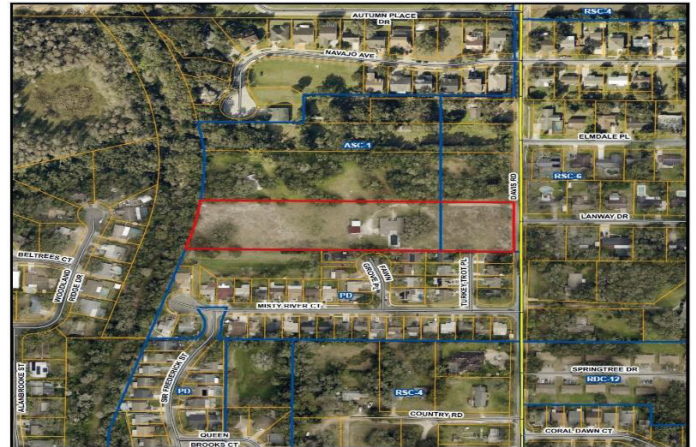


**Rezoning Application: PD 25-0423****Zoning Hearing Master Date:** May 19, 2025**BOCC Public Hearing Date:** July 22, 2025**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Samer Alghari, Gharari Associates**FLU Category:** R-6**Service Area:** 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
Typical General Use(s)		Single-Family Residential/Agricultural	Single-Family Residential (Conventional)
Acreage		3.35 acres	1 acre
Density/Intensity		1 DU per acre	6 DU per acre
Mathematical Maximum*		3 dwelling units	6 dwelling units

\*number represents a pre-development approximation

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

**Additional Information:**

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

**Planning Commission Recommendation:**  
Consistent**Development Services Recommendation:**  
Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



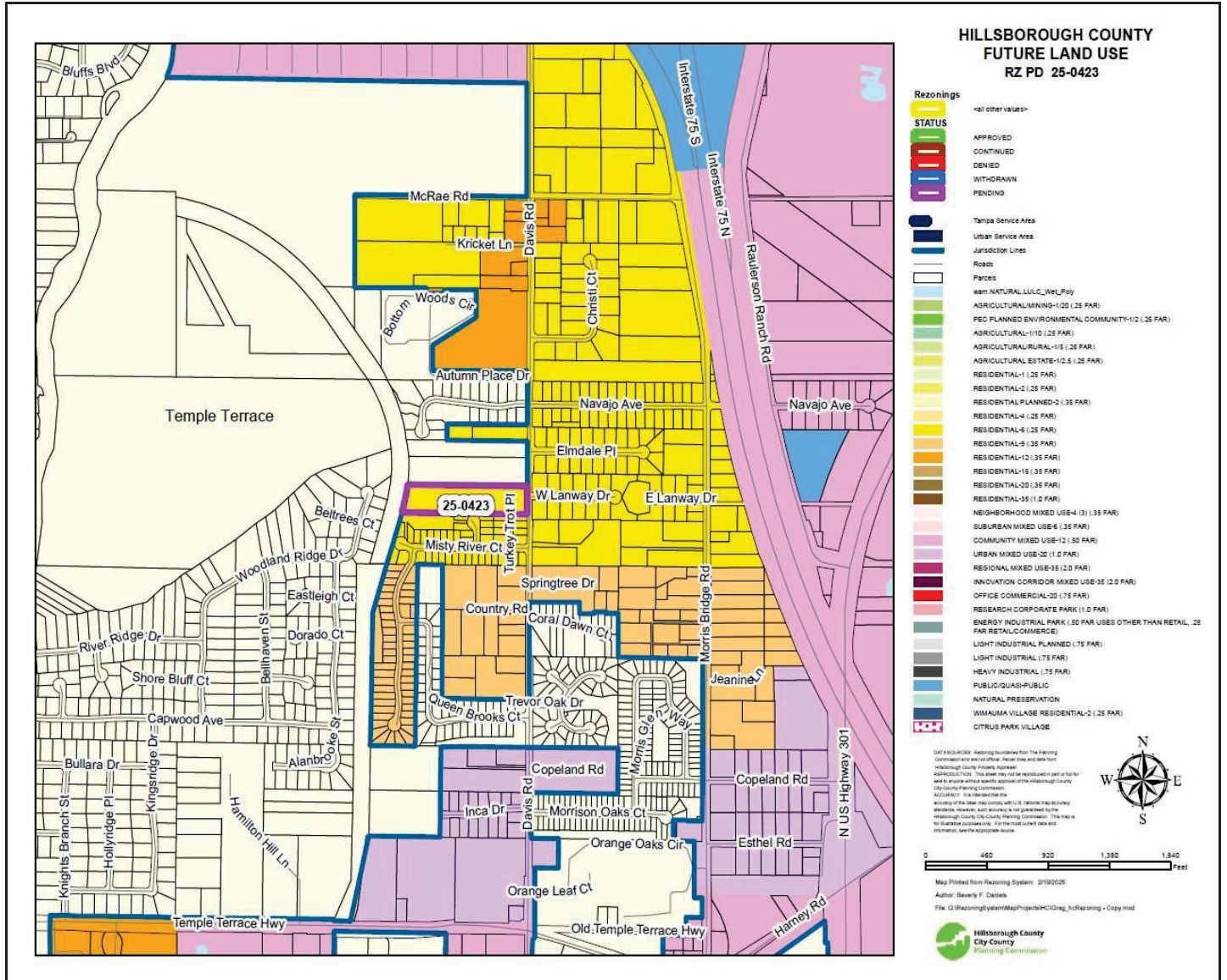
#### Context of Surrounding Area:

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.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

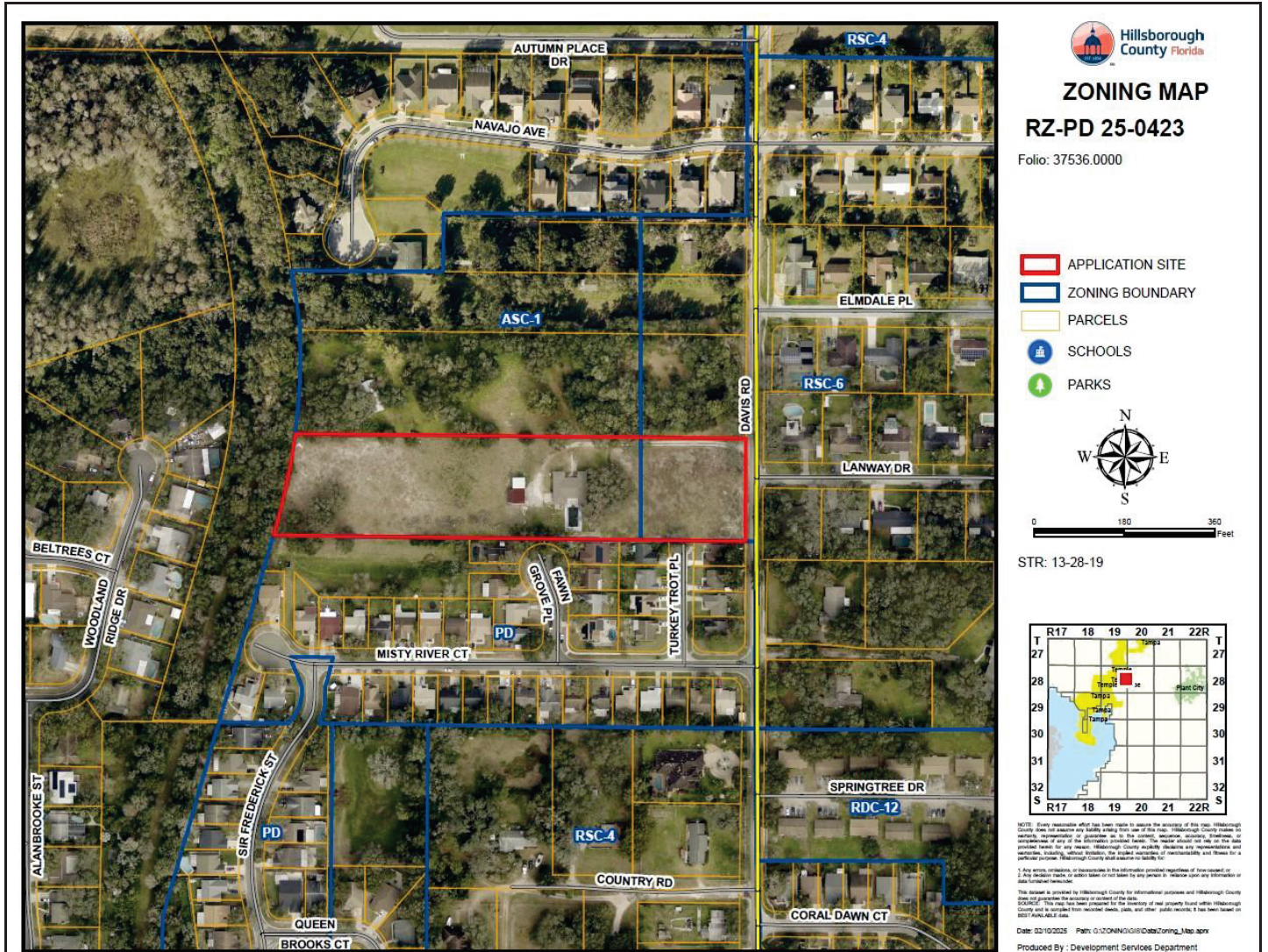


Subject Site Future Land Use Category:	R-6
Maximum Density/F.A.R.:	6 dwelling units per gross acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	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

ZHM HEARING DATE: May 19, 2025

BOCC PUBLIC HEARING DATE: July 22, 2025

Case Reviewer: James E. Baker, AICP

### 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. <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> 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	X	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	Type	Finding
		Choose an item.
Notes:		



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Airport Height Zone</u>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Single Family Detached (Fee estimate is based on a 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 single family homes				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>

ZHM HEARING DATE:May 19, 2025

BOCC PUBLIC HEARING DATE:July 22, 2025

Case Reviewer: James E. Baker, AICP

<b>Planning Commission</b> <div><div><input type="checkbox"/> Meets Locational Criteria</div><div><input checked="" type="checkbox"/> N/A</div></div> <div><div><input type="checkbox"/> Locational Criteria Waiver Requested</div><div></div></div> <div><div><input type="checkbox"/> Minimum Density Met</div><div><input checked="" type="checkbox"/> N/A</div></div>
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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.

## 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

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

Zoning Administrator Sign Off:

J. Brian Grady

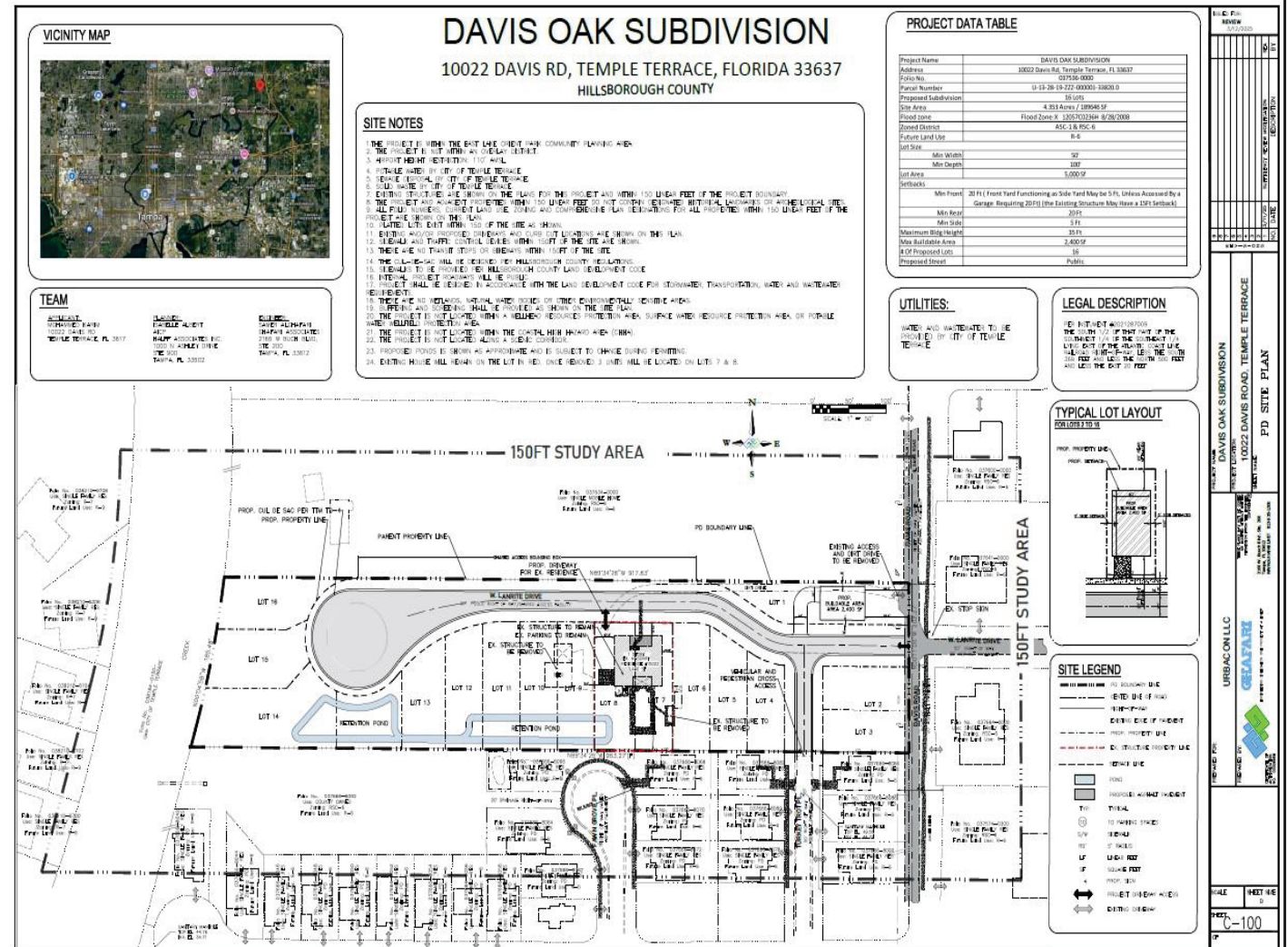
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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



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

## 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

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**



## **AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 05/12/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/ELOP

PETITION NO: RZ 25-0423

- 
- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | 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. Nowwithstanding 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-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE Code 210) 4 Units	38	3	3

#### **Proposed Uses:**

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

**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 Manual (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 <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" 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	38	3	3
Proposed	150	11	15
Difference (+/-)	+112	+8	+12

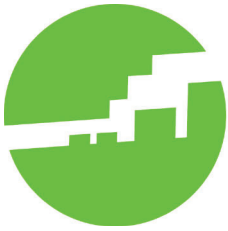
\*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> 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	X	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.
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.
	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"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> May 19, 2025 <b>Report Prepared:</b> May 8, 2025	<b>Case Number:</b> PD 25-0423 <b>Folio(s):</b> 37536.0000 <b>General Location:</b> West of Davis Road and north of Misty River Court
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-6 (6 du/ga;0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	East Lake- Orient Park
<b>Rezoning Request</b>	Planned Development (PD) in order to develop 16 single-family detached dwelling units while maintaining the existing dwelling unit on site
<b>Parcel Size</b>	+/- 4.35 acres
<b>Street Functional Classification</b>	Davis Road – <b>County Collector</b> Misty River Court – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	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 ± 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, multi-purpose 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.

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.

## **Future Land Use Categories**

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

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

## **Compatibility**

**Policy 3.1.1:** *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

**Policy 3.1.2:** *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

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

## **Development**

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

**Policy 4.1.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

**4.1.6:** *Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

## **Neighborhood/Community Development**

**Objective 4.4:** *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

**Policy 4.4.1:** *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

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

### **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.



HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ PD 25-0423

Rezoning

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Jurisdiction Lines

Roads

Parcels

Wm. NATURAL LULC, Wet\_Poly

AGRICULTURAL MINING-120 (25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (25 FAR)

RESIDENTIAL-2 (25 FAR)

RESIDENTIAL PLANNED-2 (35 FAR)

RESIDENTIAL-4 (25 FAR)

RESIDENTIAL-6 (25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended to provide a visual representation of the proposed rezoning and is not intended to be used as a legal document. It is intended that the rezoning be subject to the final decision of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the rezoning be subject to the final decision of the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.

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Author: Beverly F. Daniels  
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