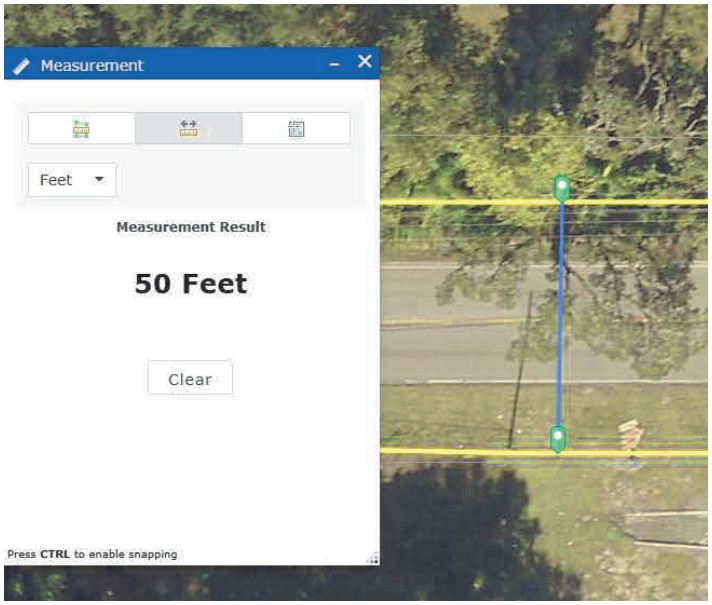


DRIVEWAY SPACING

Received February 06, 2026
Development Services



LANE MEASUREMENT - 11 FT



RIGHT-OF-WAY MEASUREMENT - 50 FT

Received February 06, 2026
Development Services



Crash Polygon

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
		CrashDate	CrashTime	CrashHour	OnStreet	CrossStreet	CrashType	Jo				ImpactType	EventNonVehicularCollision	PersonDriverCCauseMain
2	27	01/02/2026	14:18	14	E SLIGH AVE	RIVER NOOK DR	Rear End	I	0	V	W	Front to Rear	Motor Vehicle in Transport	Followed Too Closely
3	26	07/14/2025	21:50	21	E SLIGH AVE	RIVER NOOK DR	Hit Fixed Object	\	#	V		Other	Guardrail End	Ran Off Roadway
4	26	05/10/2025	19:52	19	E SLIGH AVE	RIVER NOOK DR	Rear End	I	0	V	W	Front to Rear	Motor Vehicle in Transport	Drove Too Fast for Conditions
5	26	08/21/2024	15:57	15	E SLIGH AVE	RIVER NOOK DR	Rear End	I	0	S	E	Front to Rear	Motor Vehicle in Transport	Followed Too Closely
6	26	07/01/2024	15:03	15	E SLIGH AVE	No Data	Hit Fixed Object	I	0	E	W	Angle	Utility Pole/Light Support	Failed to Yield Right-of-Way
7	24	07/11/2022	05:39	05	E. SLIGH AVE	RIVERNOOK DR	Hit Fixed Object	I	#	V		Other	Utility Pole/Light Support	
8	24	05/22/2022	02:45	02	E SLIGH AVE	HARNEY RD	Unknown	I	#	V		Other	Tree (standing)	Ran Off Roadway
9	89	05/17/2021	05:00:00	05	SLIGH AVE	RIVER TRACE DR	Hit Non-Fixed Object	I	#	V		Other, Explain in Narrative	Other Non-Fixed Objects	No Contributing Action
10														

Cause of Crashes

Category	2021	2022	2024	2025	2026
SEVERITY					
Fatal	0	0	0	0	0
Incapacitating	0	0	0	0	0
Non Incapacitating	0	0	0	0	0
Possible Injury	0	0	0	1	0
PDO	1	2	2	1	1

Crash Severity – No Fatal or Incapacitating Crashes

Outlook

FW: RZ-PD 25-1387 - Administrative variance & Design Exception Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 1:34 PM
To lb15@live.com <lb15@live.com>; libbytraffic <libbytraffic@yahoo.com>
Cc benjaminsmith@magnoliapropertyllc.com <benjaminsmith@magnoliapropertyllc.com>; margot.maurer@nv5.com <margot.maurer@nv5.com>; gerry.dedenbach@nv5.com <gerry.dedenbach@nv5.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

2 attachments (6 MB)
25-1387 AVAdd 02-06-26.pdf; 25-1387 DEAdd 02-25-26.pdf;

Laurie/Libby,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-1387 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, March 8, 2026 4:11 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 25-1387 - Administrative variance & Design Exception Review

Hello Mike,

The attached AV and DE are **Approvable** to me, please include the following people in your response email:

lb15@live.com
libbytraffic@yahoo.com
benjaminsmith@magnoliapropertyllc.com
margot.maurer@nv5.com
gerry.dedenbach@nv5.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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

Received February 25, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact 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)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Design Exception - E Sligh Av. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 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 Sligh Multifamily Community

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) 38295.0000

☐ 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 Elizabeth Rodriguez

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation ASC-1

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 25-1387

Important: *If a rezoning application is pending, enter the application number proceeded 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".*

Received February 25, 2026
Development Services

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

February 20, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Design Exception for East Sligh Avenue - FOLIO # 38295.0000; PD 25-1387

The subject property is under review for a proposed rezoning, as is shown on the attached **Site Plan,** to include a multifamily community with up to 47 units. This design exception, per the Transportation Technical Manual (TTM), is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. East Sligh Avenue adjacent to the site will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

1. EXISTING CONDITIONS - East Sligh Avenue adjacent to this site has two 11-foot travel lanes. (See attachment.) This is a rural section (roadside ditches). There are no bike lanes. There is no sidewalk directly in front of this site on either the north or the south side of the roadway, although sidewalk does exist along the parcels immediately to the east and immediately to the west. However, further to the west, beyond River Nook Drive, are the River Trace apartments, and there is not sidewalk along the River Trace apartment frontage. The next parcel to the west of the River Trace apartments is the River Tree Landing apartments, and there are no sidewalks along the River Tree Landing apartment frontage. The Parc Place Villas are on the next parcel to the west. There is a pedestrian connection along the Sligh Avenue frontage of this parcel, and there is sidewalk to the west of the pedestrian access point, but there is not sidewalk east of the pedestrian access point.

Land use is of a mixed-use nature in the area, although the subject parcel will be residential. There are 50 feet of right-of-way. (See attachment.) The posted speed is 35 mph. East Sligh Avenue is a C1&C2-2U roadway, per the Hillsborough County Transportation Design Manual – see attached C1&C2-2U TS. In comparing the existing conditions along East Sligh Avenue to the aforementioned typical section, note that the 11 foot lane widths are standard because according to the "Dimension Legend" table, since this is a 35 mph roadway, 11 foot lanes are required. This table also states that the required right-of-way width is 154 feet. Only 50 feet of right-of-way are available on East Sligh Avenue, thus only 5 foot grass stabilized shoulders are present, rather than the 10 foot shoulders shown on the referenced typical section. The 12 foot Shared Use Path and ditches of variable width shown on the typical section do not appear in the existing condition.

2. PROPOSED IMPROVEMENTS – Although this project was subthreshold for conducting a detailed traffic study, a left turn lane warrant was nonetheless conducted because a relatively high percentages of lefts-in was anticipated because of the location of the project. Turning movement counts were conducted during the PM peak hour (when the majority of residential traffic is ingressing) at a nearby apartment

driveway (Halifax River Drive/East Sligh Avenue) and are attached. As the attached tables derived from the counts indicate, 77.8% of ingressing project traffic will be eastbound, constituting lefts into the site. When that percentage is multiplied by the inbound trips (See Trip Generation Table based upon the Eleventh Edition of the ITE Trip Generation Manual.) for low-rise multifamily housing (26*0.778= 20 vh), the resultant 20 left turns do not EXCEED the 20 vph threshold warranting a left turn.

The developer proposes to build a sidewalk along the north side of East Sligh Avenue from Halifax River Drive to the pedestrian gate for the Parc Place Villas where it would connect to existing sidewalk (See Exhibit.). This would be 1,016 feet of new sidewalk in addition to that which the developer is already required to construct along his frontage.

3. JUSTIFICATION FOR THE REQUEST - Providing the sidewalk will improve pedestrian safety and accessibility along East Sligh Avenue. It should be noted that sidewalk is being constructed some distance from the site because it cannot be constructed closer to the site. As described above, there is no sidewalk in front of the River Trace and River Tree Landings apartments. But, there are large trees and other obstructions and inadequate available right-of-way. So, the new sidewalk is proposed from Halifax River Drive to the pedestrian gate for the Parc Place Villas. This would be 1,016 feet of new sidewalk directly across from King High School and the adjacent county community center and park. (Note that there is a pedestrian crosswalk across Sligh Avenue at 56th Street.) The above-described exhibit that shows the 1,016 feet of proposed new sidewalk, shows that the grass is worn away in this area due to existing pedestrian activity, and there is pedestrian demand for this sidewalk. This right-of-way constraint is also the reason that the required 10 foot shoulders cannot be constructed. The required right-of-way width for C1&C2-2U is 154 feet, and only 50 feet of right-of-way are available on East Sligh Avenue.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

Laurie S Burcaw

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=A01410D0000019682FB946E0002A7C5, CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2026.02.24 14:56:54-05'00'
Foxit PDF Editor Version: 2025.2.0

Laurie Burcaw, P.E.

LAURIE S. BURCAW LICENSE No. 46064 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Laurie Burcaw, PE, on 02/24/2026.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



MIN. PARKING REQUIRED: 2 SPACES PER UNIT AT 2 AND 3 BEDROOM UNITS 1.5 SPACES PER UNIT AT 1 BEDROOM/ LEASING TOTAL - 85 PARKING SPACES REQ'D SPACES PROVIDED: 100 STANDARD SPACES 05 HANDICAP SPACES 105 TOTAL SPACES	**SITE DATA:** BUILDING A: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (2) 3 BR UNITS @ 1,592 SF EA **23 UNITS @ 26,755 SF**	 BUILDING B: (6) 1 BR UNIT @ 877 SF EA (3) 1 BR UNIT @ 871 SF EA (12) 2 BR UNITS @ 1,308 SF EA (3) 3 BR UNITS @ 1,592 SF EA **24 UNITS @ 28,347 SF**
TRASH VOLUME CALCULATIONS: 1.5 CU YD OF WASTE / BEDROOM/ MONTH 80 X 1.5 = 120 /4 = 30 WE NEED 3 X 10 YD DUMPSTERS FOR 1X WEEK	TOTAL: 47 UNITS LESS (1) UNIT FOR LEASING OFFICE TOTAL: 55,102 SF PLUS (1) COMMUNITY SPACE @ 1,592 SF TOTAL PROJECT SF = 56,694 SF	

1 CONCEPTUAL SITE PLAN SKETCH
1" = 50'-0"

NORTH

Kimley»Horn ARCHITECTURE

Sligh Multifamily Community

6214 E SLIGH AVE, TAMPA FL 33617

02/17/2026

CONCEPT PRESENTED TO:
MAGNOLIA PS

SHEET
A.1

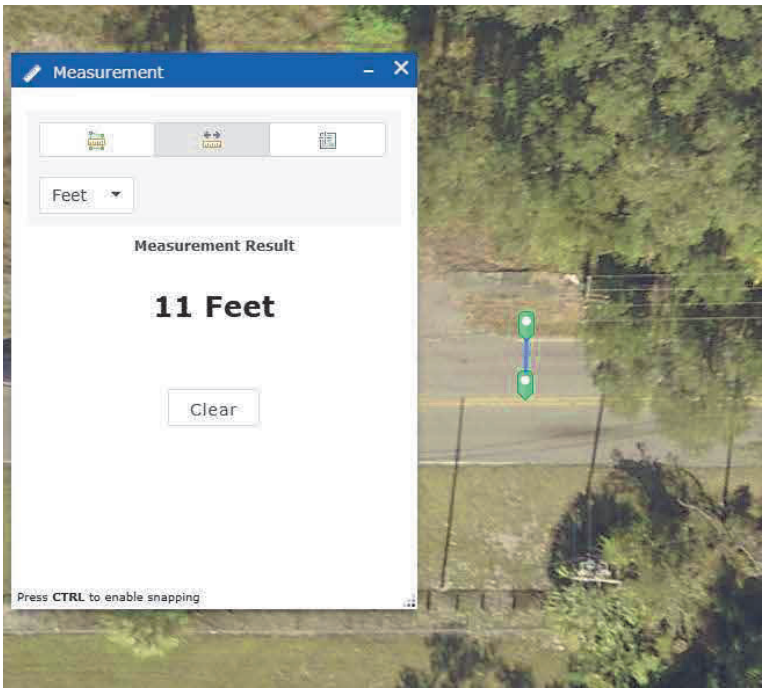
Received February 25, 2026
Development Services

25-1387

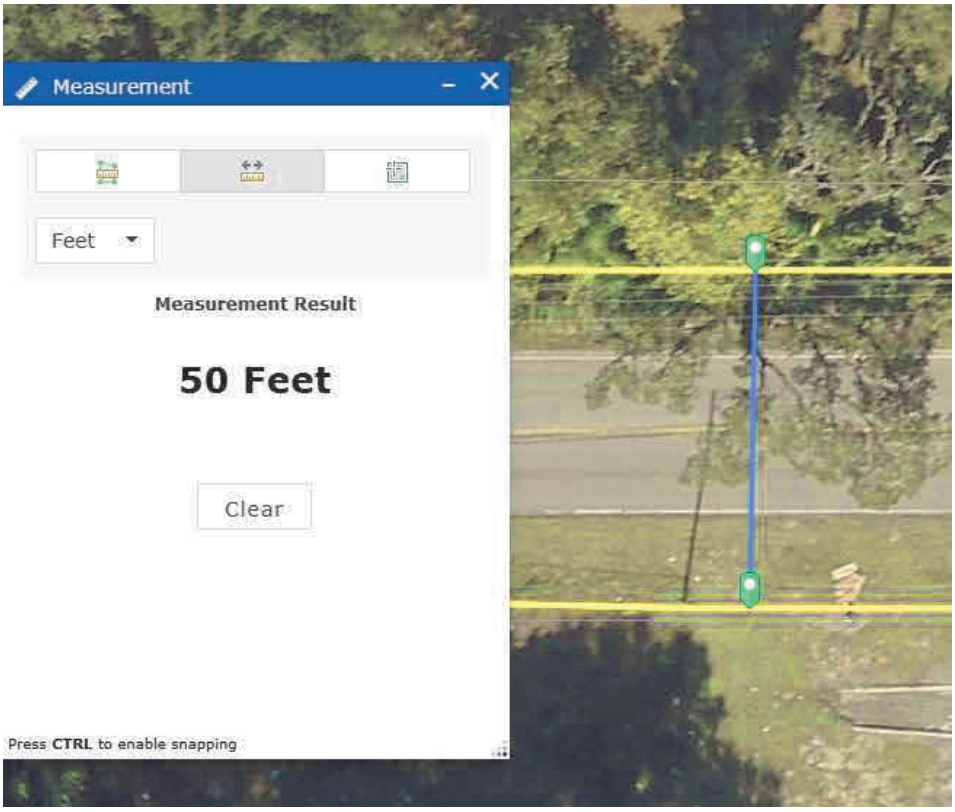
Received February 25, 2026
Development Services



LOCATION MAP



LANE MEASUREMENT - 11 FT



RIGHT-OF-WAY MEASUREMENT - 50 FT

PM									
	Halifax River Drive SB			E Sligh Ave WB			E Sligh Ave EB		
4:00 - 5:00	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Count	2	0	4	0	427	2	6	485	0
Seasonal Adj (9%)	2	0	4	0	465	2	7	529	0
Project Traffic	0	0	0	0	0	0	0	0	0
Total	2	0	4	0	465	2	7	529	0

TURN MOVEMENT COUNT CONDUCTED AT NEARBY APARTMENT COMPLEX

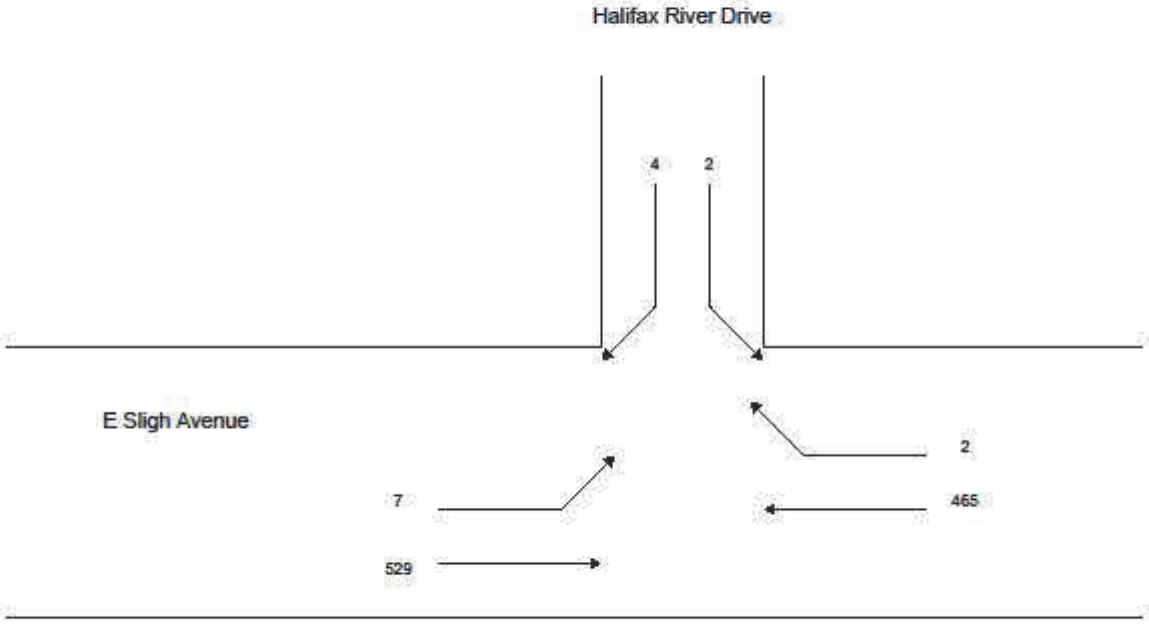
PM - Ingress				
Direction	Volume	% of Background	Project Traffic	% Project Traffic
Southbound	0	0.0%	0	0.0%
Westbound	2	22.2%	6	22.2%
Northbound	0	0.0%	0	0.0%
Eastbound	7	77.8%	20	77.8%
TOTAL	9	100.0%	26	100.0%

INBOUND DISTRIBUTION AND PROJECT TRAFFIC ASSIGNMENT

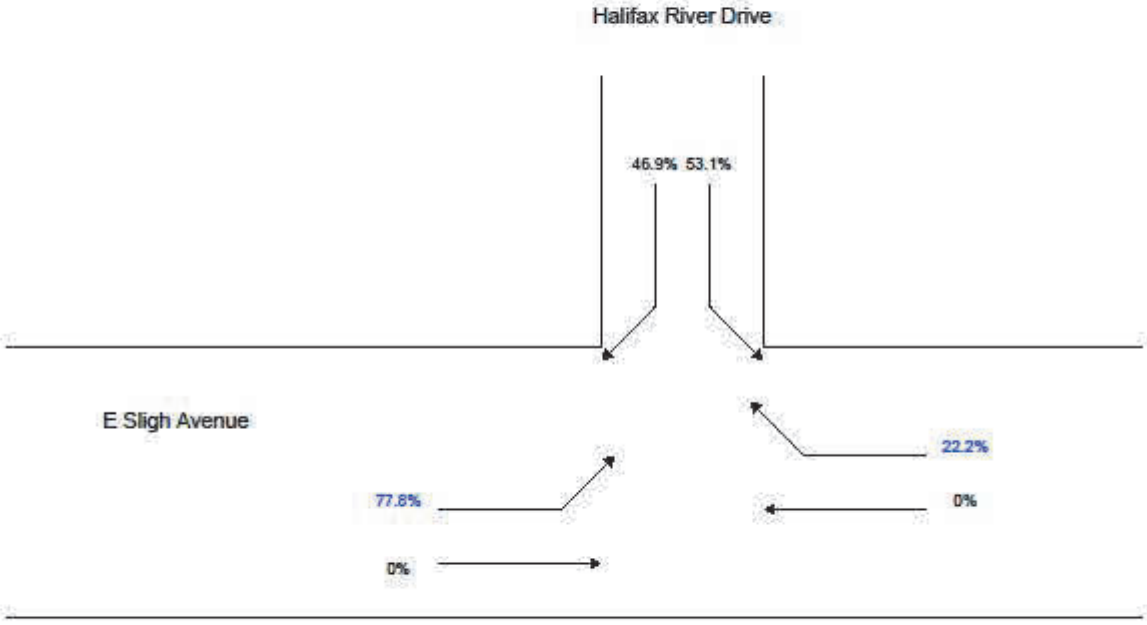
PM - Egress				
Direction	Volume	% of Background	Project Traffic	% Project Traffic
Southbound	0	0.0%	0	0.0%
Westbound	469	46.9%	7	46.9%
Northbound	0	0.0%	0	0.0%
Eastbound	531	53.1%	8	53.1%
TOTAL	1000	100.0%	15	100.0%

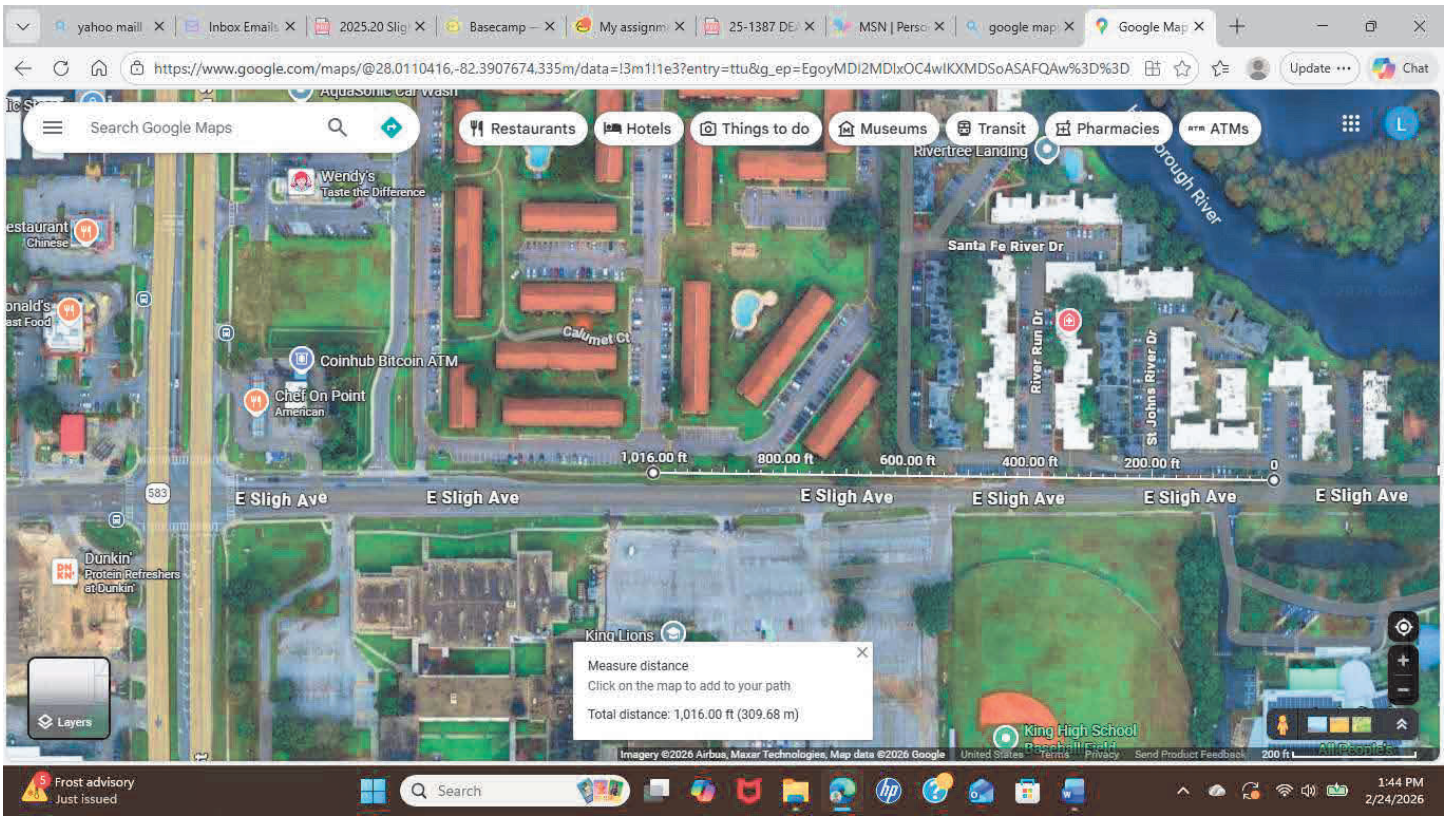
OUTBOUND DISTRIBUTION AND PROJECT TRAFFIC ASSIGNMENT

E Sligh & Halifax River
(PM Background)



E Sligh & Halifax River
(PM Distribution)





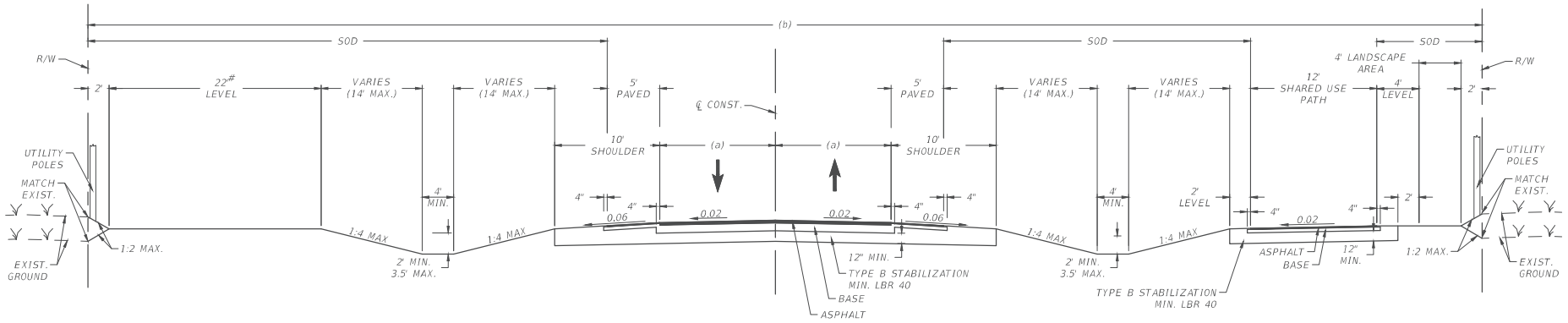
Proposed new 1,016 feet of sidewalk

Received February 25, 2026
Development Services

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
220	MF low rise	47	377	9	28	26	15
	TOTAL	**47**	**377**	**9**	**28**	**26**	15

25-1387



DIMENSION LEGEND

DESIGN SPEED+	LANE WIDTH (a)	RIGHT OF WAY WIDTH (b)
25-45 MPH	11'*	154'
50 MPH	12'	156'

NOTES:

+DESIGN SPEED = POSTED SPEED

*10' LANES CAN BE PROVIDED FOR DESIGN SPEEDS OF 25 - 35 MPH UNLESS TRANSIT IS PRESENT OR TRUCK VOLUME EXCEEDS 10%.

#WITHIN ONE MILE OF THE URBAN SERVICE BOUNDARY OR WHERE THERE IS DEMAND (EX.: 2 MILES FROM AN EDUCATION FACILITY), A SIDEWALK OR SHARED USE PATH MUST BE PROVIDED ON THE OPPOSITE SIDE OF THE SHARED USE PATH.

REVISION DATE					
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	RURAL 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
				C1&C2-2U	1 OF 15

Received February 25, 2026
Development Services

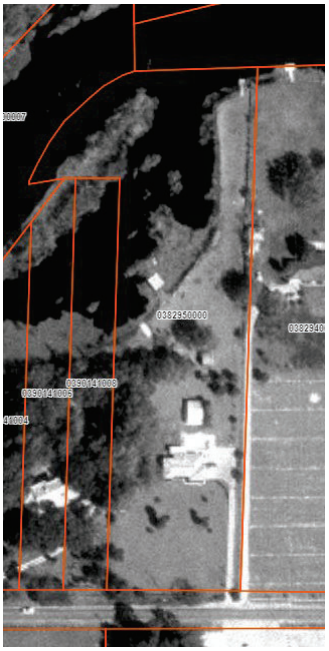
From:	Weeks, Abbie
To:	Lampkin, Timothy
Cc:	McMaugh, Andria; Padgett, Ira
Subject:	RE: 25-1387 Concrete Pad - Wetland
Date:	Friday, February 6, 2026 12:05:58 PM
Attachments:	image003.png image004.png image005.png

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon,

Thank you for copying me to this correspondence.

I took a quick look at our aerial records to determine how long the subject concrete structure has existed. The aerials show that this structure was constructed prior to 1973. Wetland rules were not adopted until 1985. Therefore, EPC would not pursue enforcement regarding the removal of the structure from the wetland area.



Tim, I attempted to call you but your voicemail was full (FYI). Please let me know if how I can assist regarding this matter. Thank you

Abbie N. O'Hern Weeks, C.W.E.
Environmental Scientist
Wetlands Division
813-627-2600 ex 1101| www.epchc.org

Environmental Protection Commission
3629 Queen Palm Drive, Tampa, FL 33619
Our mission is "*to protect our natural resources, environment, and quality of life in Hillsborough County.*"
X (formerly Twitter) | Facebook | YouTube | LinkedIn | Instagram

---

From: Lampkin, Timothy <LampkinT@hcfl.gov>
Sent: Friday, February 6, 2026 11:44 AM
To: Margot Maurer <Margot.Maurer@nv5.com>; Gerry Dedenbach <gerry.dedenbach@nv5.com>
Cc: Weeks, Abbie <weeksa@epchc.org>; McMaugh, Andria <McMaughA@hcfl.gov>; Padgett, Ira <PadgettI@hcfl.gov>
Subject: RE: 25-1387 Concrete Pad - Wetland
Importance: High

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hi Margot,

Because the Revised Plan Deadline has passed, you could do a Prior to Site Plan Certification to include modification of the note to add the highlighted text "to remain within the buffer area only...." if Natural Resources is amenable to it.

Thanks! Tim

Timothy Lampkin, AICP
Principal Planner
Development Services Dept.

E: lampkint@HCFL.gov
P: (813) 276-8396 | M: (813) 564-4673

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Hillsborough County Florida

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From: Margot Maurer <Margot.Maurer@nv5.com>
Sent: Friday, February 6, 2026 11:33 AM
To: Lampkin, Timothy <LampkinT@hcfl.gov>; Gerry Dedenbach <gerry.dedenbach@nv5.com>
Cc: Weeks, Abbie <weeksa@epchc.org>; McMaugh, Andria <McMaughA@hcfl.gov>; Padgett, Ira <PadgettI@hcfl.gov>
Subject: Re: 25-1387 Concrete Pad - Wetland

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning Tim,

Thank you for the explanation! Is a resubmittal that incorporates the below required (or helpful)?

Best regards,
Margot
Margot Maurer, AICP | Project Manager | **NV5**
11801 Research Drive | Alachua, FL 32615 | P: (386) 518-5165

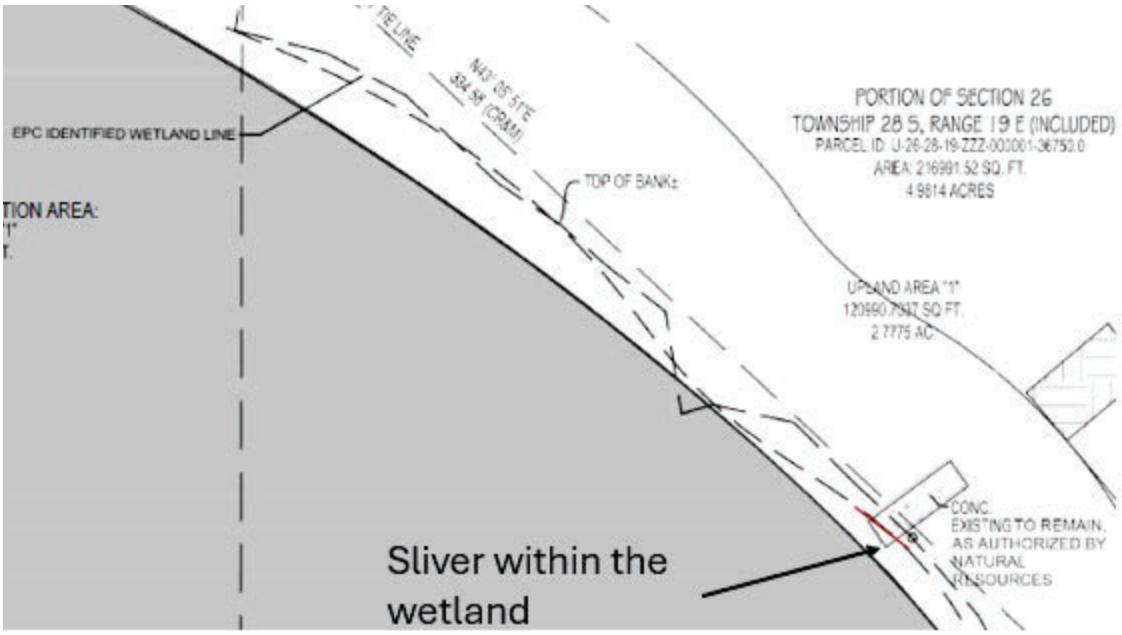
Beyond Engineering | **Florida Region**
Electronic Communications Disclaimer

From: Lampkin, Timothy <LampkinT@hcfl.gov>
Sent: Friday, February 6, 2026 11:22 AM
To: Margot Maurer <margot.maurer@nv5.com>; Gerry Dedenbach <gerry.dedenbach@nv5.com>
Cc: Weeks, Abbie <weeksa@epchc.org>; McMaugh, Andria <McMaughA@hcfl.gov>; Padgett, Ira <PadgettI@hcfl.gov>
Subject: 25-1387 Concrete Pad - Wetland

Good morning,

The most recent site plan appears to show a small portion of the concrete pad within the wetland area. Please note the following condition from EPC staff:

The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.



Natural Resources can only approve, as discussed, portions of the pad within the 30' wetland setback area and not the wetland itself.

Draft Condition
The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless otherwise stated.

a. A 30-foot wetland setback shall be provided. The existing concrete boat ramp shall be allowed to remain within the wetland buffer area.

Thanks! Tim

Timothy Lampkin, AICP
Principal Planner
Development Services Dept.

E: lampkint@HCFL.gov
P: (813) 276-8396 | M: (813) 564-4673

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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 15, 2025 **PETITION NO.:** 25-1387 **EPC REVIEWER:** Abbie Weeks **CONTACT INFORMATION:** (813) 627-2600 x 1101 **EMAIL:** weeksa@epchc.org	**COMMENT DATE:** October 1, 2025 **PROPERTY ADDRESS:** 6214 E Sligh Ave, Temple Terrace **FOLIO #:** 0382950000 **STR:** 26-28S-19E
REQUESTED ZONING: From ASC-1 to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	The Hillsborough River located in the northern portion of the property

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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: Gerry.Dedenbach@NV5.com
Margot.maurer@NV5.com

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: January 20, 2026

Jurisdiction: Hillsborough County

Case Number: 25-1387

HCPS #: RZ-737

Address: 6214 E. Sligh Ave., Tampa

Parcel Folio Number(s): 038295.0000

Acreage: ±4.98acres

Proposed Zoning: Planned Development

Future Land Use: R-20

Maximum Residential Units: 67

Residential Type: Multi-Family

School Data	Robles Elementary	Jennings Middle	King High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	832	1,198	2,388
2025/26 Enrollment K-12 enrollment on 2025/26 40th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	457	649	1,046
Current Utilization Percentage of school capacity utilized based on 40th day enrollment and FISH capacity	55%	54%	44%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/20/2026	14	66	186
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	8	3	4
Proposed Utilization School capacity utilization based on 40th day enrollment, existing concurrency reservations, and estimated student generation for application	58%	60%	52%

Notes: Adequate capacity exists at Robles, Jennings Middle and King High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Renée M. Kamen, AICP, Manager, Planning & Siting
Growth Management Department, Operations
E: renee.kamen@hcps.net
P: 813-272-4083 / C: 813-394-0313

From: Padgett, Ira
To: Lampkin, Timothy; Andrea Stingone
Subject: RE: 25-1387 Existing Ramp in Wetland Buffer
Date: Friday, February 6, 2026 10:36:52 AM

Hi Tim,

The condition stating the boat ramp can remain in the setback is in line with previous discussion we have had in the past. EPC will have to chime in regarding the wetlands themselves.

Thanks,

Ira Padgett
ISA Board Certified Master Arborist®
FL-9540B
Environmental Manager
Natural Resources, Development Services Dept

E: PadgettI@HCFL.gov
P: (813) 276-8308 | M: (813) 564-4675

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Hillsborough County Florida

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From: Lampkin, Timothy <LampkinT@hcfl.gov>
Sent: Thursday, February 5, 2026 4:40 PM
To: Andrea Stingone <andrea.stingone@hcps.net>; Padgett, Ira <PadgettI@hcfl.gov>
Subject: 25-1387 Existing Ramp in Wetland Buffer
Importance: High

Hi Andrea / Ira,

We wanted to reach out regarding the ramp located in the wetland buffer area. Staff is

proposing a condition as follows to clarify that it may remain per meetings with the applicant back in November. Note, it also aligns with the Site Plan in Optix, which the applicant put a notation on regarding authorization per Natural Resources and wanted to ensure this is accurate or if they would need to remove any portion within the EPC wetland delineation and maintain any portion found to be in the buffer area only.

However, re-reviewing the site plan—while it appears to be mostly within the buffer area, a small portion may be in the EPC identified line—it's unclear. This item is scheduled for this month's ZHM meeting.

1. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless otherwise stated.
   a. The western boundary shall provide a 10-foot-wide buffer with Type "A" screening.
   b. The eastern boundary shall provide a 7-foot-wide buffer with Type "A" screening.

A 30-foot wetland setback shall be provided. The existing concrete boat ramp within the wetland buffer area shall be allowed to remain as shown on the Site Plan.

Thanks! Tim

Timothy Lampkin, AICP
Principal Planner
Development Services Dept.

E: lampkint@HCFL.gov
P: (813) 276-8396 | M: (813) 564-4673

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AGENCY COMMENT SHEET

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

FROM: **Reviewer**: Andria McMaugh **Date:** 10/01/2025

Agency: Natural Resources **Petition #:** 25-1387

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. However, there are no additional requirements to keep the existing boat ramp in place.

2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

3. 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.

4. 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.

5. 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.

Hillsborough County Florida
Development Services

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:	E Sligh LLC	**PETITION NO:**	25-1387
LOCATION:	6214 E Sligh Ave		
FOLIO NO:	38295.0000		

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)
Per Unit
Mobility: $6,661
Parks: $1,555
School: $3,891
Fire: $249
Total Multi-Family (1-2 story) = $12,356

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - Multi-family PD

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

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:	E Sligh LLC	**PID:**	25-1387
APPLICANT:	E Sligh LLC		
LOCATION:	15960 C.R. 672 Lithia, FL 33547		
FOLIO NO.:	38295.0000		

AGENCY REVIEW COMMENTS:

The applicant requests to change the Zoning district from Agricultural, Single-Family Conventional (ASC-1) zoning and Residential, Single-Family Conventional (RSC-3) zoning to PD zoning which would result in a potential net increase of two (2) new multi-family residential buildings with a potential total of up to 67 dwelling units.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, a portion of the parcel is located within Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The parcel is subject to the restrictions and prohibitions of Part 3.05.00 for the portions of the property located within the SWRPA. Residential activities within the SWRPA are generally exempt from the prohibition and restrictions set forth in 3.05.00 and Hillsborough County Environmental Services has no objection to the request.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA)

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 does not appear to be located within a Potable Water Wellfield Protection Area (PWWPA).

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

At this time, Hillsborough County Environmental Services Division has no objection to the proposed activities.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-1387 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 9/16/2025

FOLIO NO.: 38295.0000

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: **Sherri A. Wilson, Conservation and Environmental Lands Management**

APPLICANT: Gerry Dedenbeach **PETITION NO:** 25-1387

LOCATION: 6214 E. Sligh Ave., Tampa, FL 33617

FOLIO NO: 38295.0000 **SEC:** 26 **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

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:	03/23/2026
TIME:	Commencing at 6:00 p.m.
TIME:	Concluded at 10:05 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard Second Floor Tampa, Florida 33602

Reported by:

Kate Khvostova

HEARING OFFICER: Good evening, everybody. My name is Steve Luce, and I will be tonight's Zoning Hearing Master Hearing Officer.

Before we get started, if we could all stand for the Pledge of Allegiance.

(Pledge recited)

HEARING OFFICER: Thank you. You may be seated.

At this point in time, I'd like to introduce Michelle Heinrich from Development Services staff, who will introduce the folks at the desk and go over any changes to tonight's agenda. Ms. Heinrich?

MS. HEINRICH: Good evening. Michelle Heinrich, Development Services.

Joining me up here with the County Attorney's Office, we have both Mary Dorman and Jarryd Dalfino.

With the Planning Commission, we have Tyrek Royal. And with Transportation Review on the other side, we have Richard Perez.

And we do have some changes to the agenda to go over. The first one is agenda page 9, Item D.3. Major Mod 25-1239. This application has been withdrawn, so this will not be heard tonight.

HEARING OFFICER: Okay.

MS. HEINRICH: Secondly, agenda page 10, Item D.5. PD 25-1387. This is being highlighted to you to correct a

typo on the agenda to the correct applicant name.

HEARING OFFICER: Okay.

MS. HEINRICH: And third, agenda page 11, Item D.8. PD 26-0214. This is to revise the agenda to correct the existing zoning to PD 01-1180 and RSC-2H.

HEARING OFFICER: Okay.

MS. HEINRICH: Agenda page 11, Item D.9. Major Mod 26-0215. This is a revision to the agenda and a continuance. Firstly, on the agenda the current future land use category is only the NMU-4(3). And the applicant is requesting a continuance to the April 27th, 2026 ZHM. And this one would need to be reviewed by yourself and approved for that continuance.

HEARING OFFICER: Okay. Is there anyone in the audience that wishes to speak to the continuance only? Yes, sir.

MR. PRESSMAN: I do have a couple items on continuance, but I wasn't sure if you were referring to the ones Michelle just spoke of or any on the agenda.

HEARING OFFICER: Yeah. I'm talking about Item D.12. It's 26-0349. Is that it, Michelle?

MS. HEINRICH: Major Mod 26-0215.

HEARING OFFICER: All right. Sorry.

MS. HEINRICH: Item D.9.

HEARING OFFICER: D.9. Okay.

MS. HEINRICH: Our next application is Item D.5. PD 25-1387. The applicant is requesting rezoning property from AS-1 and RSC-3 to planned development. Tim Lampkin, with Development Services will provide staff findings, after the applicant's presentation.

HEARING OFFICER: Okay. The applicant, please.

MR. DEDENBACH: Good evening. My name is Gerry Dedenbach. My address is 11801 Research Drive, Alachua, Florida 32615.

We are here tonight on behalf of East Slight LLC to request a rezoning of approximately 4.98 acres along the Hillsborough River on East Sligh Avenue. The intent is to create a small planned development with multi-family that cannot be accomplished without the rezoning.

This furthers the objectives of the East Lake Orient-Park Community Plan vision. It broadens housing choices in northern Hillsborough County. It preserves the existing neighborhood character, which is surrounded by multi-family residential development and light commercial uses. And it creates a safer environment, by utilizing Crime Prevention Through Environmental Design Elements within the project.

This is the entrance to the former single-family lot on East Sligh Avenue that you can see, which will be utilized in the overall PD master plan. East Sligh Avenue

has several large oak trees, beneath which we will be creating a sidewalk that will interconnect to the nearest point on the west side of the project site.

We began our process in August of 2025, and we're pleased to be here tonight for the Zoning Hearing Master Public Hearing.

This is the context map that shows you the property along East Sligh Avenue, and it is between Harney Road and 56th Street. The call outs that you see on this map are additional housing areas that are around the property and some commercial uses to the south side, and there are parks also on the south side.

Part of the charm of this site, and why our clients have purchased this site, is because of its access to the Hillsborough River and the fact that it has an existing boat ramp on the site. When we told EPD staff that we were going to have a kayak shack so the residents here could kayak peacefully along the Hillsborough River, some of the EPD staff said, we'd like to live at a place like that, where you could live conveniently and launch a kayak in the afternoon and enjoy the beauty of the river. We intend to keep that boat ramp, and probably put a dock there, but we realize that will happen after this action.

The future land use element has residential 20 on the site, which will allow up to 20 dwelling units per acre,

and the site's existing future land use allows 55 dwelling units on the acre, but we are only requesting 47.

There are no wetlands impacts proposed for the site. The site has both RSC-3 and ASC-1 zoning presently. The PD zoning that we are requesting will permit the residential units in two attached buildings upon the site.

Tampa Family Medical is to our immediate east, with their driveway, parking lot, and stormwater management facility. To the west is a small lot, four-lot subdivision.

The master plan, as shown here on the screen, has two buildings. I will reorient that for you, so you can see that in a proper orientation with the buildings and the site running from south to north. The proposed plan will have an east and west building. The east building runs longitudinally, north to south. To the east of that is Tampa Family Medical's parking lot, circulation, drive aisles, and stormwater management.

HEARING OFFICER: If I could ask, where's the stormwater, conceptually?

MR. DEDENBACH: Our stormwater, conceptually, is located to the north of the east building, outside of the wetland and buffer areas, here, approximately under this label.

HEARING OFFICER: Okay.

MR. DEDENBACH: The existing boat ramp, as you can

see, is here to the west side of the site.

HEARING OFFICER: Have you done any preliminary design yet?

MR. DEDENBACH: Yes. Sorry. I jumped forward. The preliminary design has been completed in concert with our architects. That's how we came up with this plan. Since we are abutting commercial uses to the east, we've located this building longitudinally, running north-south. And so to create better curb appeal and to preserve the residential character, we've located the southern building, with its narrow side against the single family lots that are here, and then immediately this transitions into town homes and other multi-family development. So we've designed the site to be sensitive for compatibility purposes, as well as to preserve the street front of Sligh Avenue, and present a better residential product along the corridor.

Again, we will be adding sidewalks in front of this project, mindful of the large oak trees that are there. That will connect further to the west of Rivertree Landing, so we'll create a continuous sidewalk system along there.

Staff has identified in their work, 13 elements of the comprehensive plan that this project is consistent with, overall, and also it is consistent with the land development codes. Staff has recommended approval of this, and we would entertain and request respectfully your approval also. Thank

you very much.

HEARING OFFICER: Very good. Thank you, sir. All right. At this point in time, Development Services.

MR. LAMPKIN: Good evening. Tim Lampkin, Development Services. As the applicant has summarized, it's an approximately just under five-acre property. They're proposing 47 dwelling units within 2 buildings.

The property is currently developed with a single-family home with wetland areas located on the Hillsborough River. Now, the property is located on the north side of East Sligh Avenue. It's approximately 2,500 feet east of the intersection of North 56th Street and East Sligh Avenue.

The applicant proposes a variation of the landscape and buffering. They're proposing a variation for land development code 6.06.00, specifically regarding a 10-foot wide buffer with type A screening, in place of the required 20-foot wide buffer with type B screening.

The applicant now proposes a maximum building height of 46 feet and they're requesting an -- they provided justification, within their application, regarding that the relief from the compatibility setback along the eastern and western boundaries, is supported by the functional role of the proposed small-scale multi-family development within the surrounding land use context.

And the applicant has not requested any additional variations of the land development code, and based upon the above, staff finds the request approvable, unless you have any questions.

HEARING OFFICER: I have no questions. Thank you.

MR. LAMPKIN: Thank you.

HEARING OFFICER: And Planning Commission staff?

MR. ROYAL: Good evening, again. Tyrek Royal, for Planning Commission staff.

This request is consistent with FLU Objective 2.2, as the 47 dwelling units fall below the maximum density permitted within the Residential-20 future land use category, even after accounting for wetlands and density regulations under Policy 2.3.9.

Additionally, the project complies with FLU Objective 4.4 and Policy 4.4.1, by integrating into a mixed-use corridor that includes higher-density residential and institutional uses, with appropriate buffering and site planning to ensure compatibility with adjacent properties.

Overall, staff finds that the planned development is consistent with the comprehensive plan and compatible with the surrounding development pattern, subject to the recommended conditions. Thank you.

HEARING OFFICER: All right. Thank you.

At this point in time, is there anyone in the

audience that wishes to speak in support of the application? I see no one responding.

Anyone in the audience wish to speak in opposition to the application? No one responding.

Staff, anything further?

MS. HEINRICH: No, sir.

HEARING OFFICER: Okay. Applicant, an opportunity for rebuttal.

MR. DEDENBACH: None, sir.

HEARING OFFICER: Okay. Very good. Thank you, sir.

With that, that concludes this item.

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

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
MM 26-0015	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331.0976
APPLICATION # RZ 25-0270 RZ26-0283	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St Pete STATE FL ZIP 337 PHONE 727- 804- 1760
APPLICATION # RZ 25-1338	NAME SYED ALI MAILING ADDRESS 602 OCONEE AVE CITY TAMPA STATE FL ZIP 33606 PHONE 8132608502
APPLICATION # RZ 26-0359	NAME Matthew Spec MAILING ADDRESS 311 W palm ave APT 923 tampa FL 33602 CITY Tampa STATE fl ZIP 33602 PHONE 321-754-7550
APPLICATION # RZ 26-0359	NAME Bobby Shiver MAILING ADDRESS 2101 Fairfield Ave CITY Brandon STATE FL ZIP 3351 PHONE 813 594 8248
APPLICATION # RZ 26-0457	NAME DON THOMPSON MAILING ADDRESS 10829 Alowyn Rd. CITY LITHIA STATE FL. ZIP 33547 PHONE 813 220.0946

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0468	NAME ART GILLETTE MAILING ADDRESS 10910 BALM RIVERVIEW RD. CITY RIVERVIEW STATE FL. ZIP 33569 PHONE 813 441-9591
RZ 25-0882	NAME DAVID WRIGHT MAILING ADDRESS 8956 WESTERLAND DR. CITY LAND O LAKES STATE FL ZIP 34637 PHONE 813-230-7473
RZ 25-0939	NAME Todd Twesme MAILING ADDRESS 200 2nd Ave S #45 CITY St Pete STATE FL ZIP 337 PHONE 727 894 1760
RZ 25-1386	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 25-1386	NAME William J Molloy MAILING ADDRESS 315 S Hyde CITY Tampa STATE FL ZIP PHONE 326
RZ 25-1386	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY,** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 25-1387	NAME GERRY DEDONBACH MAILING ADDRESS 11601 Research Drive CITY Alachua STATE FL ZIP 32615 PHONE 352 331.1976
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Jake Cremer MAILING ADDRESS 2002 W Cleveland St #203 CITY Tampa STATE FL ZIP 33606 PHONE 813-419-3914
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Cynthia Spell MAILING ADDRESS 2002 W. Cleveland St. CITY Tampa STATE FL ZIP PHONE 8134193914
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Rodney Smith MAILING ADDRESS 10016 Ohio Ave CITY Thonotosassa STATE FL ZIP 33592 PHONE 813 984-5048
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Ray Foster MAILING ADDRESS 10724 Williams Rd CITY Thonotosassa STATE FL ZIP 33592 PHONE 813-763-3990

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO PAGE 4 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Michael Brooks MAILING ADDRESS 400 N Tampa FL Ste 1910 CITY Tampa STATE FL ZIP 33602 PHONE
RZ 26-0213	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 26-0213	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
RZ 26-0213	NAME JUAN MANUD MAILING ADDRESS 17403 Chelsea Downs Cir CITY Lithia STATE fl ZIP 33547 PHONE 760 409 5170
RZ 26-0213	NAME Travis Baumgardner MAILING ADDRESS 10139 Bryant Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-766 0619
RZ 26-0213	NAME Brendan McAfferty MAILING ADDRESS 6620 Fishhawk Crossing Blvd CITY Lithia STATE FL ZIP 33547 PHONE 813-785-7040

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 5 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Ashani Fairclough MAILING ADDRESS 731 Kensington Lake Cir CITY Riverview STATE FL ZIP 33511 PHONE 813 466 5294
RZ 26-0213	NAME Rashah Davis MAILING ADDRESS 5402 Osprey Ridge Dr CITY Lithia STATE FL ZIP 33547 PHONE 352-213-1145
RZ 26-0213	NAME William Kent Irby MAILING ADDRESS 13222 Lithia Pinecrest Road CITY Thonotosassa STATE FL ZIP [illegible] PHONE 813-503-[illegible]
RZ 26-0213	NAME Eric W. Smith MAILING ADDRESS 617 W. Lumsden Rd. CITY Brandon STATE FL ZIP 33511 PHONE 813 662 7429
RZ 26-0213	NAME Katherine Wiggins MAILING ADDRESS 18808 Boyette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-546-7137
RZ 26-0213	NAME David Secret MAILING ADDRESS 18920 Boyette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813 685-8448

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 6 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Lavonne Kendrick MAILING ADDRESS 18833 Bouette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-298-3421
RZ 26-0213	NAME Gary Taylor MAILING ADDRESS 10005 Bryant Rd CITY Lithia STATE FL ZIP [illegible] PHONE 813 [illegible]
RZ 26-0214	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8422
MM 26-0335	NAME RYAN MANASSE MAILING ADDRESS 400 N. ASHLEY DR. STE. 3100 CITY TAMPA STATE FL ZIP 33602 PHONE 813-225-2500
MM 26-0346	NAME Isabelle Albert MAILING ADDRESS 10900 Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
MM 26-0346	NAME William Molloy MAILING ADDRESS 325 S Blvd CITY Tampa STATE FL ZIP [illegible] PHONE 813 [illegible]

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 7 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
15 MM 26-0346	NAME David Lopez MAILING ADDRESS 201 E. Kennedy Blvd CITY Tampa STATE FL ZIP 33602 PHONE
15 MM 26-0346	NAME Shameyah Francis MAILING ADDRESS 9501 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
VS MM 26-0346	NAME Edwin Gaines JR MAILING ADDRESS 9517 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
VS MM 26-0346	NAME Dr Laura Hauser MAILING ADDRESS 9515 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
MM 26-0346	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE:** 3/23/2026

HEARING MASTER: Steve Luce **PAGE:** 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-0882	David Wright	1. Applicant Presentation Packet	No
RZ 25-0939	Todd Pressman	1. Applicant Presentation Packet - Thumb drive	No
RZ 25-1386	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No
RZ 25-1386	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-1387	Gerry Dedenbach	1. Applicant Presentation Packet - Thumb drive	No
RZ26-0213	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No
RZ 26-0213	Eric Smith	2. Opposition Presentation Packet - Thumb drive	No
RZ 26-0214	Kami Corbett	1. Applicant Presentation Packet - Thumb drive	No
MM 26-0335	Ryan Manasse	1. Applicant Presentation Packet - Thumb drive	No
MM 26-0335	Ashley Rome	2. Revised Staff Report	Yes (Copy)
MM 26-0346	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No

MARCH 23, 2026 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 23, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Steve Luce, ZHM, overview of ZHM process.

Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1338

Michelle Heinrich, DS, called RZ 25-1338.

Testimony provided.

Steve Luce, ZHM, closed RZ 25-1338.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0359

Michelle Heinrich, DS, called RZ 26-0359.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0359.

C.2. RZ 26-0457

Michelle Heinrich, DS, called RZ 26-0457.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0457.

C.3. RZ 26-0468

- Michelle Heinrich, DS, called RZ 26-0468.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0468.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 25-0882

- Michelle Heinrich, DS, called RZ 25-0882.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-0882.

D.2. RZ 25-0939

- Michelle Heinrich, DS, called RZ 25-0939.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-0939.

D.3. MM 25-1239

- Michelle Heinrich, DS, announced application MM 25-1239 was withdrawn.

D.4. RZ 25-1386

- Michelle Heinrich, DS, called RZ 25-1386.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-1386.

D.5. RZ 25-1387

- Michelle Heinrich, DS, called RZ 25-1387.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-1387.

D.6. RZ 26-0070

- Michelle Heinrich, DS, called RZ 26-0070.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0070.

D.7. RZ 26-0213

- Michelle Heinrich, DS, called RZ 26-0213.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0213.

D.8. RZ 26-0214

- Michelle Heinrich, DS, called RZ 26-0214.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0214.

D.9. MM 26-0215

- Michelle Heinrich, DS, called MM 26-0215.
- Testimony provided.
- Steve Luce, ZHM, continued MM 26-0215 to April 27, 2026, ZHM hearing.

D.10. MM 26-0335

- Michelle Heinrich, DS, called MM 26-0335.
- Testimony provided.
- Steve Luce, ZHM, closed MM 26-0335.

D.11. MM 26-0346

- Michelle Heinrich, DS, called MM 26-0346.
- Testimony provided.

- Steve Luce, ZHM, closed MM 26-0346.

D.12. RZ 26-0349

- Michelle Heinrich, DS, RZ 26-0349 continued to April 27, 2026, ZHM hearing.

E. ZHM SPECIAL USE – **None.**

ADJOURNMENT

- Steve Luce, ZHM, adjourned the meeting at 10:05 p.m.

6214 E. Sligh Avenue Multi-Family Community Planned Development (PD)

E Sligh LLC

Planned Development (PD) Rezoning Application
Application # RZ PD 25-1387

Hillsborough County
Zoning Hearing Master
March 23, 2026

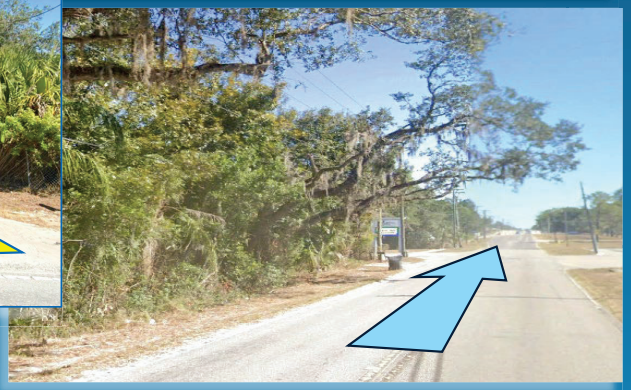
NV5

PN: 24-0971

Application No. RZ 25-1387
Name: Gerry Dedenbach
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 03/23/2026







Type of Application:

Rezoning:

- FROM: ASC-1 & RSC-3
- TO: PD (±4.98 acres)

Application Intent:

PD zoning to implement the site's RES-20 FLU with a small-scale multi-family community, which cannot be accomplished with the existing zoning.

Opportunities:

- *Further the East Lake–Orient Park Community Plan's vision and strategies for compatible development and community improvement through infill redevelopment.*
- *Broaden housing choice along a key corridor, E. Sligh Avenue.*
- *Preserve existing neighborhood character and provide a transitional buffer function.*
- *Create a safer environment utilizing Crime Prevention Through Environmental Design (CPTED) principles.*

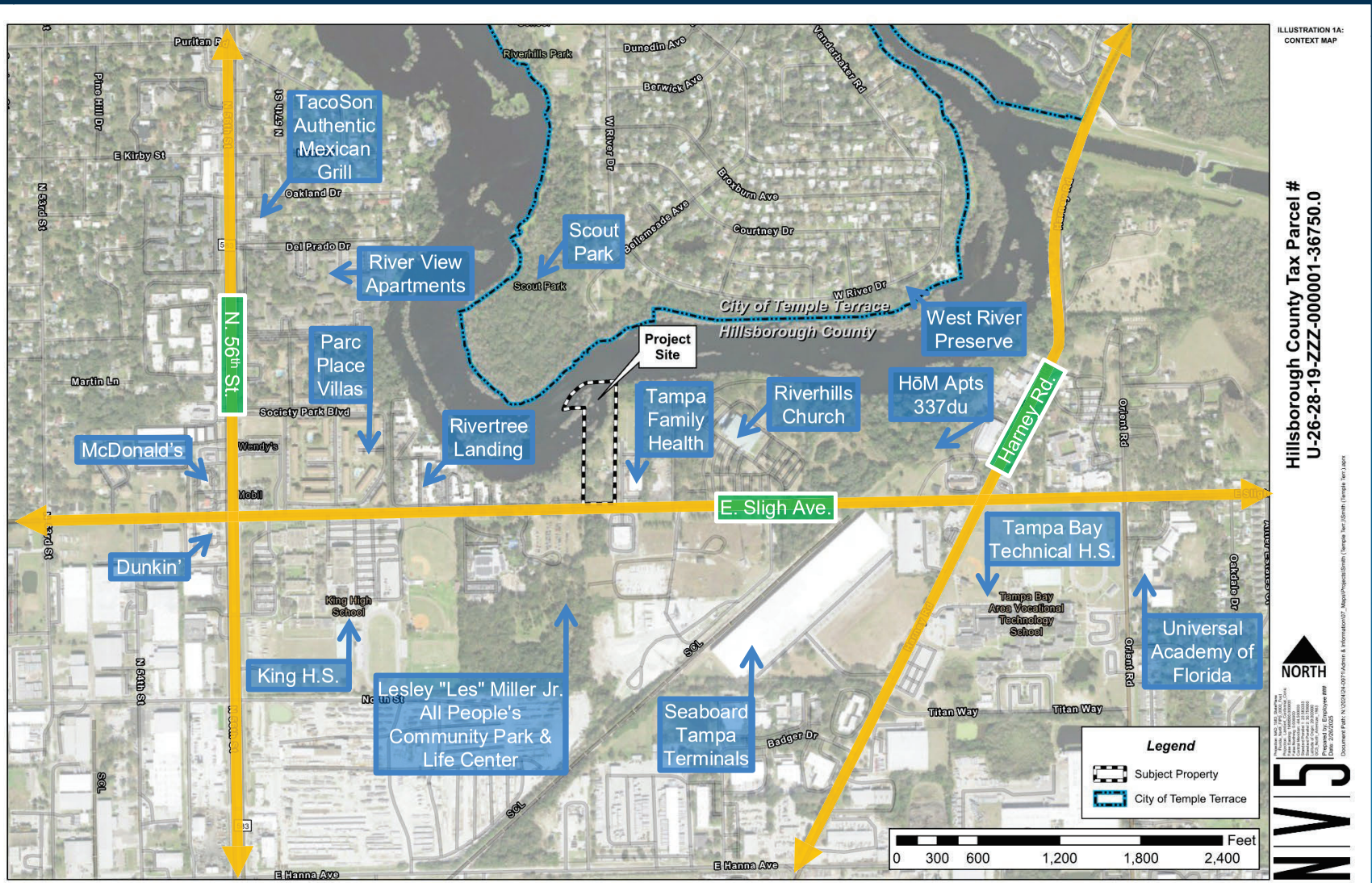
APPLICATION TIMELINE
PD REZONING APPLICATION



CONTEXT MAP

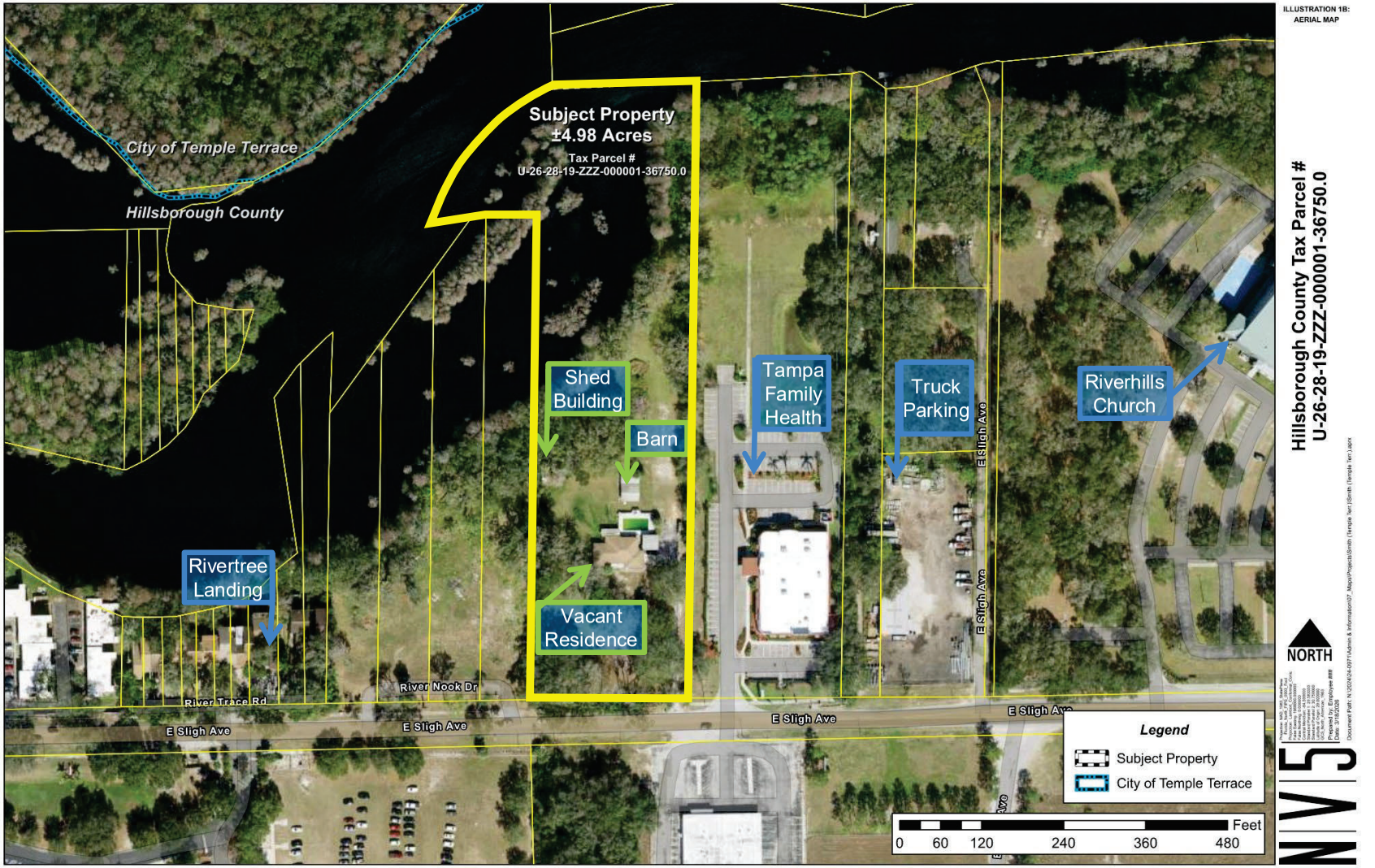
The site is north of E. Sligh Ave, between N. 56th St. / State Road (SR) 583 and Harney Rd.

Context area contains a mix of residential uses, commercial corridors, parks and rec, cultural centers, and is within the *East Lake–Orient Park Community Planning area*.



AERIAL MAP

The site is already developed and contains an existing, vacant residential building.

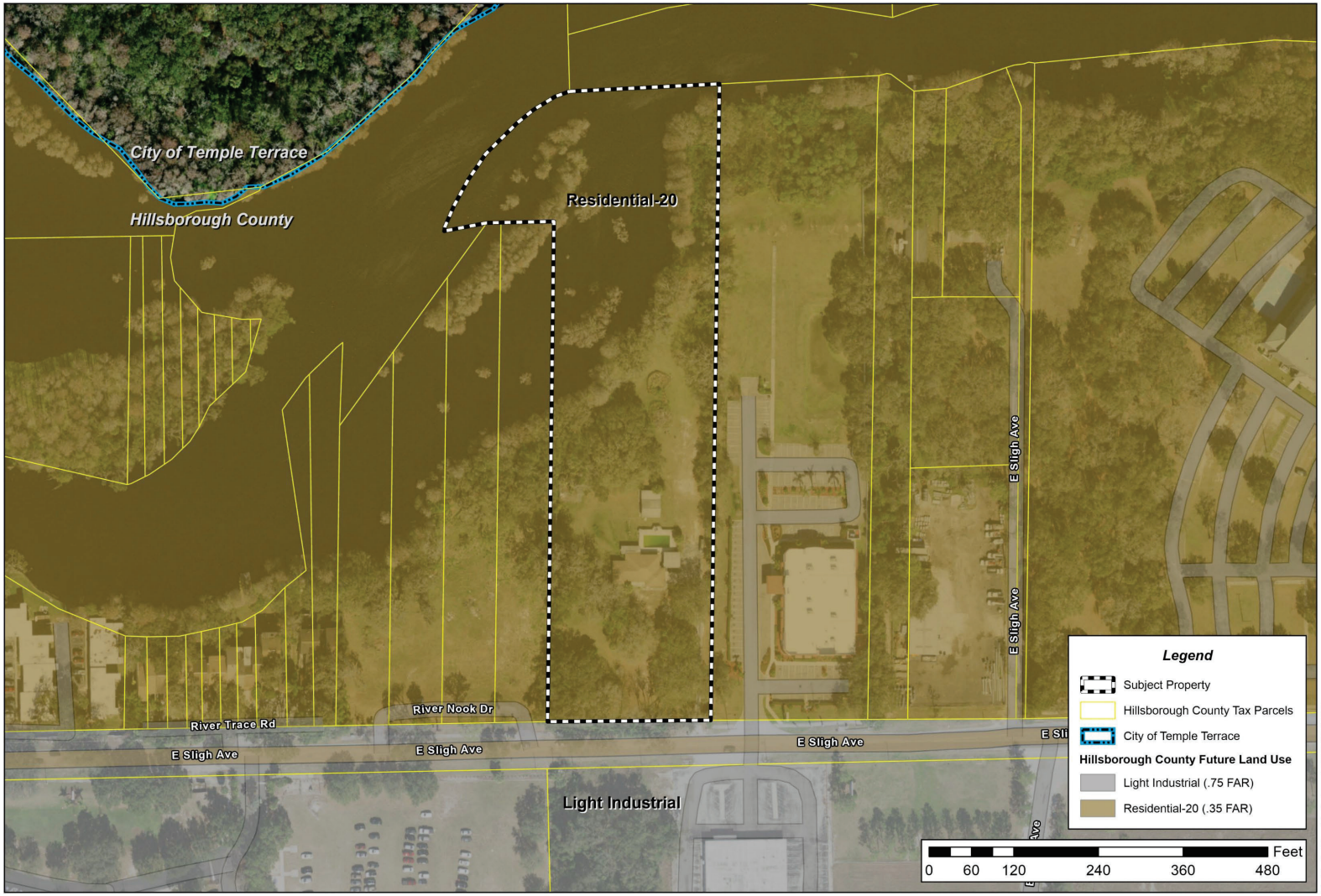


EXISTING FUTURE LAND USE MAP (FLUM)

FLU:
Residential-20

RES-20 FLU designation is used for high density residential developments up to 20 du/ac.

The site's existing FLU allows up to 55 du on the ±2.34-ac subject property.

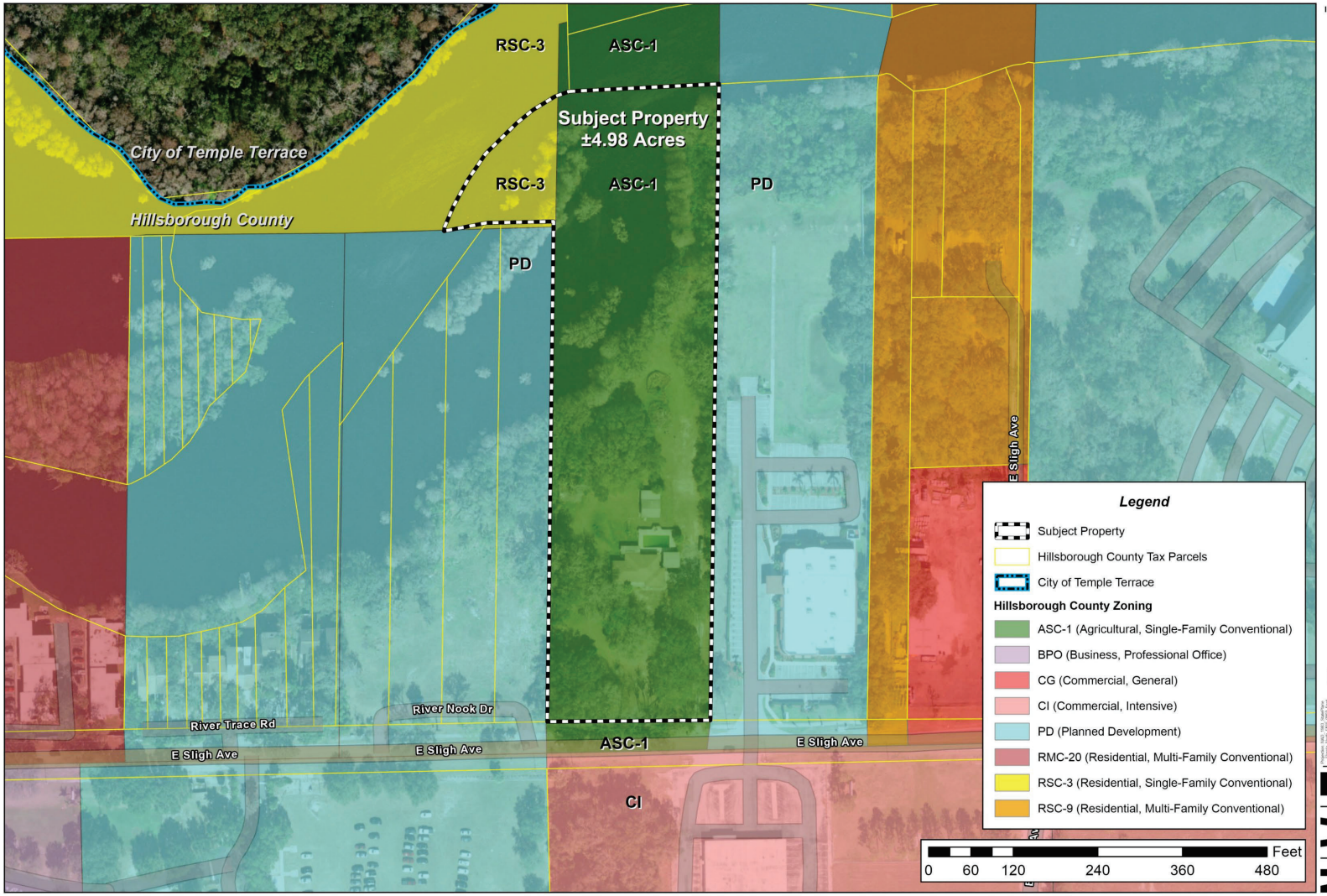


EXISTING ZONING MAP

Zoning:

ASC-1: Agricultural, Single-Family Conventional (±4.55-ac); &

RSC-3: Residential, Single-Family Conventional (±0.43-ac)



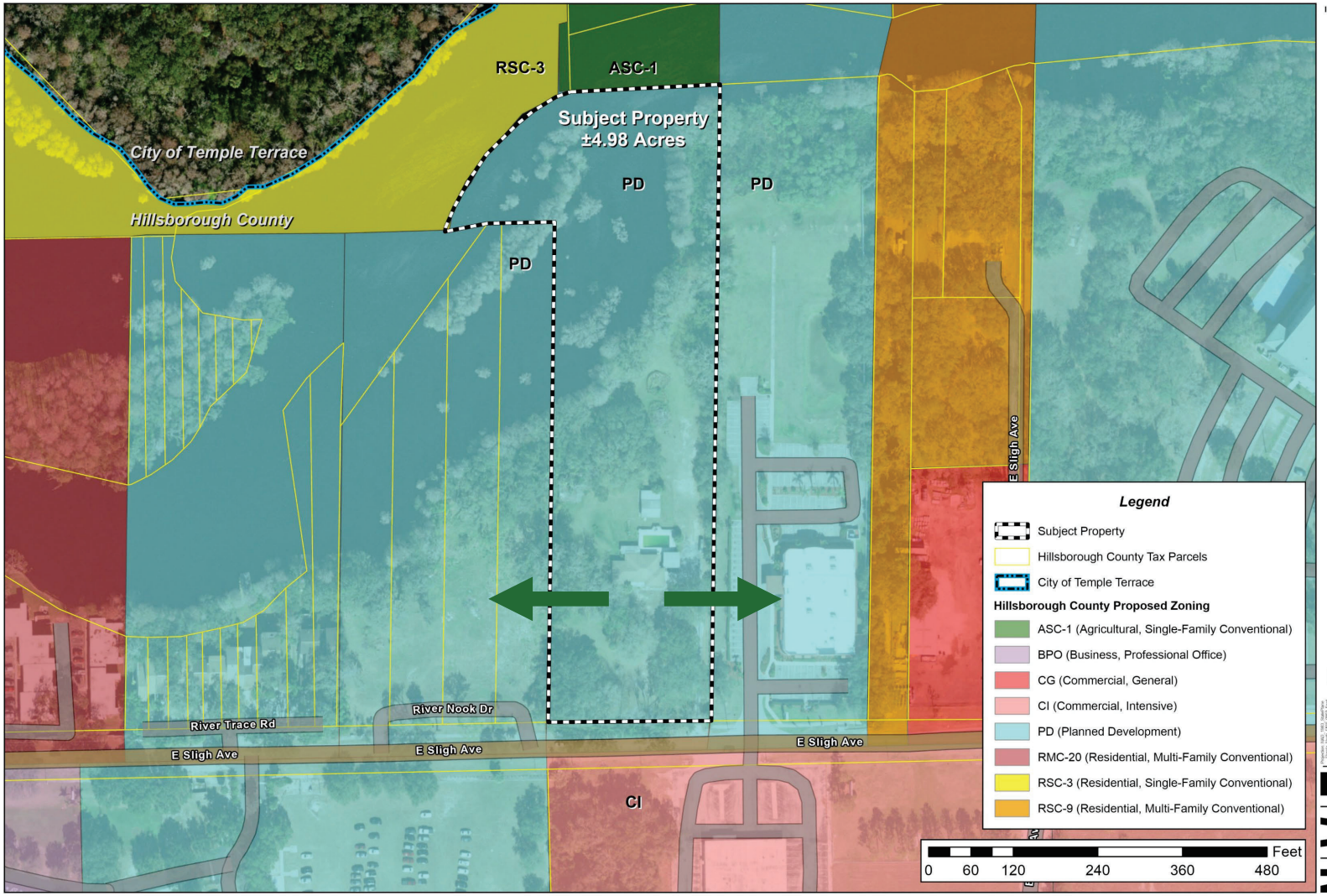
PROPOSED ZONING MAP

Zoning:

PD: Planned Development

PD zoning to the west permits single-family residential units, & to the east permits medical offices.

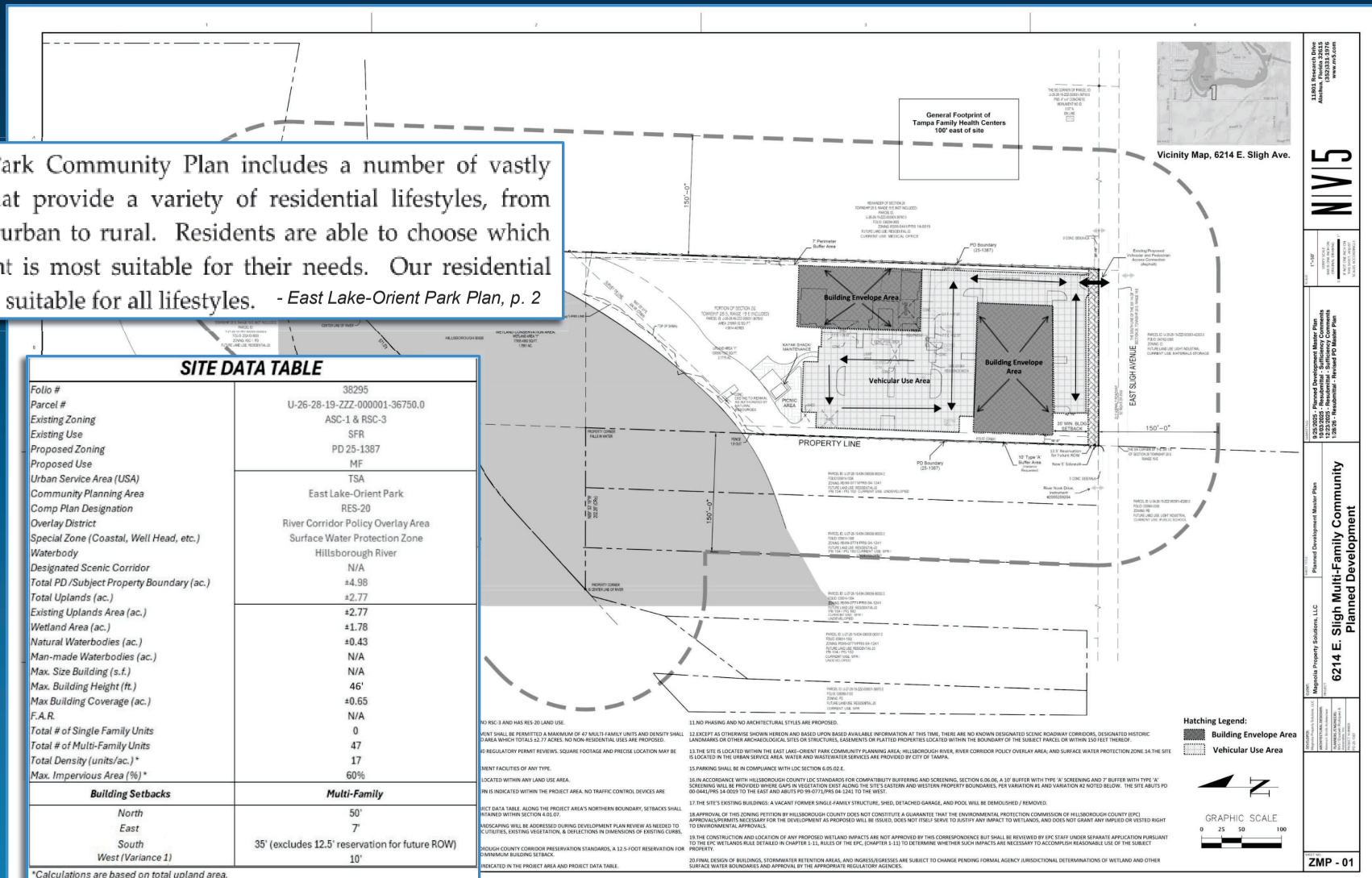
The proposed PD zoning is compatible with surrounding residential uses & provides a transitional density buffer.



6214 E. SLIGH AVE PD PLAN

The East Lake-Orient Park Community Plan includes a number of vastly diverse communities that provide a variety of residential lifestyles, from highly-urbanized to suburban to rural. Residents are able to choose which intensity of development is most suitable for their needs. Our residential streets are quiet safe and suitable for all lifestyles. *- East Lake-Orient Park Plan, p. 2*

The PD Plan is consistent with the intent of the underlying RES-20 FLU for density & preserves surrounding neighborhood character within the East Lake-Orient Park Community.



SITE DATA TABLE

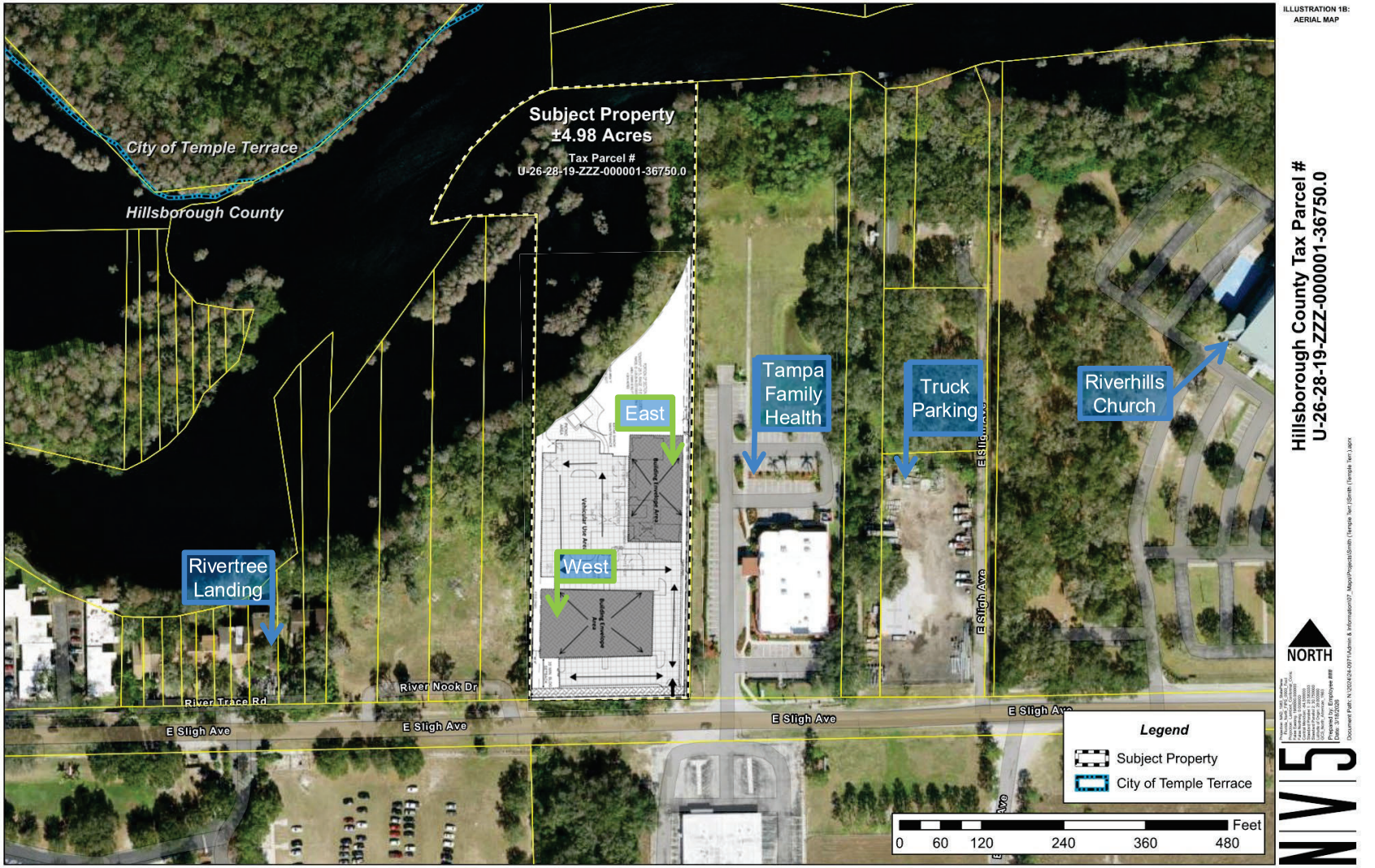
Folio #	38295
Parcel #	U-26-28-19-ZZZ-000001-36750.0
Existing Zoning	ASC-1 & RSC-3
Existing Use	SFR
Proposed Zoning	PD 25-1387
Proposed Use	MF
Urban Service Area (USA)	TSA
Community Planning Area	East Lake-Orient Park
Comp Plan Designation	RES-20
Overlay District	River Corridor Policy Overlay Area
Special Zone (Coastal, Well Head, etc.)	Surface Water Protection Zone
Waterbody	Hillsborough River
Designated Scenic Corridor	N/A
Total PD /Subject Property Boundary (ac.)	±4.98
Total Uplands (ac.)	±2.77
Existing Uplands Area (ac.)	±2.77
Wetland Area (ac.)	±1.78
Natural Waterbodies (ac.)	±0.43
Man-made Waterbodies (ac.)	N/A
Max. Size Building (s.f.)	N/A
Max. Building Height (ft.)	46'
Max Building Coverage (ac.)	±0.65
F.A.R.	N/A
Total # of Single Family Units	0
Total # of Multi-Family Units	47
Total Density (units/ac.) *	17
Max. Impervious Area (%) *	60%
Building Setbacks	**Multi-Family**
North	50'
East	7'
South	35' (excludes 12.5' reservation for future ROW)
West (Variance 1)	10'

*Calculations are based on total upland area.

VARIANCE:
Variance 1: 10' Buffer Type 'A' Screening (proposed).

AERIAL MAP

The site is already developed and contains an existing, vacant residential building.



Consistency with Unincorporated Hillsborough County Comprehensive Plan

FUTURE LAND USE SECTION

Urban Service Area
- Objective 1.1
- Policy 1.1.3

Environmentally Sensitive Land Density Calculation
- Policy 2.3.9

Development
- Objective 4.1
- Policy 4.1.1
- Policy 4.1.2

Future Land Use Categories
- Objective 2.2
- Policy 2.2.1

Compatibility
- Objective 3.1
- Policy 3.1.2
- Policy 3.1.3

Neighborhood/Community Development
- Objective 4.4
- Policy 4.4.1

County Staff Report identifies *consistency with 13 Comprehensive Plan Goals, Objectives, and Policies and meets LDC Sec. 5.03.06.C.6 requirements*

Hillsborough County Staff Implementation Recommendations

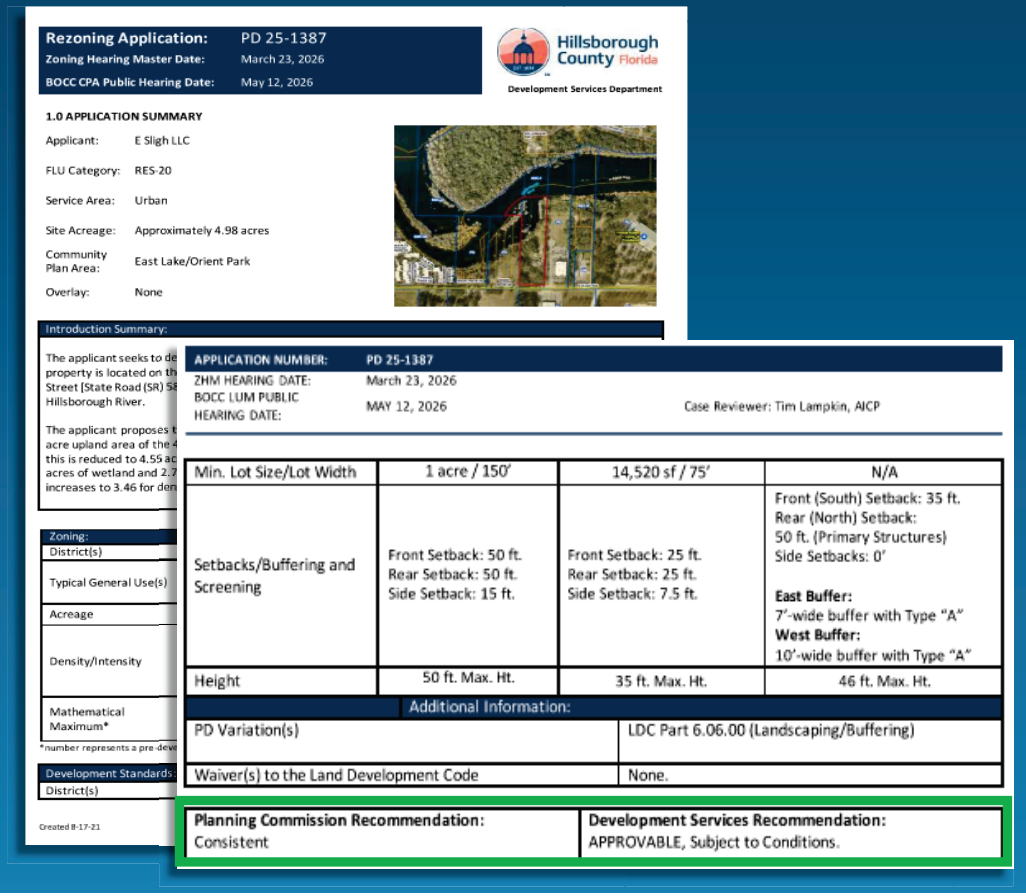
Compatibility

- Serves as an appropriate transition in scale and intensity between the medical office use to the east and the planned single-family/townhome development to the west;
- Enhanced buffering meets or exceeds adjacent standards;
- Surrounding PDs permit comparable or higher intensities, including medical offices, a 230-bed residential facility, and townhomes up to 40-45 ft. in height; and
- Site design minimizes compatibility impacts, with building placement ensuring functional separation from both commercial and residential neighbors.

- Staff finds the proposed PD rezoning ***compatible*** *with the existing development pattern within the surrounding area. – Staff Report, pp. 10*

Recommendation

- ***Approval****, subject to proposed conditions.*



Rezoning Application: PD 25-1387
Zoning Hearing Master Date: March 23, 2026
BOCC CPA Public Hearing Date: May 12, 2026

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	E Sligh LLC
FLU Category:	RES-20
Service Area:	Urban
Site Acreage:	Approximately 4.98 acres
Community Plan Area:	East Lake/Orient Park
Overlay:	None

Introduction Summary:

The applicant seeks to de
property is located on th
Street (State Road (SR) 58
Hillsborough River.

The applicant proposes t
acre upland area of the 4
this is reduced to 4.55 ac
acres of wetland and 2.7
increases to 3.46 for den

Zoning:
District(s)
Typical General Use(s)
Acreage
Density/Intensity
Mathematical Maximum*
*number represents a pre-deve

Development Standards:
District(s)

Created 8-17-21

APPLICATION NUMBER: PD 25-1387
ZHM HEARING DATE: March 23, 2026
BOCC LUM PUBLIC HEARING DATE: MAY 12, 2026
Case Reviewer: Tim Lampkin, AICP

Min. Lot Size/Lot Width	1 acre / 150'	14,520 sf / 75'	N/A
Setbacks/Buffering and Screening	Front Setback: 50 ft. Rear Setback: 50 ft. Side Setback: 15 ft.	Front Setback: 25 ft. Rear Setback: 25 ft. Side Setback: 7.5 ft.	Front (South) Setback: 35 ft. Rear (North) Setback: 50 ft. (Primary Structures) Side Setbacks: 0' **East Buffer:** 7'-wide buffer with Type "A" **West Buffer:** 10'-wide buffer with Type "A"
Height	50 ft. Max. Ht.	35 ft. Max. Ht.	46 ft. Max. Ht.

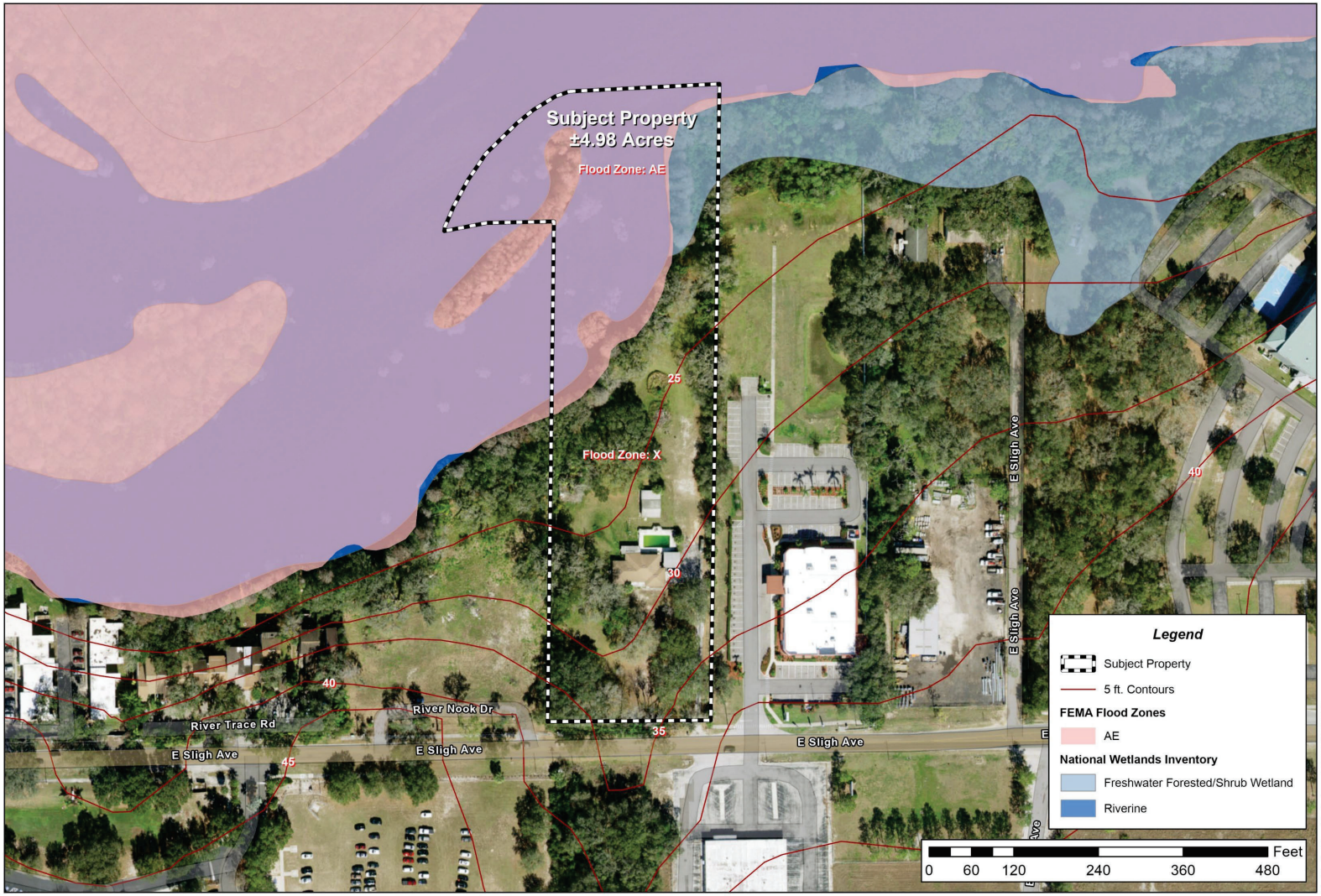
Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	APPROVABLE, Subject to Conditions.

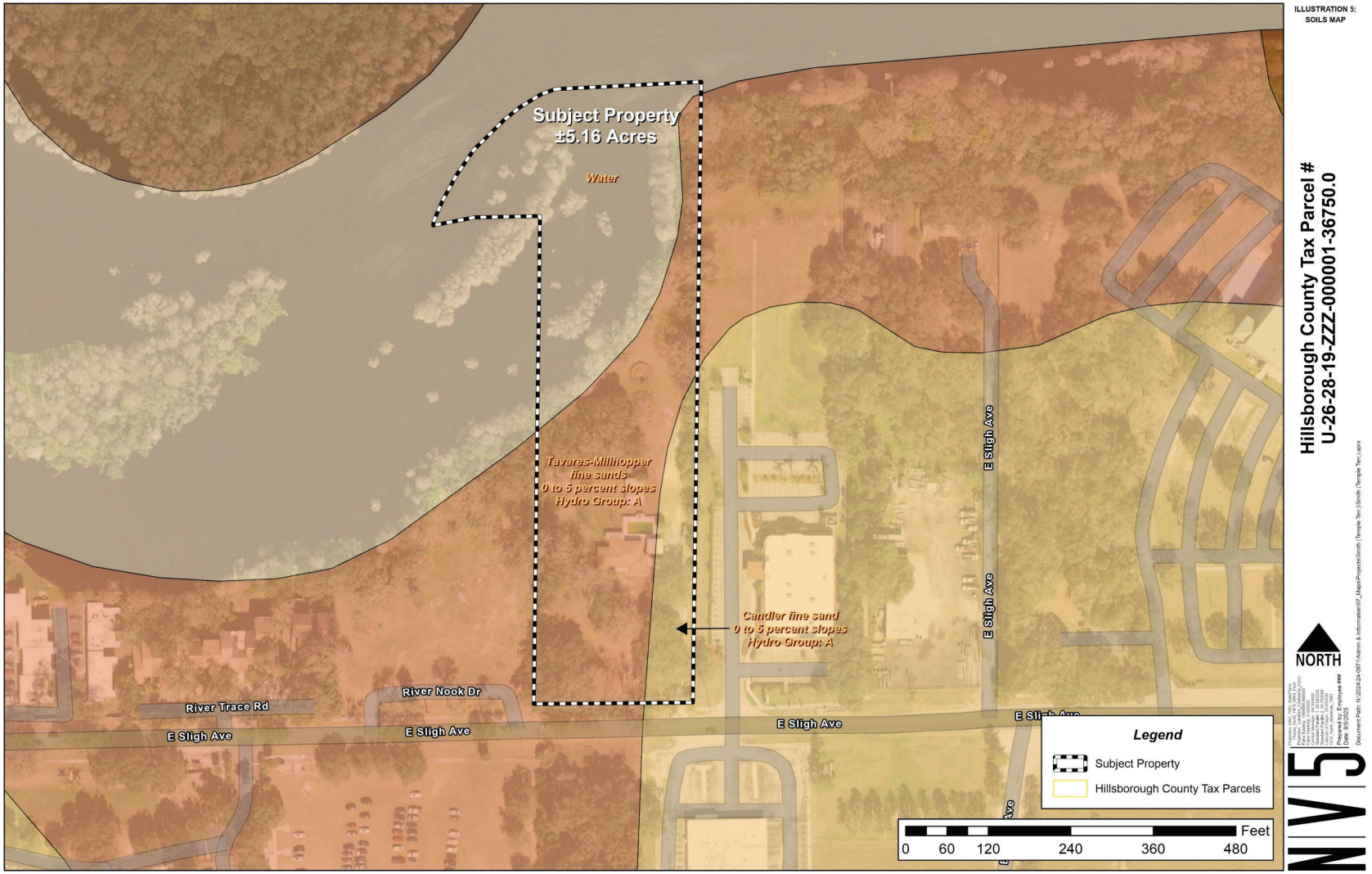
Contact Information:
Gerry Dedenbach, AICP
Gerry.Dedenbach@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

ENVIRONMENTAL MAP



SOILS MAP


ILLUSTRATION 5:
SOILS MAP
Hillsborough County Tax Parcel #
U-26-28-19-ZZZ-000001-36750.0
Subject Property
±5.16 Acres
Water
Tavares-Millhopper
fine sands
0 to 5 percent slopes
Hydro Group: A
Candler fine sand
0 to 5 percent slopes
Hydro Group: A
E Sligh Ave
River Trace Rd
River Nook Dr
NORTH
Legend
Subject Property
Hillsborough County Tax Parcels
0 60 120 240 360 480
Feet

PARTY OF RECORD

NONE