Rezoning Application:

PD 25-0423

Zoning Hearing Master Date:

May 19, 2025

BOCC Public Hearing Date:

July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Samer Alghari, Gharari Associates

FLU Category: R-6

Service Area: Urban

Site Acreage: 4.35 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



Introduction Summary:

The proposal is to develop a 4.35-acre area to Planned Development (PD) to facilitate a 16-unit residential single-family development at a density of 3.67 dwelling units per acre with a minimum 50-foot lot width. There is an existing family dwelling that will remain on the property.

Zoning:	Exis	Proposed	
District(s)	ASC-1	RSC-6	PD 25-0423
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional)	Single-Family Residential (Conventional)
Acreage	3.35 acres	1 acre	4.35 acres
Density/Intensity	1 DU per acre	6 DU per acre	3.DU per acre
Mathematical Maximum*	3 dwelling units	6 dwelling units	Sixteen (16) dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	ASC-1	RSC-6	PD 25-0143
Lot Size / Lot Width	43,560 sf/150'	7,000 sf/70'	5,000 sf/50′
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 25' Side: 7.5' Rear: 25'	Front: 20' Side: 5' Rear: 20'
Height	50′	35′	35′

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

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

APPLICATION NUMBER:	PD 25-0423	
ZHM HEARING DATE:	May 19, 2025	
BOCC PUBLIC HEARING DATE:	July 22, 2025	Case Reviewer: James E. Baker, AICP

2.1 Vicinity Map

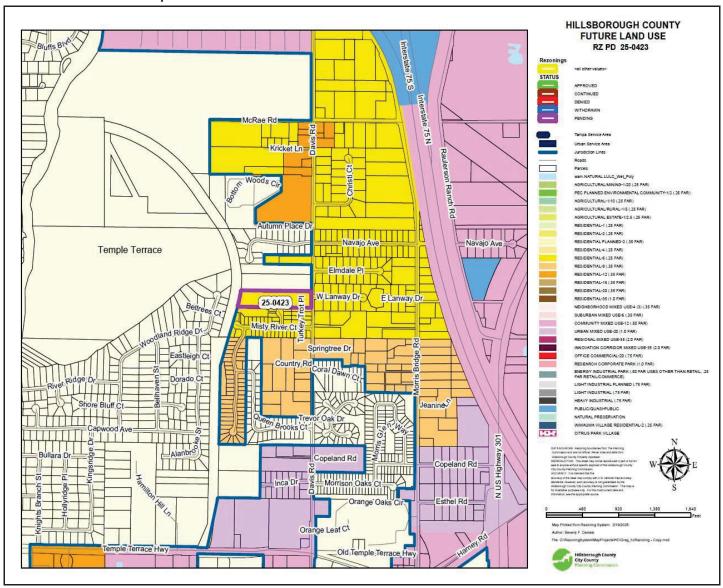


Context of Surrounding Area:

The subject site consists of folio # 37536.0000 located on Davis Road. Properties to the north and south are single family and mobile home uses. The property is within the Urban Service Area and within the East Lake Orient Park Area. The nearest roadway is Davis Road.

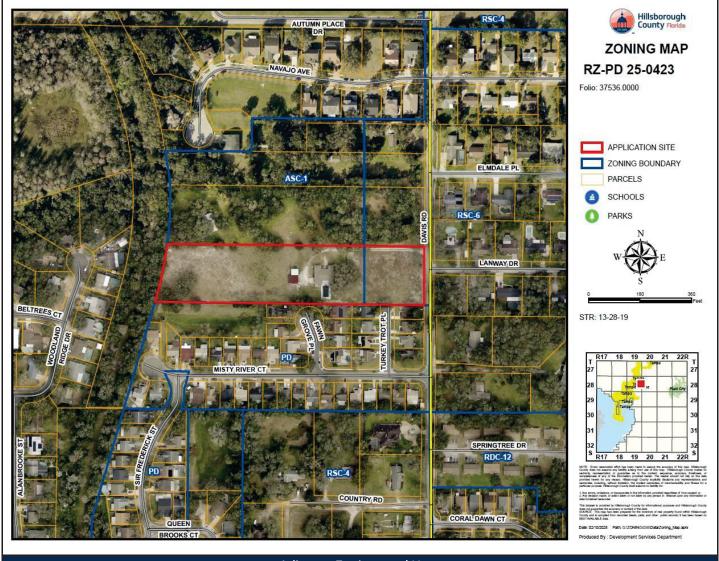
APPLICATION NUMBER:	PD 25-0423	
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2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-6
Maximum Density/F.A.R.:	6 dwelling units per gross acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

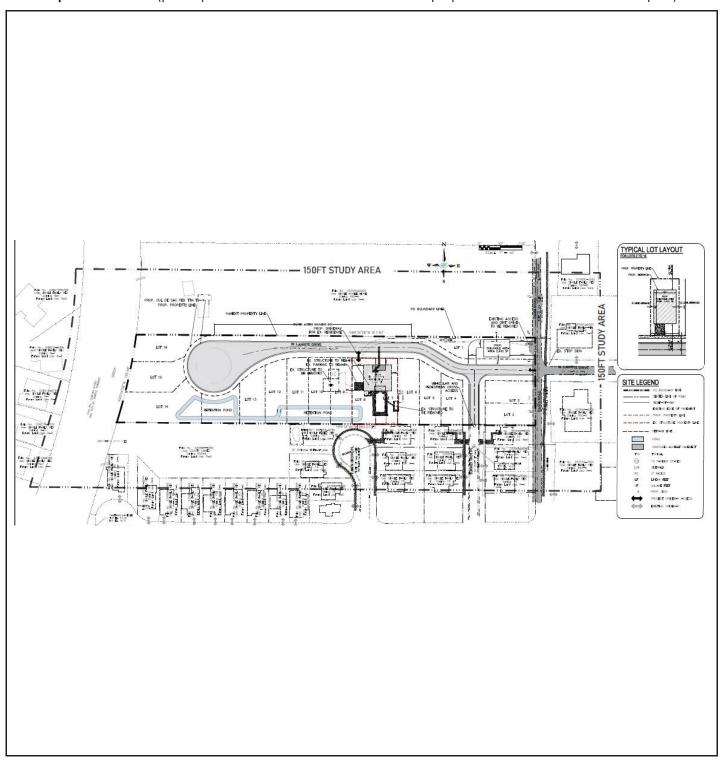
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU per acre	Agricultural and Residential, Single-Family Conventional	Residential, Single-Family
South	PD 84-0244	9 units per acre	Residential, Single-Family Conventional	Residential, Single-Family Conventional
East	RSC-6	6 units per acre	Residential, Single-Family Conventional	Residential, Single-Family Conventional
West	City of Temple Terrace	N/A	N/A	Municipal and Residential, Single-Family

APPLICATION NUMBER:	PD 25-0423	
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2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER:	PD 25-0423	
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Road Name	Road Name	Road Name	
Davis Road	County Collector – Rural	Choose an item. ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☒ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	38	3	3	
Proposed	150	11	15	
Difference (+/1)	+112	+8	+12	

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

Connectivity and Cross Access					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Vehicular & Pedestrian	Meets LDC	
East	Х	Choose an item.	None	Meets LDC	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

Design Exception/Administrative Variance		
Road Name/Nature of Request	Туре	Finding
		Choose an item.
Notes:		

APPLICATION NUMBER:	PD 25-0423	
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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:	☐ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significant	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit		burban/Rural Scen	nic Corridor	
\square Wellhead Protection Area	-	to ELAPP property		
☐ Surface Water Resource Protection Area	_	port Height Zone		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation			-	,
\square Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	
\square Off-site Improvements Provided	□ No	⊠ No	□ No	
Service Area/ Water & Wastewater			_	
⊠Urban ☐ City of Tampa	⊠ Yes	☐ Yes	□ Yes	
□Rural ⊠ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	□ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	□ No	⊠ No	⊠ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is base 2,000-sf home) Mobility: \$9,183 * 16 = \$146,928 Parks: \$2,145 * 16 = \$34,320 School: \$8,227 * 16 = \$131,632 Fire: \$335 * 16 = \$5,360 Urban Mobility, Northeast Parks/Fire 16 sing family homes	le			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

APPLICATION NUMBER:	PD 25-0423				
ZHM HEARING DATE:	May 19, 2025				
BOCC PUBLIC HEARING DATE:	July 22, 2025		Case Re	eviewer: James E	. Baker, AICP
Planning Commission					
☐ Meets Locational Criteria	⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	
\square Locational Criteria Waiver	Requested	□ No	⊠ Consistent	⊠ No	
\square Minimum Density Met	\boxtimes N/A				

APPLICATION NUMBER:	PD 25-0423	
ZHM HEARING DATE:	May 19, 2025	
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone folio 37536.000 respectively comprised of approximately 3.35 acres ASC-1 and 1 acre RSC-6 zoning to a Planned Development to facilitate a residential single-family development at a density of 3.6 dwelling units per acre or up to a maximum of sixteen (16) dwelling units. The subject site is located at Davis Road. The surrounding area is primarily residential with most properties developed with single-family homes but also includes mobile home development. The adjacent zonings are primarily residential but also include property to the south that is zoned Planned Development and approved/developed with single-family residential.

The lot development standards for the proposed Planned Development are standards of the RSC-9 zoning district with 5,000 square-foot lots and a minimum width of 50 feet, which are the same development standards as the subdivision to the immediate south. The maximum height of the development is proposed to be 35 feet. The density of the development is 3.6 lots per acre and will be allowed a maximum of 16 units.

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

5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 25-0423	
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6.0 PROPOSED CONDITIONS

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2025.

- **1.** Development shall be limited to a maximum of 16 single-family detached units. Uses shall be developed where generally shown on the general site plan.
- 2. Development shall be in accordance with the following:

Minimum Lot size: 5,000 sf
Minimum lot width: 50 ft
Minimum front yard setback: 20 ft*

Minimum rear yard setback: 20 ft (Front yad functioning as a side yard shall permit a minimum

setback of 5 ft, unless accessed by a garage wherein the minimum

setback shall be 20 ft.

Minimum side yard setback 20 ft Maximum building coverage: 40% Maximum building height: 35 ft

- 3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 4. Internal roadways are to be developed per the Hillsborough County TTM TD 4 requirements.
- 5. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 6. 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.

^{*} The existing single-family home shall permit a minimum front yard setback of 15 feet.

ZHM HEARING DATE: BOCC PUBLIC HEARING DATE:	May 19, 2025 July 22, 2025	Case Reviewer: James E. Baker, AICP
Zoning Administrator Sign	Off:	
SITE. SUBDIVISION AND BUIL	DING CONSTRUCT	TON IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

APPLICATION NUMBER:

PD 25-0423

& BUILDING REVIEW AND APPROVAL.

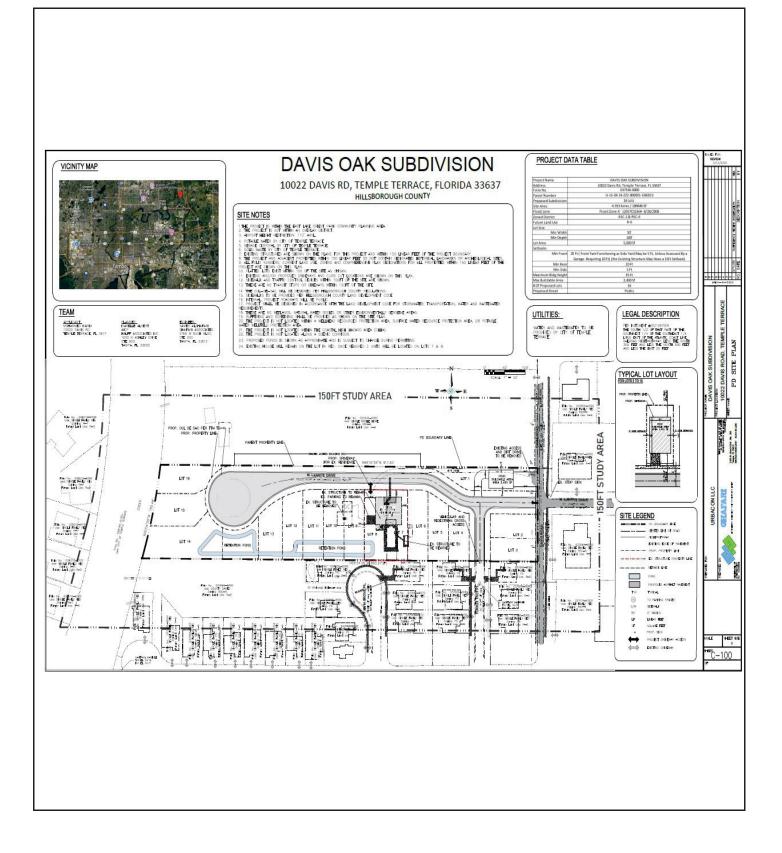
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

APPLICATION NUMBER:	PD 25-0423	
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

APPLICATION NUMBER:	PD 25-0423	
ZHM HEARING DATE:	May 19, 2025	
BOCC PUBLIC HEARING DATE:	July 22, 2025	Case Reviewer: James E. Baker, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:	PD 25-0423	
ZHM HEARING DATE:	May 19, 2025	
BOCC PUBLIC HEARING DATE:	July 22, 2025	Case Reviewer: James E. Baker, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 05/12/2025
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation
PLAN	NING AREA/SECTOR: NE/ELOP	PETITION NO: RZ 25-0423
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted a singular full access connection onto Davis Road.
- 2. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000.
- 3. The developer shall reciprocate the existing cross access stub-out to the south labeled Turkey Trot Ln.
- 4. As Davis Road is a substandard local roadway, the developer will be required to improve the public roadway network, between any project access which may be granted to Davis Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- 5. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 6. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

- 7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 8. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 4.25 acres from Agricultural Single Family Conventional – 6 (ASC-1) to Planned Development (PD). The proposed Planned Development is seeking approval for sixteen (16) single family detached dwelling units. The subject site currently hosts one single-family dwelling unit that aligns with proposed lots seven through nine. The applicant has been made aware that these lots cannot be constructed until the existing single family dwelling unit is removed. The site is located +/- 235ft north of the intersection of Misty River Ct. and Davis Road. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
ASC-1, Single Family Detached (ITE Code 210) 4 Units	38	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Detached (ITE Code 210) 16 Units	150	11	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+112	+8	+12

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Davis Road. Davis Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 43 ft of the right of way.

As previously stated in this report, Davis Road has been identified by county transportation staff as a substandard local roadway, as Davis Road does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manuel (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Davis Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

SITE ACCESS

The subject parcel currently takes access via a single full access connection onto Davis Road. The proposed single family dwelling units are proposed to take access onto Davis Road via the existing full access connection through a TTM TS-3 standard local roadway to be constructed and designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000, labeled W. Lanrite Drive on the PD site plan.

W. Lanrite Drive will connect to the existing cross-access stub-out to the south, labeled Turkey Trot PL on the PD site plan.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Davis Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Davis Road	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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	38	3	3	
Proposed	150	11	15	
Difference (+/-)	+112	+8	+12	

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

Connectivity and Cross Access □ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Vehicular & Pedestrian	Meets LDC
East	Х	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
□ Design Exception/Adm. Variance Requested□ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

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COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0423
Hearing date:	May 19, 2025
Applicant:	Samer Alghafari; Ghafari Associates
Request:	Rezone to Planned Development
Location:	10022 Davis Road, Temple Terrace
Parcel size:	4.35 acres +/-
Existing zoning:	ASC-1 and RSC-6
Future land use designation:	Res-6 (6 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	East Lake-Orient Park Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:

PD 25-0423

Zoning Hearing Master Date:

May 19, 2025

BOCC Public Hearing Date:

July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Samer Alghari, Gharari Associates

FLU Category: R-6

Service Area: Urban

Site Acreage: 4.35 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



Introduction Summary:

The proposal is to develop a 4.35-acre area to Planned Development (PD) to facilitate a 16-unit residential single-family development at a density of 3.67 dwelling units per acre with a minimum 50-foot lot width. There is an existing family dwelling that will remain on the property.

Zoning:	Existing		Proposed
District(s)	ASC-1	RSC-6	PD 25-0423
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional)	Single-Family Residential (Conventional)
Acreage	3.35 acres	1 acre	4.35 acres
Density/Intensity	1 DU per acre	6 DU per acre	3.DU per acre
Mathematical Maximum*	3 dwelling units	6 dwelling units	Sixteen (16) dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	ASC-1	RSC-6	PD 25-0143
Lot Size / Lot Width	43,560 sf/150'	7,000 sf/70'	5,000 sf/50'
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 25' Side: 7.5' Rear: 25'	Front: 20' Side: 5' Rear: 20'
Height	50′	35′	35′

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

APPLICATION NUMBER:	PD 25-0423	
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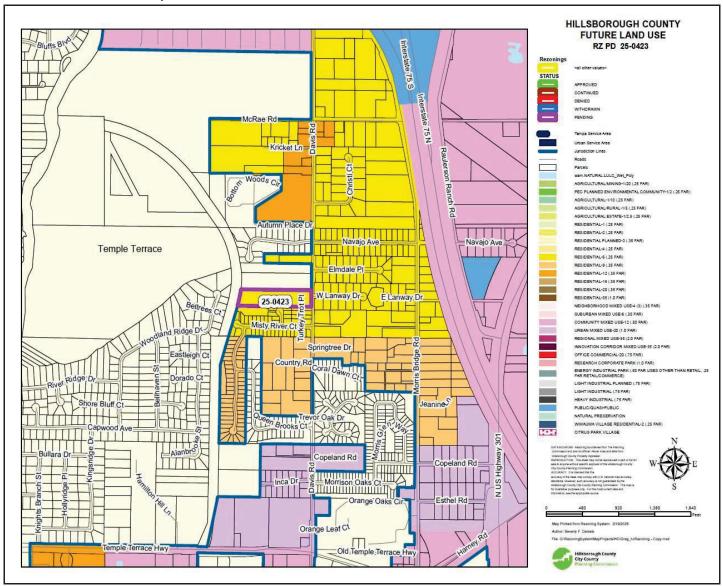


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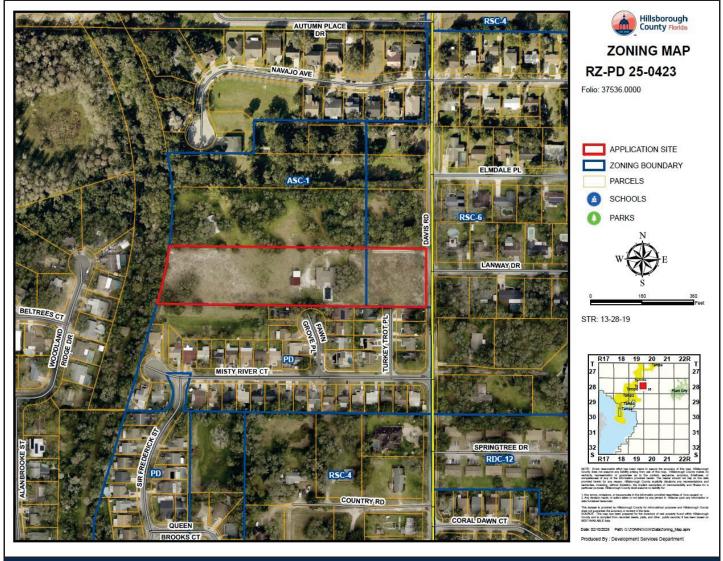
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-6
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Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

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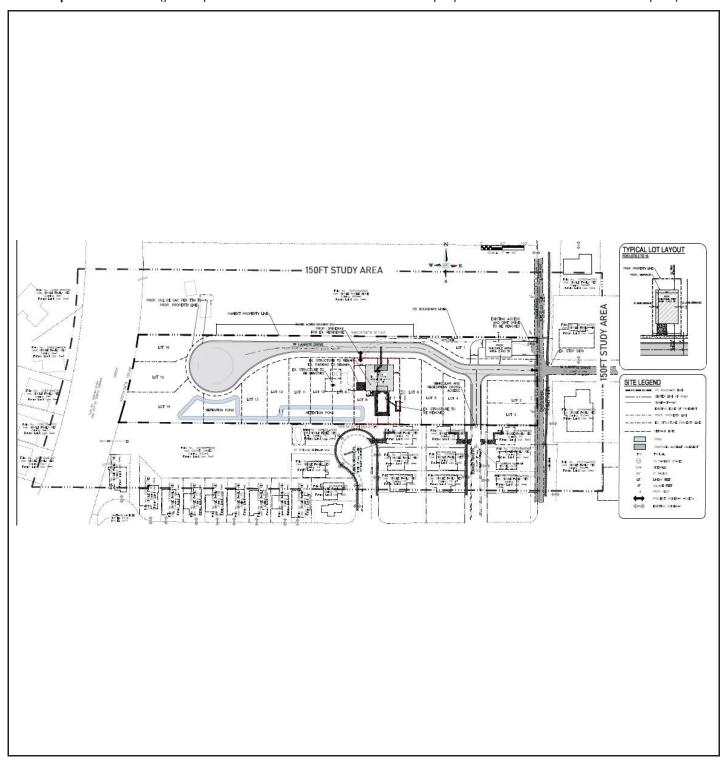
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	ASC-1	1 DU per acre	Agricultural and Residential, Single-Family Conventional	Residential, Single-Family	
South	PD 84-0244	9 units per acre	Residential, Single-Family Conventional	Residential, Single-Family Conventional	
East	RSC-6	6 units per acre	Residential, Single-Family Conventional	Residential, Single-Family Conventional	
West	City of Temple Terrace	N/A	N/A	Municipal and Residential, Single-Family	

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2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
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Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	38	3	3		
Proposed	150	11	15		
Difference (+/1)	+112	+8	+12		

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Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
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East	Х	Choose an item.	None	Meets LDC	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	Finding		
		Choose an item.		
Notes:				

APPLICATION NUMBER: PD 25-0423

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
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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:	☐ Potable W	/ater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significant	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit		burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	•	to ELAPP property		
☐ Surface Water Resource Protection Area	✓ Other Airport Height Zone			
Public Facilities:	Comments	Objections	Conditions	Additional
Transportation	Received	-	Requested	Information/Comments
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	
☐ Off-site Improvements Provided	□ No	⊠ No	□ No	
Service Area/ Water & Wastewater				
☐ Urban ☐ City of Tampa	⊠ Yes	☐ Yes	□ Yes	
, ,	□ No	⊠ No	⊠ No	
□Rural ⊠ City of Temple Terrace				
Hillsborough County School Board	_		_	
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	□ Yes	□ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	□ No	⊠ No	⊠ No	
Lancat (Back III)				
Impact/Mobility Fees Single Family Detached (Fee estimate is base	nd on a			
2,000-sf home)	d Off a			
Mobility: \$9,183 * 16 = \$146,928				
Parks: \$2,145 * 16 = \$34,320				
School: \$8,227 * 16 = \$131,632				
Fire: \$335 * 16 = \$5,360				
Urban Mobility, Northeast Parks/Fire 16 single				
family homes	Comments		Conditions	Additional
Comprehensive Plan:	Received	Findings	Requested	Information/Comments

APPLICATION NUMBER:	PD 25-0423				
ZHM HEARING DATE:	May 19, 2025				_
BOCC PUBLIC HEARING DATE:	July 22, 2025		Case Re	eviewer: James E	. Baker, AICP
Planning Commission					
☐ Meets Locational Criteria	\boxtimes N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver F	Requested	□ No	⊠ Consistent	⊠ No	
☐ Minimum Density Met	⊠ N/A				

APPLICATION NUMBER:	PD 25-0423	
ZHM HEARING DATE:	May 19, 2025	
BOCC PUBLIC HEARING DATE:	July 22, 2025	Case Reviewer: James E. Baker, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone folio 37536.000 respectively comprised of approximately 3.35 acres ASC-1 and 1 acre RSC-6 zoning to a Planned Development to facilitate a residential single-family development at a density of 3.6 dwelling units per acre or up to a maximum of sixteen (16) dwelling units. The subject site is located at Davis Road. The surrounding area is primarily residential with most properties developed with single-family homes but also includes mobile home development. The adjacent zonings are primarily residential but also include property to the south that is zoned Planned Development and approved/developed with single-family residential.

The lot development standards for the proposed Planned Development are standards of the RSC-9 zoning district with 5,000 square-foot lots and a minimum width of 50 feet, which are the same development standards as the subdivision to the immediate south. The maximum height of the development is proposed to be 35 feet. The density of the development is 3.6 lots per acre and will be allowed a maximum of 16 units.

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

5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 25-0423	
ZHM HEARING DATE:	May 19, 2025	
BOCC PUBLIC HEARING DATE:	July 22, 2025	Case Reviewer: James E. Baker, AICP

6.0 PROPOSED CONDITIONS

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2025.

- 1. Development shall be limited to a maximum of 16 single-family detached units. Uses shall be developed where generally shown on the general site plan.
- 2. Development shall be in accordance with the following:

Minimum Lot size: 5,000 sf
Minimum lot width: 50 ft
Minimum front yard setback: 20 ft*

Minimum rear yard setback: 20 ft (Front yad functioning as a side yard shall permit a minimum

setback of 5 ft, unless accessed by a garage wherein the minimum

setback shall be 20 ft.

Minimum side yard setback 20 ft Maximum building coverage: 40% Maximum building height: 35 ft

- 3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 4. Internal roadways are to be developed per the Hillsborough County TTM TD 4 requirements.
- 5. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 6. 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.

^{*} The existing single-family home shall permit a minimum front yard setback of 15 feet.

ZHM HEARING DATE: BOCC PUBLIC HEARING DATE:	May 19, 2025 July 22, 2025	Case Reviewer: James E. Baker, AICP
Zoning Administrator Sign	Off	
Zonnig Auministrator Sign	Oii.	

APPLICATION NUMBER:

PD 25-0423

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Brice Pinson spoke on behalf of the applicant. Ms. Pinson presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. James Baker, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission

Ms. Alexis Myers, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pinson stated there is an existing single-family home on the Subject Property that is intended to remain for the time being. She stated if the existing home is removed in the future it will free up two underlying lots.

The zoning master closed the hearing on RZ-PD 25-0423.

C. EVIDENCE SUMBITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 4.35 acres at 10022 Davis Road, Temple Terrace.

- 2. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned ASC-1 and RSC-6.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the East Lake-Orient Road Community Plan.
- 4. The general area surrounding the Subject Property consists of residential single-family and mobile home uses. Adjacent properties include a single-family residential subdivision across Davis Road to the east; a residential single-family subdivision and a storm water management area owned by the City of Temple Terrace to the south; a drainage corridor owned by the City of Temple Terrace to the west; and a residential mobile home use to the north.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property is improved with a single-family home built in 1969.
- 6. The applicant is requesting to rezone the Subject Property to a Planned Development to allow development of 16 single-family homes on 5,000-square-foot lots.
- 7. Development Services Department staff found no compatibility concerns with the proposed planned development and no negative impacts to the surrounding residential uses. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted March 14, 2025.
- 8. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 9. Planning Commission staff found the proposed planned development is an allowable use in the Res-6 Future Land Use category, is compatible with the existing development pattern of the surrounding area, and supports the vision of the East Lake-Orient Park Community Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the

comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to a Planned Development to allow development of 16 single-family homes on 5,000-square-foot lots.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted March 14, 2025.

Pamela Oo Hatley June 5, 2025
Pamela Jo Hatley PhD, JD Date:

Land Use Hearing Officer



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: May 19, 2025	Case Number: PD 25-0423		
Report Prepared: May 8, 2025	Folio(s): 37536.0000		
	General Location: West of Davis Road and north of Misty River Court		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-6 (6 du/ga;0.25 FAR)		
Service Area	Urban		
Community Plan(s)	East Lake- Orient Park		
Rezoning Request	Planned Development (PD) in order to develop 16 single-family detached dwelling units while maintaining the existing dwelling unit on site		
Parcel Size	+/- 4.35 acres		
Street Functional Classification	Davis Road – County Collector Misty River Court – Local		
Commercial Locational Criteria	Not applicable		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-6	RSC-6 + ASC-1	Single-Family Residential		
North	Residential-6	RSC-6 + ASC-1	Single-Family Residential		
South	Residential-6	PD	Single-Family Residential + Public/Quasi/Public		
East	Residential-6	RSC-6	Single- Family Residential		
West	N/A	N/A	Single-Family Residential + Public/Quasi/Public		

Staff Analysis of Goals, Objectives and Policies:

The \pm 4.35-acre subject site is located west of Davis Road and north of Misty River Court. The site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The subject site has a Future Land Use (FLU) designation of Residential-6 (RES-6), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting a Planned Development (PD) in order to develop 16 single family detached dwelling units while maintaining the existing dwelling unit on site.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has single family uses developed. There are single family uses surrounding the site. The proposal for an additional 16 dwelling units meets the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the RES-6 Future Land Use category, which is intended for agricultural, residential, neighborhood commercial, office uses, multipurpose projects and mixed-use development. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

PD 25-0423 2

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single family residential. The proposed request will complement the area as well as the surrounding neighborhoods to the east, north, and south.

The subject site is within the limits of the East Lake-Orient Park Community Plan. The community plan seeks to create housing opportunities. The proposed rezoning to develop 16 single family units aligns well with the East Lake-Orient Park Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-6, is compatible with the existing development pattern found within the surrounding area, and does support the vision of the East Lake-Orient Park Community Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map. **Objective 2.1**: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

PD 25-0423

Future Land Use Categories

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

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

Compatibility

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **Policy 3.1.2**: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development

Development

- **Policy 4.1.1**: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- **Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- **4.1.6**: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

PD 25-0423 4

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

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park

Housing – Create housing opportunities.

- East Lake-Orient Park is experiencing problems with poorly managed apartment complexes and rental properties. East Lake-Orient Park seeks annual inspections of rental units for compliance with the health and housing codes.
- New residential developments that provide home ownership are preferred.
- Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.
- Create a neighborhood redevelopment and rehabilitation program to revitalize the area south of US 92 in the vicinity of Falkenburg Road.
- Evaluate land uses along Orient Road to allow higher density quality residential dwelling units.

PD 25-0423

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 25-0423



<all other values>

WITHDRAWN CONTINUED APPROVED DENIED

Jurisdiction Lines

Tampa Service Area Urban Service Area

PENDING

AGRICULTURAL-1/10 (.25 FAR)

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

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

wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL 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)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

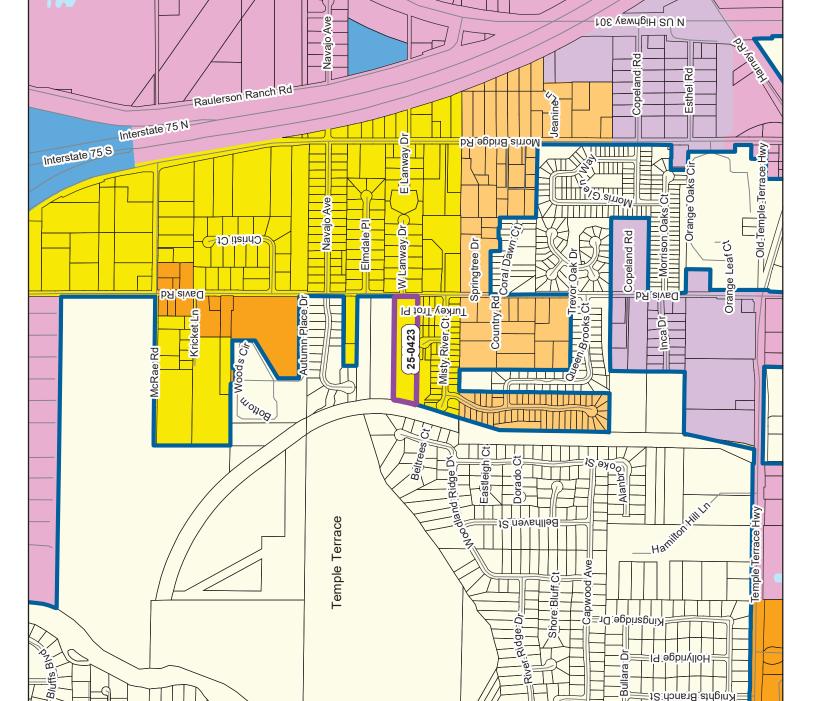
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 2/19/2025

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GENERAL SITE PLAN FOR CERTIFICATION

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DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Davis Oak Subdivision				
Zoning File: PD (25-0423)	Modification: None			
Atlas Page: None	Submitted: 06/13/25			
To Planner for Review: 06/13/25	Date Due: ASAP			
Contact Person: Brice Pinson, Halff Associates	Phone: 813.497.4903 / bpinson@halff.com			
Right-Of-Way or Land Required for I	Dedication: Yes No			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General			
Reviewed by: James E Baker	, AICP06/13/25			
Date Agent/Owner notified of Disapp	roval:			

Received June 13, 2025 Development Services

DESCRIBLION
SUPPLICIENCY REVIEW MODIFICATION

ПВВАСОИ ГЕС DAVIS OAK SUBDIVISION PER INSTOMENT #2021287009
THE SOUTH 1/2 OF THE RAUF OF THE SOUTHEST 1/4 OF THE SOUTHEST 1/4 OF THE RAUF COAST LINE RAUF ON FIRE ALT AND LESS THE MATH SOUTHEST AND LESS THE RAIT 20F EET AND RA LEGAL DESCRIPTION TYPICAL LOT LAYOUT DAVIS OAK SUBDIVISION 322 Davis Rd, Temple Terrace, FL 336. 037536-0000 U-13-28-19-ZZZ-00001-33820.0 SITE LEGEND g S € ® ₹ A3AA YOUTS T7021 PROJECT DATA TABLE Folio No. 037600-0000 Use: SINCLE FAMILY RES Zoning: RSC-6 Future Land Use: R-6 Folio PNS. T037641—0000
Uses; SINGLE FAMEY-RES
ZoningLRSCF6
Future Land Use: R-6i Folio No. 037574-0300 Use: SINGLE FAMILY RES Zoning: RSC-6 Future Land Use: R-6 WATER AND WASTEWATER TO BE PROVIDED BY CITY OF TEMPLE TERRACE No. 037664-00 SINGLE FAMILY RI Zoning: RSC-6 ure Land Use: R-A LANRITE DRIVE SO RIGHT OF WAY O' ASPHALT PAYMENT— EX. STOP SIGN Min Width Min Depth Min Front iximum Bldg Height ix Bulldable Area of Proposed Lots UTILITIES: Zoned District Future Land Use Lot Size Min V Folio No. 037668-8086 Uper-Shrote-PAMILY RES Zoning: PD Future Land Upe: R-6 SANITARY MANHOLE TOP EL 48.56 EXISTING ACCESS AND DIRT DRIVE TO BE REMOVED 3. ARROPATION IN STRUCTURES AS A MERCAL THO ANSI.

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Use: SINGLE FAMILY REST
Zoning: PD
Future Land Use: R-6 EX. STRUCTURE TO BE REMOVED PD BOUNDARY LINE Folio No. 037665-8070 Use: SINGLE FAILY RES Zoning: Pg Future Land Use: R-6 — 150FT STUDY AREA LOT 8 1.THE PROJECT IS WITHIN THE EAST LAKE ORIENT PARK COMMUNITY PLANNING AREA, 2. THE PROJECT IS NOT WITHIN AN OVERAZY DISTRICT.
3. AIROPH HIGH RESTRICTION: 110 AMSI. Folio No. 037534-0000 Use: SINGLE MOBILE HOME Zoning: RSC-6 Future Land Use: R-6 PROP. DRIVEWAY
FOR EX. RESIDENCE Fried TRO. TO 19889-8086
Used SINGLE FORTY RES
F. Zoning: PD . T. E.
Friture, Land, Use: Red W. LANRITE DRIVE REPENTION PON Folio No. - 637666 - 8084 Use: SINGLE FAMILY RES Zoning: PD Future Lond Use: R-6 LOT 11 LOT 12 SITE NOTES RETENTION POND CUL DE SAC PER TTM TD-47 ENGINEER: SAMER ALGHAFARI GHAFARI ASSOCIATES 2166 W BUCH BLVD, STE 200 TAMPA, FL 33612 LOT 16 PLANNER.
SABELLE ALBERT
ALOP
HALF ASSOCIATES INC.
TOOD N ASHLEY DRIVE
STE 900
TAMPA, FL 33602 USS: CITY OF TEMPLE TERROCE FOIL NO. 038164-0100-APPLICANT: MOHAMMED KARIM 10022 DAVIS RD TEMPLE TERRACE, FL 3617 Patio No. 038210-6708 Use: SINGLE FAMILY RES Zoning: R-7 Future Land Use: R-9 VICINITY MAP Folio No. 038210=5206 User-SINGLE FAMILY RES Zoning: R-7 Future Land Use: R-9 /Folio No. 038218-67
Use: SINGLE FAMILY R
Zoning: R+7
Future Land Ube: R-TEAM

PD SITE PLAN

10022 DAVIS ROAD, TEMPLE TERRACE

CHATARI

25-0423

riday, October

*C-100

PROP. SIGN PROJECT DRIVEWAY EXISTING DRIVEWAY

11

AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 05/12/2025
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NING AREA/SECTOR: NE/ELOP	PETITION NO: RZ 25-0423
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted a singular full access connection onto Davis Road.
- 2. The internal roadway labeled W. Lanrite Road on the PD site plan will be designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000.
- 3. The developer shall reciprocate the existing cross access stub-out to the south labeled Turkey Trot Ln.
- 4. As Davis Road is a substandard local roadway, the developer will be required to improve the public roadway network, between any project access which may be granted to Davis Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- 5. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 6. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

- 7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 8. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 4.25 acres from Agricultural Single Family Conventional – 6 (ASC-1) to Planned Development (PD). The proposed Planned Development is seeking approval for sixteen (16) single family detached dwelling units. The subject site currently hosts one single-family dwelling unit that aligns with proposed lots seven through nine. The applicant has been made aware that these lots cannot be constructed until the existing single family dwelling unit is removed. The site is located +/- 235ft north of the intersection of Misty River Ct. and Davis Road. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
ASC-1, Single Family Detached (ITE Code 210) 4 Units	38	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Detached (ITE Code 210) 16 Units	150	11	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+112	+8	+12

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Davis Road. Davis Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 43 ft of the right of way.

As previously stated in this report, Davis Road has been identified by county transportation staff as a substandard local roadway, as Davis Road does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manuel (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Davis Road and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

SITE ACCESS

The subject parcel currently takes access via a single full access connection onto Davis Road. The proposed single family dwelling units are proposed to take access onto Davis Road via the existing full access connection through a TTM TS-3 standard local roadway to be constructed and designed as a shared access facility with the adjacent parcel to the north under Folio No. 37534.0000, labeled W. Lanrite Drive on the PD site plan.

W. Lanrite Drive will connect to the existing cross-access stub-out to the south, labeled Turkey Trot PL on the PD site plan.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Davis Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name Classification Current Conditions Select Future Improvements					
Davis Road	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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	38	3	3		
Proposed	150	11	15		
Difference (+/-)	+112	+8	+12		

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

Connectivity and Cross Access □ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Vehicular & Pedestrian	Meets LDC	
East	Х	Choose an item.	None	Meets LDC	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
□ Design Exception/Adm. Variance Requested□ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

COMMISSION

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



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AGENCY COMMENT SHEET

REZONING			
HEARING DATE: May 19, 2025	COMMENT DATE: March 4, 2025		
PETITION NO.: 25-0423	PROPERTY ADDRESS: 10022 Davis Rd, Temple		
EPC REVIEWER: Liam Huxhold	Terrace, FL 33637		
CONTACT INFORMATION: (813) 627-2600 xt.	FOLIO #: 0375360000		
1247	STR: 13-28S-19E		
EMAIL: huxholdl@epchc.org			
REQUESTED ZONING: ASC-1 to PD			

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	No wetlands on site	
SOILS SURVEY, EPC FILES)		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-0423 March 4, 2025 Page **2** of **2**

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

Lh/dc

ec: Brice Pinson, Halff Associates: bpinson@halff.com



Adequate Facilities Analysis: Rezoning

Date: April 17, 2025 **Acreage:** 4.35 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 25-0423 Future Land Use: RES-6

HCPS #: RZ-687

Maximum Residential Units: 16

Address: 10022 Davis Road

Residential Type: Single Family Detached

Parcel Folio Number(s): 37536.0000

Parcel Folio Number(s): 37536.0000				
School Data	Folsom Elementary	Greco Middle	King High	
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	698	1319	2388	
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	463	781	1204	
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	66%	59%	50%	
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 4/17/2025	51	27	354	
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	4	2	3	
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	74%	61%	65%	

Notes: At this time, adequate capacity exists at Folsom Elementary, Greco Middle and King High Schools 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.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



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: 05/05/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Samer Alghafari, Ghafari Associates **PETITION NO:** 25-0423

LOCATION: 10022 Davis Rd

FOLIO NO: 37536.0000

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 * 16 = \$ 146,928 Parks: \$2,145 * 16 = \$34,320 School: \$8,227 * 16 = \$131,632

Fire: \$335 * 16 = \$5,360

Project Summary/Description:

Urban Mobility, Northeast Parks/Fire - 16 single family homes

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 03/05/2025

Agency: Natural Resources **Petition #: 25-0423**

- () 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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 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.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: RZ-PD 25-0423 REVIEWED BY: Randy Rochelle DATE: 3/4/2025
FOLIC	O NO.: 37536.0000
	WATER
	The property lies within the <u>City of Temple Terrace</u> 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 <u>City of TempleTerrace</u> 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.
COMN	MENTS:

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: 2/21/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/26/2025

PROPERTY OWNER: Mohammed N Karim PID: 25-0423

APPLICANT: Samer Alghafari, Ghafari Associates

LOCATION: 10022 Davis Rd. Temple Terrace, FL 33637

FOLIO NO.: 37536.0000

AGENCY REVIEW COMMENTS:

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), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

AGENCY REVIEW COMMENT SHEET

TO:	TO: ZONING TECHNICIAN, Planning Growth Management		gement	DATE: <u>17 Feb. 2025</u>
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management			Management	
APP	LICANT: E	Brice Pinson	PETITION NO: RZ	Z-PD 25-0423
LOC	ATION: Te	emple Terrace, FL 33637		
FOL	IO NO: <u>375</u>	536.0000	SEC: <u>13</u> TWN: <u>28</u>	RNG: <u>19</u>
\boxtimes	This agend	cy has no comments.		
	This agend	cy has no objection.		
	This agend	cy has no objection, subject to listed o	or attached conditior	ns.
	This agend	cy objects, based on the listed or attac	ched conditions.	
COM	MENTS:			

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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

MS. HEINRICH: Our next application is Item D.8., PD 25-0423. The applicant is requesting to rezone property from ASC-1 and RSC-6 to Planned Development. James Baker with Development Services will provide staff findings after the applicant's presentation.

2.4

MS. PINSON: Hello. Brice Pinson with Halff
Associates here representing the applicant. 1000 North Ashley
Drive, Tampa, Florida, 33602. This is for PD 25-0423. The site
is located off Davis Road in the Temple Terrace area. It is
4.35 acres, and within the Urban Service Area.

The surrounding uses are a mix of single-family residential and mobile home uses, with Residential 6 and the Residential 9 Future Land Use Category designations. To the west is a city owned creek approximately 130 feet wide. The Future Land Use of the site is Residential 6. It is currently split-zoned between ASC-1 and RSC-6.

The request is for 16 single-family dwelling units, just under 3 units per acre. The proposed development standards of 5,000 square foot lots, with a minimum 50-foot lot width are the same as the development to the south, making it compatible with the existing surrounding uses. There is a full access proposed off Davis Road, and the proposed internal roadway would be a public right-of-way.

So we've added a shared access facility to the north, and a cross access to the south, to comply with the Code.

Development Services found the request approvable, and Planning Commission found the request consistent with Comp Plan. So I'm here if you have any further questions.

HEARING MASTER: All right. Thank you. No questions for you.

MR. BAKER: Good evening. James Baker. Development Services. This is PD 25-0423. The proposal is to develop a 4.35-acre area to Planned Development to facilitate a 16-unit residential single-family development at density of 3.67 dwelling units per acre, with a minimum 50-foot lot width. There is an existing family dwelling that will remain on the property.

The sub site is located at Davis Road. The surrounding area is primarily residential, with most properties developed with a single-family home, but also includes mobile home development. The adjacent zonings are primarily residential, but also include property to the south that is zoned Planned Development, and approved developed with single-family residential.

The lot development standards for the proposed Planned Development are standards of the RSC-9 zoning district, with 5,000 square foot lots and a minimum width of 50 feet, which are the same development standards at the -- as the subdivision to the immediate south. The maximum height of the building's proposed would be 35 feet. The density of the development is

3.6 lines per acre, and will be allowed a maximum of 16 units.

2.4

Development Services does not foresee compatibility concerns with the proposed development. The density of the proposed development is, excuse me, is appropriate for the area and does not pose any negative impacts to surrounding residential uses. Staff recommends approval subject to proposed conditions. Do you have any questions at this time?

HEARING MASTER: No questions for you. Thank you.

All right. Planning Commission.

MS. MYERS: Alexis Myers. Planning Commission Staff. The subject site is located in the Residential 6 Future Land Use category. It is in the Urban Service Area and within the limits of the East Lake-Orient Park Community Plan. The proposal for an additional 16 dwelling units meets the intent of Future Land Use Section Objective 1.1 and Objective 4.4, that require the development to be compatible to the surrounding area, as it's comprised of mostly single-family residential.

Based upon those considerations, Planning Commission
Staff finds the proposed Planned Development consistent with the
Unincorporated Hillsborough County Comprehensive Plan, subject
to the proposed conditions by the Development Services
Department.

HEARING MASTER: All right. Thank you. All right.

Is there anyone here or online who wishes to speak in support of this application? I do not hear anyone. Is there anyone here

1	or online who wishes to speak in opposition to this application?
2	I do not hear anyone. All right. Development Services,
3	anything further?
4	MS. HEINRICH: No, ma'am.
5	HEARING MASTER: Okay. And applicant, anything
6	further?
7	MS. PINSON: Brice Pinson, again, for the record. I
8	just wanted to clarify really quick, the existing single-family
9	home on-site is proposed to remain for now, but it can be
10	removed. And it's part of the site plan where it says if it is
11	removed, it kind of frees up two lots. But it would be 16
12	maximum, still.
13	HEARING MASTER: Okay.
14	MS. PINSON: Okay.
15	HEARING MASTER: I understand. Thank you. All right.
16	This closes the hearing on Rezoning PD 25-0423.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

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NONE

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PARTY OF RECORD

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