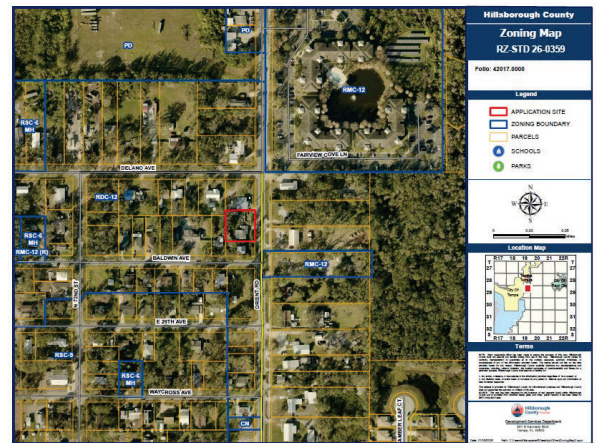




Rezoning Application: 26-0359
Zoning Hearing Master Date: 03-23-2026
BOCC Land Use Meeting Date: 05-12-2026

1.0 APPLICATION SUMMARY

Applicant: Matthew Spero
FLU Category: R-12
Service Area: Urban
Site Acreage: 0.29 acres
Community Plan Area: East Lake Orient Park
Overlay: None
Special District: None
Request: Rezone to RMC-12



Introduction Summary:

The applicant is requesting to rezone the property from Residential Duplex Conventional 12 (RDC-12) to Residential Multifamily Conventional 12 (RMC-12) for the purpose of allowing multi-family uses (3 or more attached units).

Zoning:	Existing	Proposed
District(s)	RDC-12	RMC-12
Typical General Use(s)	Single-Family and Two-Family Residential (Conventional)	Multi-Family Residential
Acreage	0.29 Acres	0.29 Acres
Density/Intensity	12 units per acre	12 units per acre
Mathematical Maximum*	3	3

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RDC-12	RMC-12
Lot Size / Lot Width	3,500 sq ft/ 40 ft wide	3,630 sq ft/ 70 ft wide
Setbacks/Buffering and Screening	20 Front, 5 side, and 20 rear	25 Front, 10 side, and 20 rear
Height	35 ft	35 ft, height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.

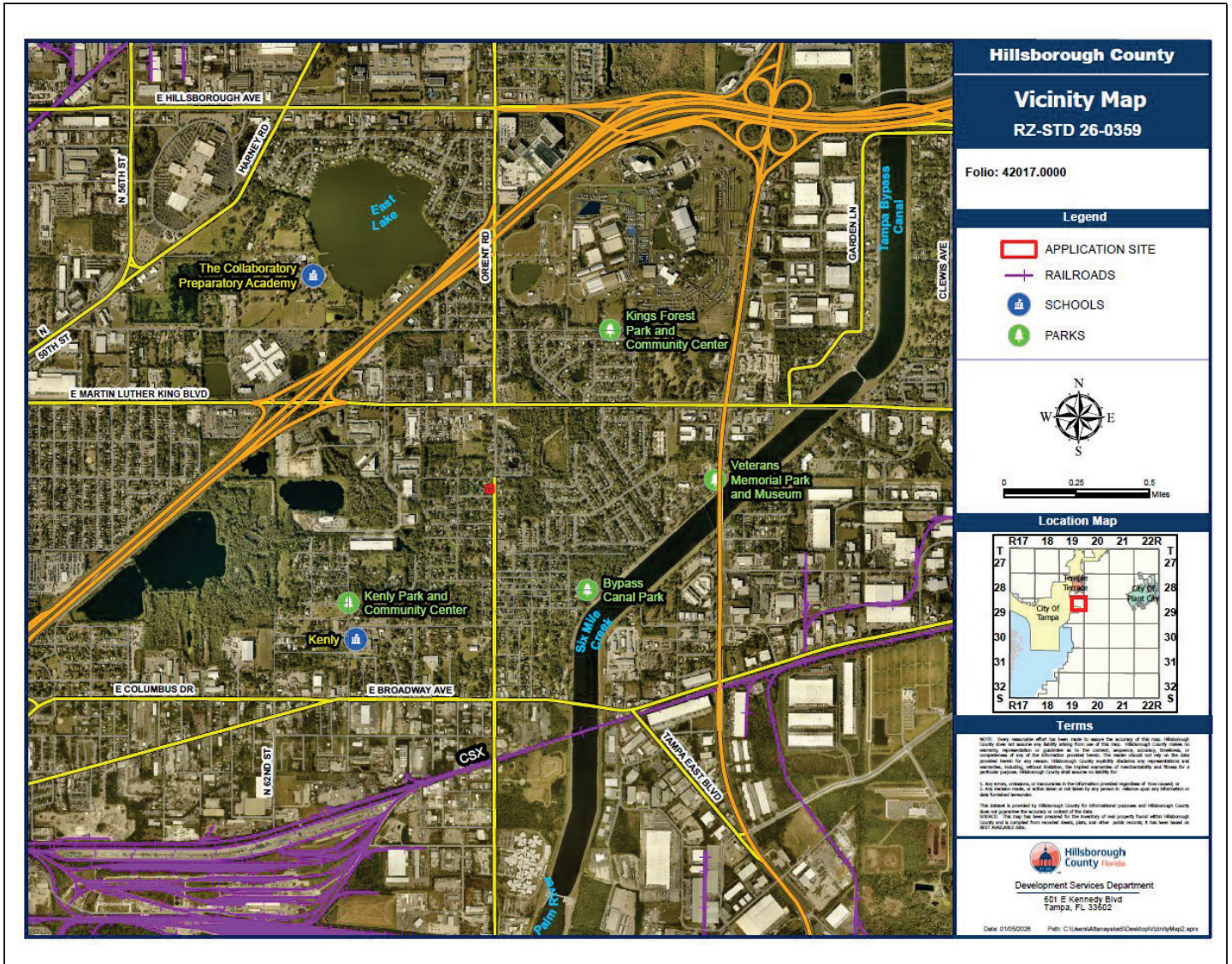
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

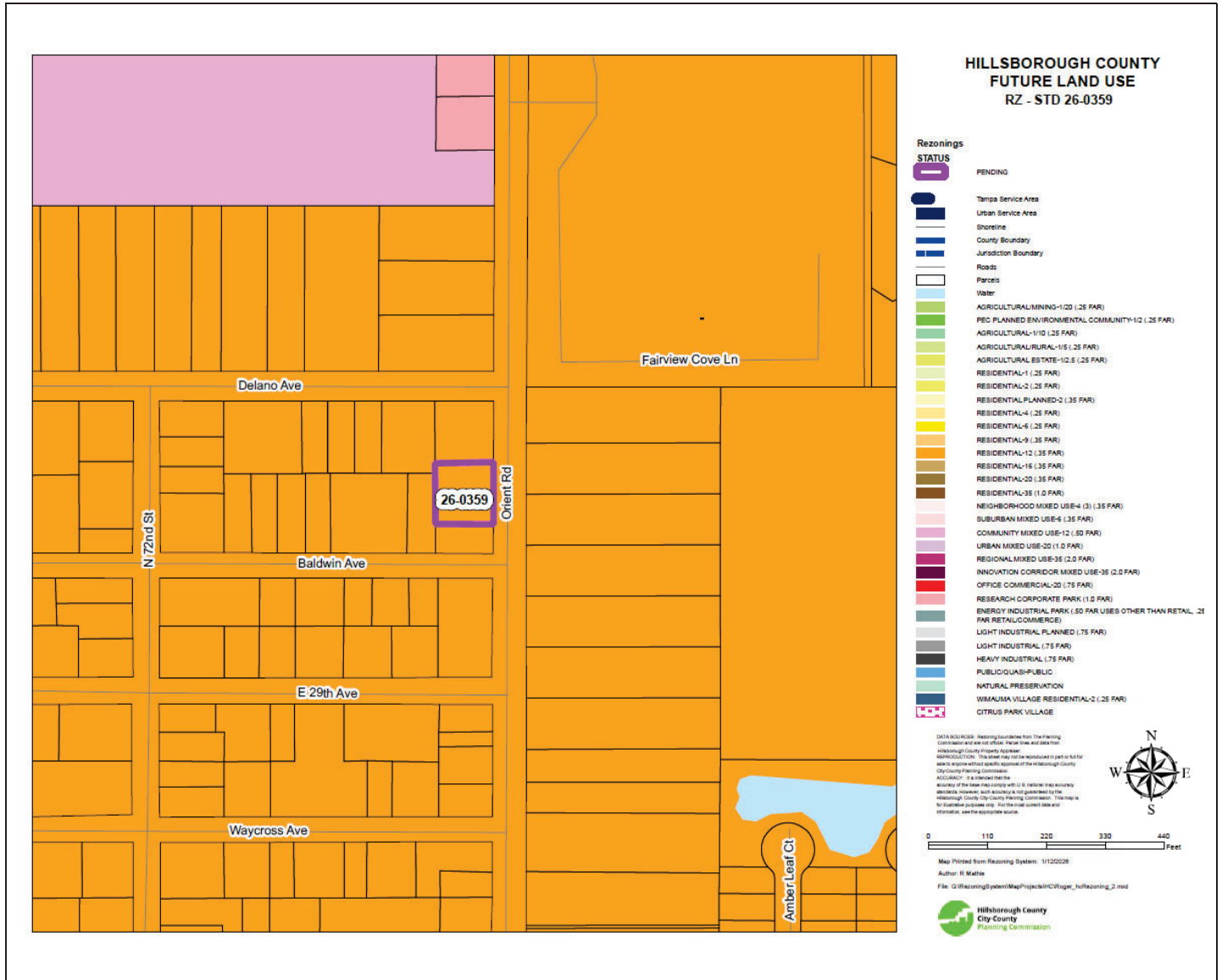


Context of Surrounding Area:

The property exists along Orient Road approximately 1,500 ft south of the intersection of Orient Road and E Dr Martin King Jr Blvd. Interstate 4 is located approximately 3,500 feet northwest of the site and Six Mile Creek is located approximately 3,000 feet southeast of the site. The vicinity is made up commercial uses, single-family residential and multi-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

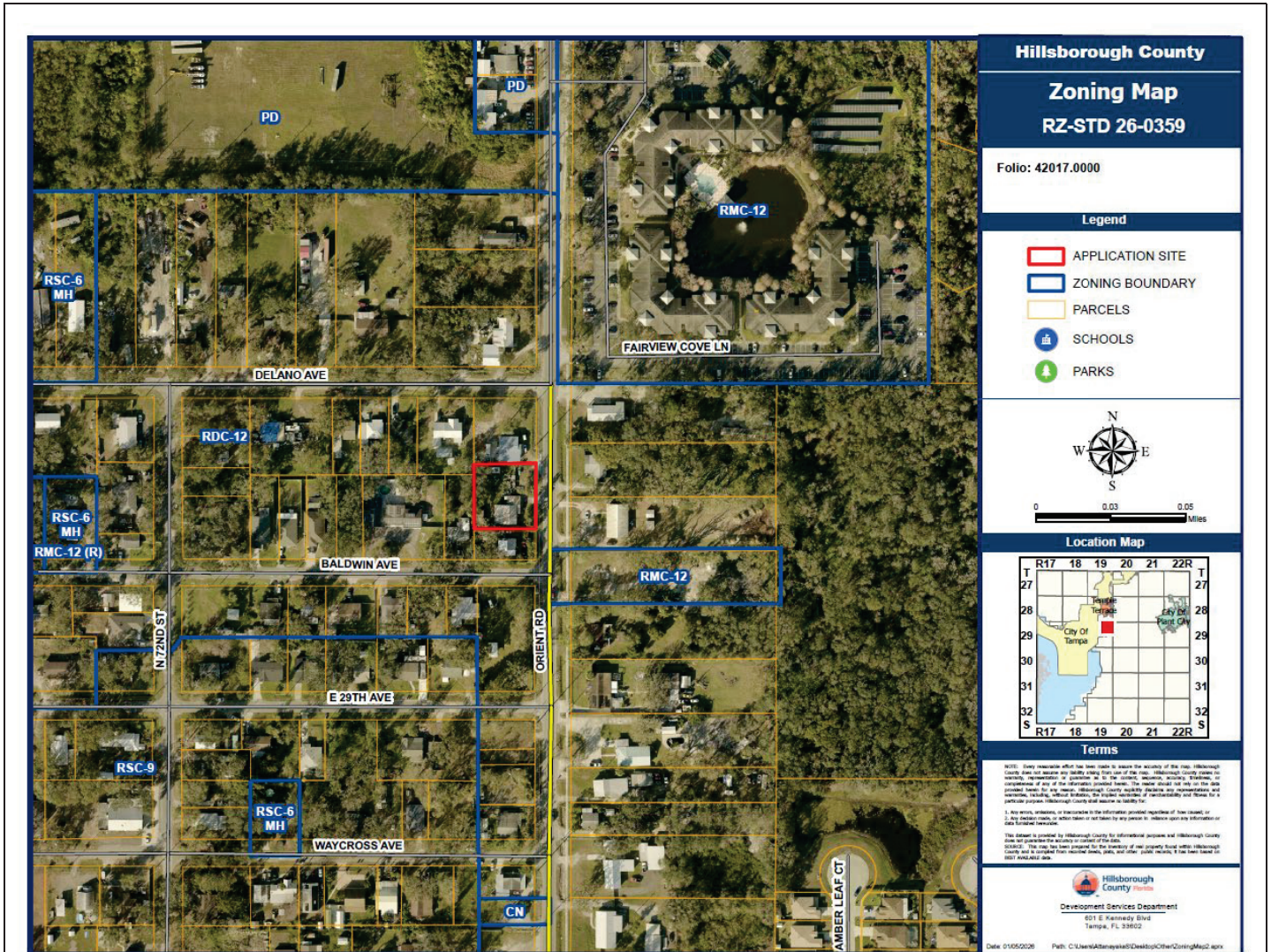
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 12
Maximum Density/F.A.R.:	12 DU/GA or 0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RDC-12	12 du / ga	Residential Duplex or Single Family	Residential Single family
East	RDC-12	12 du / ga	Residential Duplex or Single Family	Residential Single family and multi-family
South	RDC-12	12 du / ga	Residential Duplex or Single Family	Residential Single family
West	RDC-12	12 du / ga	Residential Duplex or Single Family	Residential Single family

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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
Orient Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	27	2	3
Proposed	27	2	3
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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.
Notes:		

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility


The proposed rezoning does not increase the density and the property will remain a residential use. The project will be required to meet all RMC-12 development standards, which includes setbacks and height. Additionally, as there are other RMC-12 zoned properties within the area – including RMC-12 found to the southeast on Orient Road and RMC-12 found to the northeast also on Orient Road.

5.2 Recommendation

Approval

6.0 PROPOSED CONDITIONS

N/A

<p>Zoning Administrator Sign Off:</p>	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

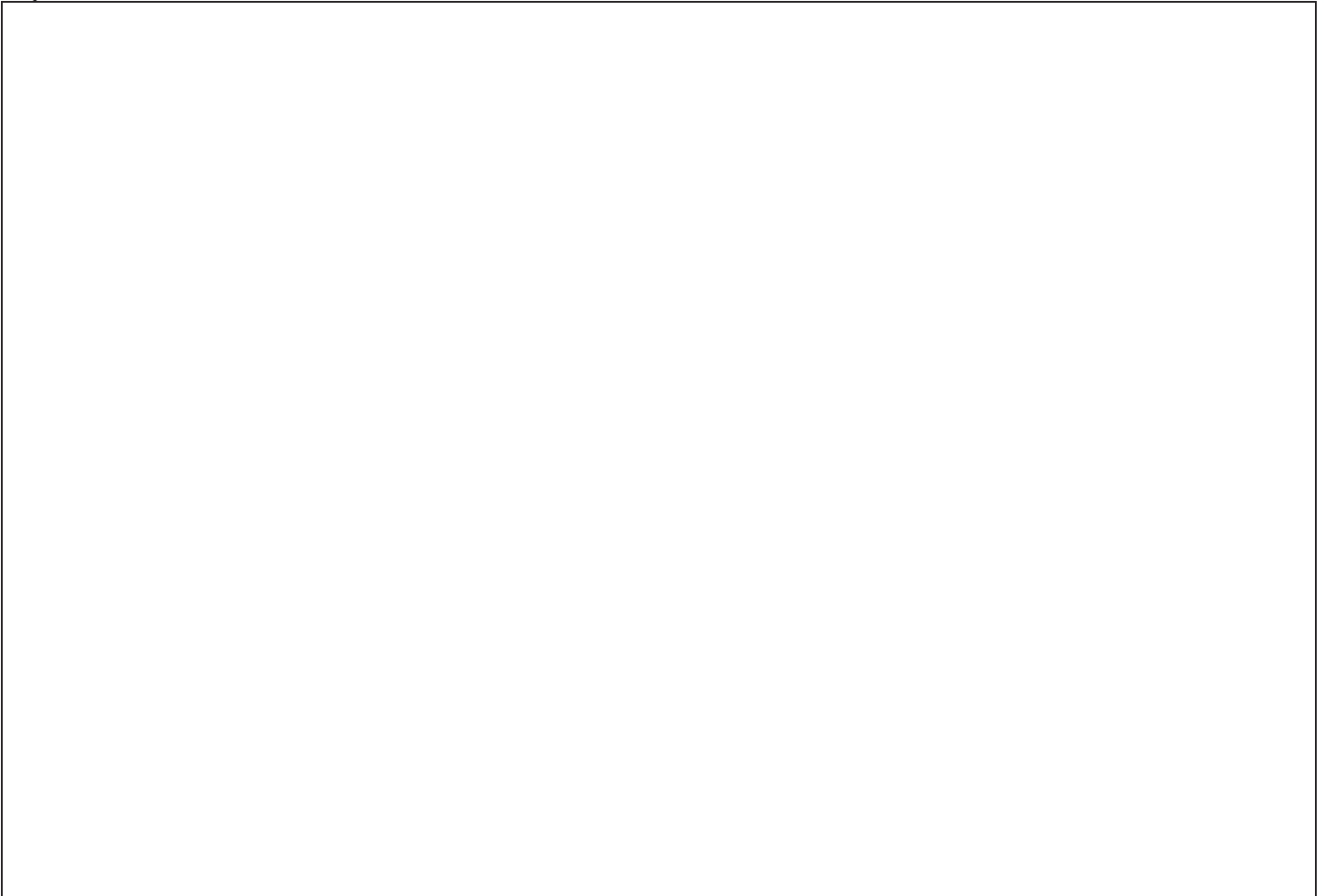
Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	HC-CE 25-013106	Overgrown grass, snakes/animals, shed collapsing, trash in yard	Proceed to hearing
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

N/A



APPLICATION NUMBER: RZ 26-0359

ZHM HEARING DATE: 03-23-2026

BOCC LUM MEETING DATE: 05-12-2026

Case Reviewer: Logan Mckaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/16/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: RZ 26-0359

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .29 acres from Residential Duplex Conventional – 12 (RDC-12) to Residential Multi-Family Conventional – 12 (RMC-12). The site is located +/- 58ft north of the intersection of Baldwin Ave. and Orient Rd. The Future Land Use designation of the site is Residential – 12 (RES-12).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, Single Family Detached (ITE 210) 3 Units	27	2	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-12, Single Family Detached (ITE 210) 3 Units	27	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Orient Rd., a 2-lane, undivided, substandard, /urban county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5-foot-wide sidewalks on the eastern side of the roadway, and within +/- 70ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, Orient Rd. has been designated for a future four-lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to Orient Rd.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Orient Rd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Orient Rd.	E. Broadway Ave.	E. MLK Jr. Blvd.	D	C

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

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ 26-0359
DATE OF HEARING:	March 23, 2026
APPLICANT:	Matthew Spero
PETITION REQUEST:	RMC-12
LOCATION:	3614 Orient Road
SIZE OF PROPERTY:	0.29 acres
EXISTING ZONING:	RDC-12
FUTURE LAND USE CATEGORY:	R-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	East Lake Orient Park

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 0.29 acre parcel located on the west side of Orient Road approximately 1,500 ft south of the Martin Luther King Jr. Blvd/Orient Road intersection from RDC-12 to RMC-12.

The subject site has a FLUE designation of R-12.

The surrounding area along Orient Road is primarily zoned either RDC-12 or RMC-12.

SUMMARY OF HEARING

The applicant, Matthew Spero, provided testimony in support of the request.

It was stated that the intent is to allow for attached residential to be developed, consistent with the proposed RMC-12 zoning on the subject site.

Development Services finds the rezoning compatible with the existing zoning pattern in the area. Staff finds the request approvable.

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

No one spoke in support at the hearing.

Bobby Shiver, 2101 Fairfield Drive spoke in opposition. It was stated that there is heavy traffic on Orient Road. That the road needs to be widened. It was stated that the proposed rezoning should be on public water and sewer.

EVIDENCE SUBMITTED

The applicant, Matthew Spero, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 0.29 acres in size and is located on the west side of Orient Road approximately 1,500 feet south of the MLK Jr. Blvd./Orient Road intersection.

The surrounding area and the Orient Road corridor in proximity of the subject site is primarily zoned RDC-12 and RMC-12. The surrounding area is comprised of single family residential, attached residential and multi-family residential.

The proposed rezoning to RMC-12 is compatible with the surrounding zoning pattern and existing land uses in the area.

The adjacent roadway, Orient Road operates at an acceptable level of service, LOS C.

The current zoning would allow for a maximum of three units. However, site constraints and zoning district setback requirements may restrict the parcel to a maximum of two dwelling units. The request for RMC-12, subject to review and compliance with all site development standards, may result in a maximum of three dwelling units.

It is noted that the subject rezoning from RDC-12 to RMC-12 at most represents a one dwelling unit increase in intensity. It is found that this is a de-minimus increase in transportation impacts.

The subject parcel is located within the City of Tampa water and sewer service area. The subject parcel will be subject to review through the site

development process at such time the property owner/developer moves forward with redevelopment plans, where points of connection to public utilities will be evaluated.

**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 RMC-12 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 RMC-12 rezoning as indicated by the Findings of Fact and conclusions of Law stated above.

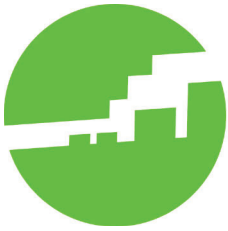
Steven K. Luce

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: RZ 26-0359 Folio(s): 42017.0000 General Location: West of Orient Road and north of Baldwin Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Residential Duplex Conventional (RDC-12) to Residential Multi-family Conventional (RMC-12) to allow a 3-unit triplex or 4-unit quadplex
Parcel Size	0.29 ± acres
Street Functional Classification	Orient Road – County Collector Baldwin Avenue – Local
Commercial Locational Criteria	N/A
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-12	RDC-12	Single Family
North	Residential-12 + Community Mixed Use-12	RDC-12 + PD	Single Family + Vacant Land
South	Residential-12	RDC-12 + RSC-9	Single Family + Vacant Land
East	Residential-12 + Residential-4	RDC-12 + RMC-12	Single Family + Two Family + Vacant Land
West	Residential-12 + Research Corporate Park	RDC-12 + RMC-12 + RSC-6	Single Family + Vacant Land + Two Family

Staff Analysis of Goals, Objectives and Policies:

The 0.29 ± acre subject site is west of Orient Road and north of Baldwin Avenue. The subject site is in the Urban Service Area (USA) and is within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning from Residential Duplex Conventional (RDC-12) to Residential Multi-family Conventional (RMC-12) to allow a 3-unit triplex or 4-unit quadplex.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that “compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals in preserving the character of existing development.” The subject property is currently developed with single-family residential uses. Surrounding land uses consist primarily of single-family residential development and vacant land on all sides. Two family residential uses are located to the east across Orient Road and to the west across North 72nd Street. Collectively, these existing land use patterns establish a predominantly residential context that supports the proposed development. The proposal is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors 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. The Residential-12 (RES-12) Future Land Use

category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The RES-12 Land Use category allows for a maximum of 12 dwelling units per gross acre (du/ga). With 0.29 acres, the subject site can be considered for a maximum of 3 dwelling units (0.29 acres x 12 du/acre = 3.48 or 3 dwelling units). The desired possible 4-unit quadplex would not be permitted. The proposed rezoning is consistent with the uses allowed under the existing Residential-12 Future Land Use category, and the request is therefore consistent with FLUS Goal 2 and Objective 2.1.

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, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, single-family, two-family and vacant land are prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. The proposed rezoning aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that all adopted community plans within the County be consistent with the Comprehensive Plan. The subject property is located within the boundaries of the East Lake-Orient Park Community Plan. A primary objective of this Plan is to expand and diversify housing opportunities in order to support sustainable, livable neighborhoods. The proposed rezoning from RDC-12 to RMC-12 to permit residential units is consistent with the intent of FLUS Objective 3.2 and Policy 3.2.4, as well as the goals and policies of the East Lake-Orient Park Community Plan within the Livable Communities Element. The request advances the Plan's objective of fostering compatible residential development and enhancing housing availability within the community.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the East Lake-Orient Park Community Plan. The proposed rezoning 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 rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, 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.

Community Planning

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

Relationship to Land Development Regulations

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and

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

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

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

Housing – *Create housing opportunities.*

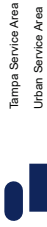
- *New residential developments that provide home ownership are preferred.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ - STD 26-0359

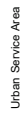
Rezoning
STATUS



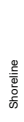
PENDING



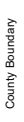
Tampa Service Area



Urban Service Area



Shoreline



County Boundary



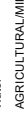
Jurisdiction Boundary



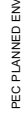
Roads



Parcels



Water



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



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



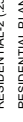
AGRICULTURAL-1/10 (.25 FAR)



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)



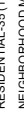
RESIDENTIAL-6 (.25 FAR)



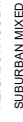
RESIDENTIAL-9 (.35 FAR)



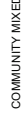
RESIDENTIAL-12 (.35 FAR)



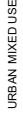
RESIDENTIAL-16 (.35 FAR)



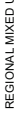
RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



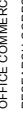
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



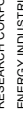
SUBURBAN MIXED USE-6 (.35 FAR)



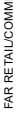
COMMUNITY MIXED USE-12 (.50 FAR)



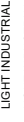
URBAN MIXED USE-20 (1.0 FAR)



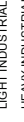
REGIONAL MIXED USE-35 (2.0 FAR)



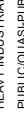
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



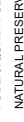
OFFICE COMMERCIAL-20 (7.5 FAR)



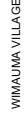
RESEARCH CORPORATE PARK (1.0 FAR)



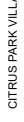
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (7.5 FAR)



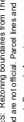
LIGHT INDUSTRIAL (7.5 FAR)



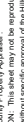
HEAVY INDUSTRIAL (7.5 FAR)



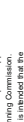
PUBLIC/QUASIPUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

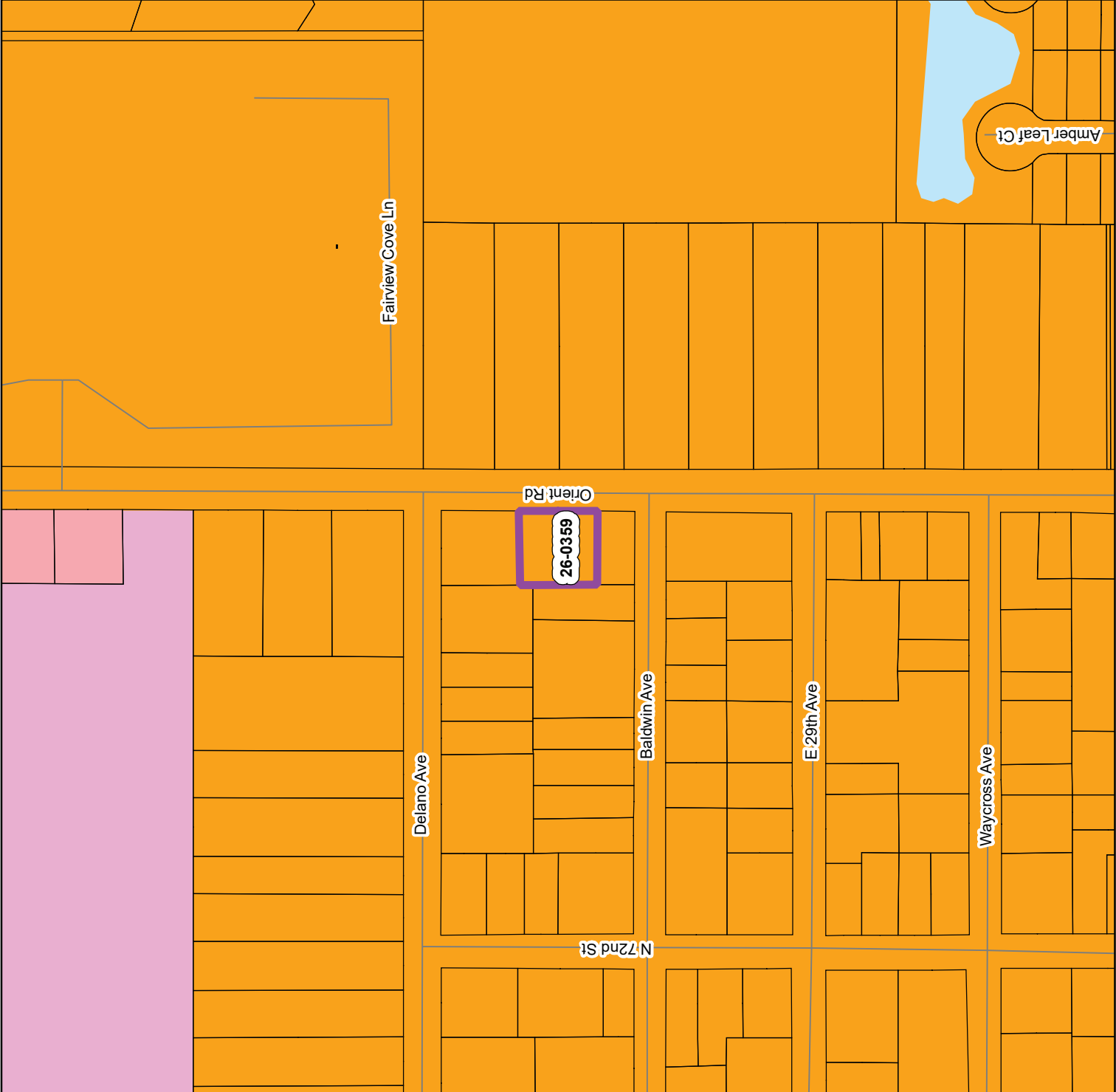


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the City-County Planning Commission will review and approve the rezoning request for approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. It is intended that the Hillsborough County City-County Planning Commission will review and approve the rezoning request for approval of the Hillsborough County City-County Planning Commission. The map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 1/12/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\Regre_jhc\Rezoning_2.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/16/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: RZ 26-0359

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .29 acres from Residential Duplex Conventional – 12 (RDC-12) to Residential Multi-Family Conventional – 12 (RMC-12). The site is located +/- 58ft north of the intersection of Baldwin Ave. and Orient Rd. The Future Land Use designation of the site is Residential – 12 (RES-12).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, Single Family Detached (ITE 210) 3 Units	27	2	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-12, Single Family Detached (ITE 210) 3 Units	27	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Orient Rd., a 2-lane, undivided, substandard, /urban county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5-foot-wide sidewalks on the eastern side of the roadway, and within +/- 70ft of the right of way. Pursuant to the Hillsborough County Corridor Preservation Plan, Orient Rd. has been designated for a future four-lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to Orient Rd.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Orient Rd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Orient Rd.	E. Broadway Ave.	E. MLK Jr. Blvd.	D	C

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



26-0359 Rezoning EPC Comments #82234

From Rodriguez, Shania <RodriguezS@epchc.org>

Date Wed 1/21/2026 2:14 PM

To BlueSperoProperties@gmail.com <BlueSperoProperties@gmail.com>

 1 attachment (222 KB)

82234_26-0359 REZ EPC Comments.pdf;

Good afternoon,

Please see the attached EPC Comment sheet for Rezoning at 3614 Orient Rd, Tampa, FL 33619 (Folio # 0420170000).

Sincerely,

Shania Rodriguez

Environmental Scientist I

Wetlands Division

(813) 627-2600 ext. 1246 | 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](#)

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 23, 2026</p> <p>PETITION NO.: 26-0359</p> <p>EPC REVIEWER: Shania Rodriguez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1246</p> <p>EMAIL: rodriguez@epchc.org</p>	<p>COMMENT DATE: January 21, 2026</p> <p>PROPERTY ADDRESS: 3614 Orient Rd, Tampa, FL 33619</p> <p>FOLIO #: 0420170000</p> <p>STR: 11-29S-19E</p>
<p>REQUESTED ZONING: From RDC-12 to RMC-12</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands
<p>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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>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.</p>	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

REZ 26-0359
January 21, 2026
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.

sr/dc

ec: Blue Clover Holdings LLC -BlueSperoProperties@gmail.com



CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-013106

CRM SR NUMBER:

CN0405183

CASE STATUS: Referred

CURRENTLY ASSIGNED TO: Michael Gallway

START DATE:	09/29/2025	END DATE:	12/03/2025	NEXT INSPECTION DATE:	
STRUCTURE TYPE:	Frame	OCCUPANCY:	Single Family	FORECLOSURE:	No
ADDRESS:	3614 Orient Rd Tampa FL 33619				
ZONED:	RDC-12	PARCEL #	042017.0000		

ORIGINAL COMPLAINT DESCRIPTION:

GRASS IS SUPER OVERGROWN OVER 5 FEET HIGH VERY UNSAFE FOR NEIGHBOORS AS SNAKES AND ANIMALS LIVE IN THERE AND EXPLORE ONTO OTHER PROPERTIES

CN0405186 states, "SHED IN BACK LEFT HAND CORNER OF LOT BEHIND MAIN HOUSE FALLING APART AND COLLAPSING VERY UNSAFE ALSO COULD NOT SEE ANY PERMIT DATA ON IT BEING BUILT..."

CN0405194 states, "TRASH ALL IN FRONT YARD, DITCHES, BACK YARD, IN HOUSE, INSPECT HOUSE LIKE ACTUALLY GO INSIDE AND CONDEME THIS PLACE"

PEOPLE ASSOCIATED WITH THIS CASE

Owner	WILLIAMS, ELIZABETH R	Phone: 813-626-5688
	3614 Orient Rd	
	Tampa, FL 33619	
Complainant	BRIAN ANDERSON	Phone: (727) 424-7455
	14750 Bay Dr	
	Largo, FL 33774	

VIOLATIONS CITED

PM ACCUMULATIONS

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(a)- PROPERTY STANDARDS
 ACTION REQUIRED: REMOVE

09/30/2025 Remove junk, trash, and debris from the property.

PM OVERGROWTH

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(b)- PROPERTY STANDARDS
 ACTION REQUIRED: MOW AND MAINTAIN

09/30/2025 Grass and weeds are taller than 10 inches. Please mow and maintain.

Z OUTSIDE/OPEN STORAGE

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTIONS 2.02.01/2.02.02- LAND DEVELOPMENT CODE

ACTION REQUIRED: CEASE OR ACQUIRE APPROVALS

09/30/2025 Open Storage is not permitted in residential zone, eliminate all commercial materials, merchandise, truck trailers, tools, or storage containers.

PM FENCES

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(d)- PROPERTY STANDARDS

ACTION REQUIRED: REMOVE OR REPAIR (FENCES REQUIRED FOR SCREENING OR POOL SECURITY MAY NOT BE REMOVED)

09/30/2025 Repair or replace damaged wood fence.

CASE COMMENTS

09/30/2025 By: JONESDAV

Jones 9-30-2025, 0905 hrs. I responded to 3614 Orient Rd. For complaint CN0405183. I arrived on scene and I found that the grass was overgrown, there was junk/debris in the front and backyard, and there were several storage containers, tools, and other items of value stored in the open. I knocked on the door to make contact with the owner but there was no answer. I left behind a door hanger with my contact information. I researched the owner in fastpeoplesearch.com and found a contact number, 813-447-3209. I called and left a voicemail advising of the case and the violations. I am issuing a 20-day NOV to the property owner.

10/07/2025 By: SPAULDINGC

Spaulding M, 10/07/2025 1540 hrs. On 10/07/2025 Notice of Violation for this case was printed, mailed, and added to Documents section of this case.

10/15/2025 By: JONESDAV

Jones 10-15-2025, 0815 hrs. I received a voicemail from the owner. I called back and left a detailed message explaining the violations.

10/28/2025 By: GALLWAYM

Gallway 10/28/2025 1246hrs I responded to 3614 Orient Rd. For a follow up inspection. Upon arrival I found all violations remain. I went to the front door and no one answered. I called the number located for the owner and I could not leave a voicemail due to there being an automated to leave your name and see if the owner is free to answer and then the call gets disconnected. 20-day extension.

11/17/2025 By: GALLWAYM

Gallway 11/17/2025 1145hrs I responded to 3614 Orient Rd. For a follow up inspection. Upon arrival I found the violations of accumulations and open storage remain. I went to the front door and no one answered. I called and left a voicemail for a call back. 15-day extension

12/03/2025 By: JONESDAV

Jones 12-3-2025, 1445 hrs. I arrived on scene and I found all violations are present. After several visits with no improvement, I am referring this case to the code board.

12/03/2025 By: SPAULDINGC

Spaulding M, 12/03/2025, 1520 hrs. On 12/03/2025 A Final Notice and New Case Affidavit has been created for this case. They were printed, mailed, Final Notice will be added to Documents section of this case, and New Case Affidavit will be added to DocuSign.

12/04/2025 By: GALLWAYM

Gallway 12/04/2025 0946hrs Signed New Case Affidavit.

01/29/2026 By: GALLWAYM

Gallway 01/29/2026 1448hrs I responded to 3614 Orient Rd in reference to a pre-hearing inspection. Upon arrival I found all violations remain. Proceed to hearing.

02/11/2026 By: GALLWAYM

Gallway 02/11/2026 1524hrs I responded to 3614 Orient Rd in reference to a pre-hearing inspection. Upon arrival I found all violations remain. Proceed to hearing.

CASE ACTIONS

Initial Inspection	09/30/2025	By: Jones	Action: NOV Requested	Time Exp:
Follow-up Inspection	10/28/2025	By: Gallway	Action: Extension	Time Exp:
Follow-up Inspection	11/17/2025	By: Gallway	Action: Extension	Time Exp:
Follow-up Inspection	12/03/2025	By: Jones	Action: Referred	Time Exp:
Pre-Hearing Inspection	01/29/2026	By: Gallway	Action: In Violation	Time Exp:
Pre-Hearing Inspection	02/11/2026	By: Gallway	Action: In Violation	Time Exp:
Pre-Hearing Inspection	02/11/2026	By: Gallway	Action: Scheduled	Time Exp:
Admin Send Letter	10/08/2025	By: Spaulding	Action: Action Status Complete	
Case Affidavit	12/04/2025	By: Spaulding	Action: Case Affidavit Sent	
Case Intake	09/29/2025	By: Spaulding	Action: Assigned	
Closed on Submission				
Follow-up Investigation	12/03/2025	By: Jones	Action: Referred	
Updated by IRSA Inspection				
Initial Investigation	09/30/2025	By: Jones	Action: NOV Requested	
Updated by IRSA Inspection				
Supervisor Approval	10/07/2025	By: Andujar	Action: Approval of NOV	
Supervisor Review	12/03/2025	By: Converse	Action: Final Letter Approved	
Supervisor Review	12/03/2025	By: Converse	Action: Approval of Combo	
Closed by Script				

BOARD/MAGISTRATE INFORMATION

HEARING DATE:	03/13/2026	ORDER DATE:		EXTENSION ORDER:		
TOTAL FEES/FINES:		TOTAL PAYMENTS:	\$0.00	CURRENT BALANCE:	\$0.00	
	CORRECT BY	FINE AMOUNT	ORDER	STARTED	ENDED	TOTAL \$
		\$				

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION							
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REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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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:** 1/6/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/20/2026
PROPERTY OWNER: Blue Clover Holdings, LLC **PID:** 26-0359
APPLICANT: Matthew Spero
LOCATION: 3614 Orient Rd. Tampa, FL 33619
FOLIO NO.: 42017.0000

AGENCY REVIEW COMMENTS:

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

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

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 Jan. 26

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Matthew Spero

PETITION NO: RZ-STD 26-0359

LOCATION: 3614 Orient Rd., Tampa, FL 33610

FOLIO NO: 42017.0000

SEC: 11 TWN: 29 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: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-STD 26-0359 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 1/13/2026

FOLIO NO.: 42017.0000

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: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master
DATE: 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

1 MS. HEINRICH: Our next item is Item C.1. Standard
2 Rezoning 26-0359. The applicant is requesting to rezone the
3 property from RDC-12 to RMC-12. Logan Mckaig, with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING OFFICER: Okay. Applicant, please.

7 MR. SPERO: Good evening. My name is Matthew
8 Spero. My address is 311 West Palm Avenue, Apartment 423,
9 Tampa, Florida 33602.

10 Good evening. I'm requesting the rezoning of our
11 property on Orient Road, 3614 Orient Road, from RDC-12 to
12 RMC-12. The intent is to develop a triplex, which aligns
13 with the surrounding uses and provides appropriate density
14 for the area.

15 HEARING OFFICER: Okay. All right.

16 MR. SPERO: I don't have a --

17 HEARING OFFICER: No questions.

18 MR. SPERO: -- presentation. I'm sorry.

19 HEARING OFFICER: It's straightforward, sir.

20 Understood. Thank you.

21 MR. SPERO: Thank you.

22 HEARING OFFICER: Okay. Development Services
23 staff?

24 MR. MCKAIG: Good evening. Logan Mckaig,
25 Development Services.

1 25-0359, the applicant is requesting to rezone the
2 property from RDC-12 to RMC-12, with the purpose of allowing
3 multifamily uses on said property.

4 The proposed rezoning does not increase the
5 density, and the property will remain in residential uses.
6 The project will be required to meet all RMC-12 development
7 standards, including setbacks and height. Additionally, as
8 there are other RMC-zoned properties within the area,
9 including to the northeast and southeast along Orient Road,
10 staff recommends approval for this application. I'm
11 available for any questions.

12 HEARING OFFICER: No questions. Thank you.

13 Planning Commission staff?

14 MR. ROYAL: Good evening. Tyrek Royal, Planning
15 Commission staff. The proposal is consistent with FLU
16 Objective 4.4 and Policy 4.4.1, as it ensures compatibility
17 with the surrounding neighborhood, which includes residential
18 and vacant properties. It meets the requirement for
19 integrating with adjacent uses through complementary
20 development, minimizing impacts, and providing appropriate
21 transitions in density and connectivity.

22 Additionally, the rezoning aligns with FLU
23 Objective 3.2 and Policy 3.2.4, by supporting the goals of
24 the East Lake-Orient Park Community Plan, particularly in
25 expanding and diversifying housing to create sustainable and

1 livable communities.

2 The Residential-12 future land use category allows
3 for a maximum of 12 dwelling units per gross acre. With 0.29
4 acres, the subject site can be considered for a maximum of
5 three dwelling units.

6 Overall, the rezone is compatible with the existing
7 development pattern and is consistent with the Hillsborough
8 County Comprehensive Plan, subject to the conditions by
9 Development Services.

10 HEARING OFFICER: Very good. Thank you. At this
11 point in time, is there anyone in the audience who wishes to
12 speak in support of the application? See no one responding.

13 Anyone in the audience wish to speak in opposition
14 to the application?

15 Yes, sir. Please come forward. Good evening.

16 MR. SHIVER: This is Bobby Shiver. I own the
17 property across the street from this --

18 HEARING OFFICER: Go ahead.

19 MR. SHIVER: -- site they're trying to get
20 redeveloped.

21 HEARING OFFICER: State your name -- I'm sorry,
22 your address?

23 MR. SHIVER: Address?

24 HEARING OFFICER: -- for the record.

25 MR. SHIVER: 2101 Fairfield Drive, Brandon,

1 Florida.

2 HEARING OFFICER: Great. Thank you.

3 MR. SHIVER: Anyhow, you know, been there a long
4 time. We've been long-time residents. This is my -- I've
5 got a duplex across the street from this development. Orient
6 Road is a two-lane road. And I mean, we have got a lot of
7 business -- or a lot of stuff going on right now, and nobody
8 is making turn lanes or, you know, or -- or improving the
9 roads that's going to supply this stuff. And so right now,
10 you know, I don't know if there's sewer and water. I know
11 there's water, but I don't know if there's sewer there. So
12 this is going to be all on septic tanks.

13 We have ditches in front of our houses, so, you
14 know, there's, you know, no drainage. And, you know, and by
15 putting more and more people on that two-lane road, is going
16 to do nothing to improve the area. It's just going to get,
17 you know, more and more traffic, and it's going to be more
18 and more dangerous for the kids.

19 So, you know, I've got a -- my property used to be
20 a two -- two duplexes per acre. How it got changed to 12, I
21 have no idea. But again, this is just, you know, putting
22 these duplexes and triplexes and quadplexes all over the
23 place, is not improving our lifestyle in a rural area. And
24 with these -- the condominiums and -- and apartment
25 complexes, it is just totally wiping out our roads and our,

1 you know, our way to move around in -- in Hillsborough
2 County.

3 And, you know, again, it's getting to where right
4 now you can see, you know, what's going to happen to it if
5 you do not improve these roads, and have a -- a
6 developed -- a reason for, you know, taking care of the
7 services to these areas. Because most of the subdivisions
8 being built they're not putting turning lanes on these roads,
9 and it's causing a lot of accidents. Not helping anybody.
10 So you can develop the land, but if you don't develop the
11 roads, we've got a problem. We've had a problem, and it's
12 just only getting worse. Thank you.

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

14 THE CLERK: Sir, can you sign in?

15 MR. SHIVER: Sorry?

16 THE CLERK: Will you sign in for us please?

17 MR. SHIVER: Sure.

18 HEARING OFFICER: Is there anyone else in the
19 audience who wishes to speak in opposition to the
20 application? I see no one responding.

21 Staff, anything further?

22 MS. HEINRICH: Nothing from zoning. I don't know
23 if you have any questions for transportation.

24 HEARING OFFICER: Just the comment about water and
25 sewer. This is if it's a triplex, they would have to connect

1 you with public water and sewer?

2 MS. HEINRICH: Yes. This is in the urban service
3 area.

4 HEARING OFFICER: And for traffic, do we know what
5 the level of service is on Orient Road?

6 MR. PEREZ: Yes. The level of service is included
7 in staff's comments. The level of service is showing for the
8 Hillsborough County level of -- 2024 level service report
9 operating at the level of C, and the level of service
10 standard is D.

11 HEARING OFFICER: Okay. All right.

12 MR. PEREZ: But I would say we do not consider
13 level of service in our review for the zoning, but right now
14 in looking at the trips potentially generated, this zoning
15 change would not increase the number of units, so it
16 would -- it would, in our estimate, stay the same.

17 HEARING OFFICER: Yep. Okay. Thank you. Okay.
18 At this point in time the applicant, opportunity for final
19 comments and rebuttal.

20 MR. SPERO: I have no rebuttal at this time.

21 HEARING OFFICER: Okay. All right. Very good.
22 Thank you, sir.

23 MR. SPERO: Thank you.

24 HEARING OFFICER: With that, that concludes this
25 application. Ms. Heinrich, we are ready for the next item.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE