

PD Modification Application: MM 25-1242

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026



Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Stuart McPherson

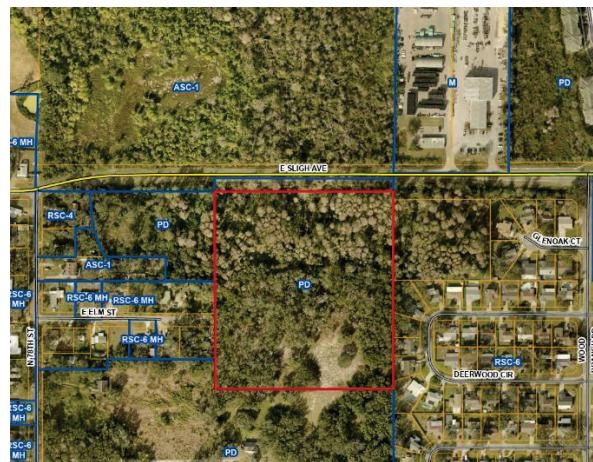
FLU Category: CMU-12

Service Area: Urban

Site Acreage: 11.43 MOL

Community Plan Area: East Lake Orient Park

Overlay: None



Introduction Summary:

The Applicant requests a major modification to the existing Planned Development (PD 24-0124) for a ±11.43-acre property in the East Lake Orient Park Community Plan Area. The PD is currently approved for 71 dwelling units, including 14 two-family attached (duplex) units and 57 single-family attached (townhome) units. The proposed modification seeks to revise the development plan to allow 86 single-family attached (townhome) units, eliminating the duplex units and increasing the total unit count. The proposed plan includes updated site development standards.

Existing Approval(s):	Proposed Modification(s):
Permits 71 units total (57 townhomes + 14 duplexes) / 6.21 units per acre	Increase units to a total of 86 townhomes (no duplexes) / 7 units per acre
Minimum lot size: 1,750 sf	Reduce the minimum lot size to 1,700 sf
Minimum lot width: 25 ft	Reduce the minimum lot width to 20 ft
Maximum building height: 27.5 ft	Increase maximum building height to 35 ft
Maximum coverage: 87%	Reduce maximum lot coverage to 84%

Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

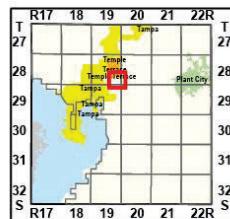


The logo for Hillsborough County, Florida, featuring a circular emblem with a building silhouette and the text "EST. 1854" inside, followed by the county name in a stylized font.

MM 25-12



STR: 25-28-19, 36-28-19



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no representations or warranties as to the accuracy of the information contained in this map. The reader is advised to make a personal investigation of any information contained in this map. The reader is advised that Hillsborough County shall not be liable for any damages, including, but not limited, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall not be liable for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made, or action taken or not taken by any person in reliance upon any information data furnished hereunder.

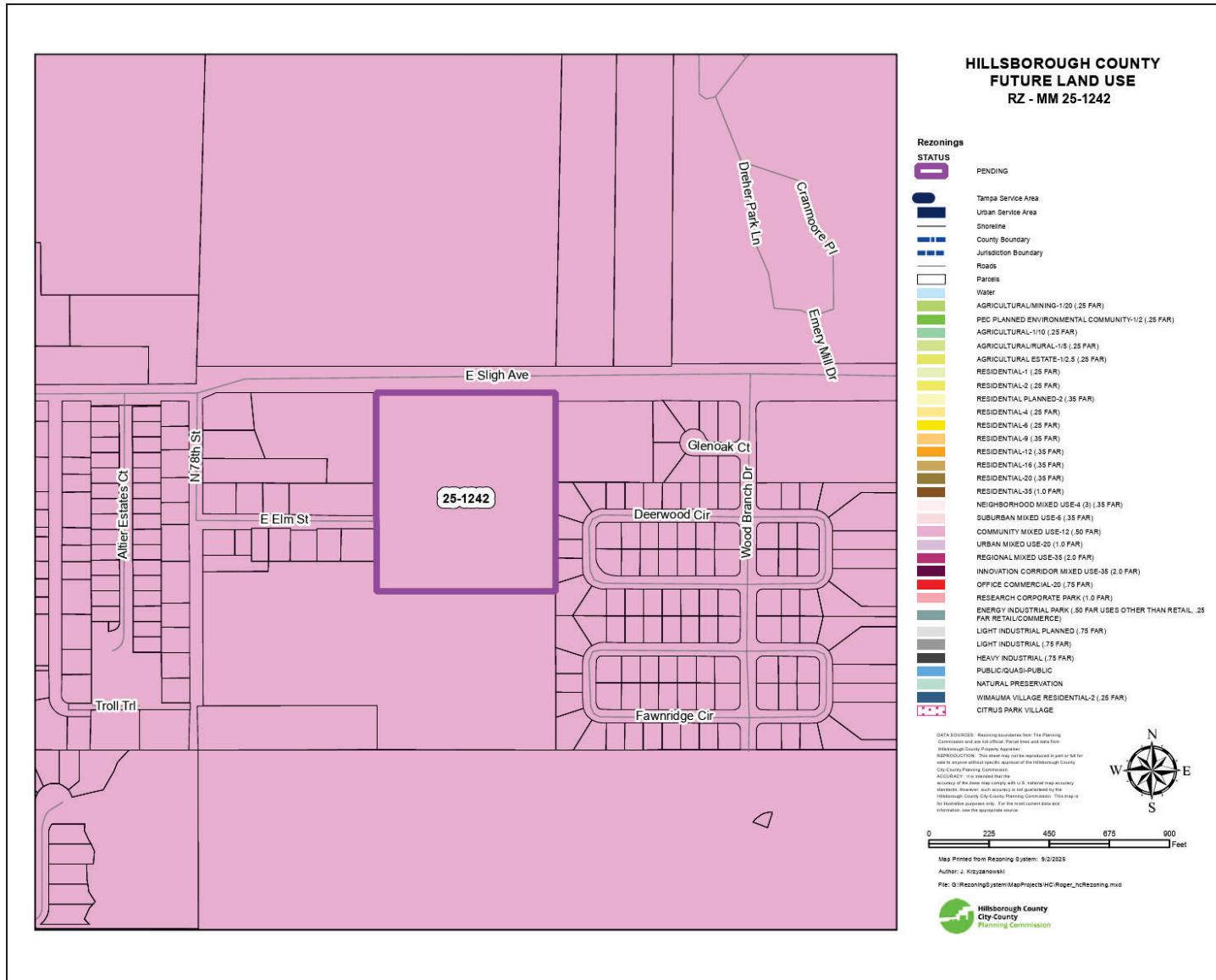
Date: 08/13/2025 Path: G:\ZONING\GIS\Datasets\vicinity_map.mxd

Context of Surrounding Area:

The subject property is located on the south side of Sligh Avenue, east of Orient Road. The area consists of single-family residential. To the north across East Sligh Avenue is a vacant parcel zoned ASC-1. Adjacent to the south is single-family residential zoned PD 19-0284. Adjacent to the east is single-family residential zoned RSC-6. To the west is single-family residential zoned ASC-1, RSC-6 (MH) and PD 19-0284.

2.0 LAND USE MAP SET AND SUMMARY DATA

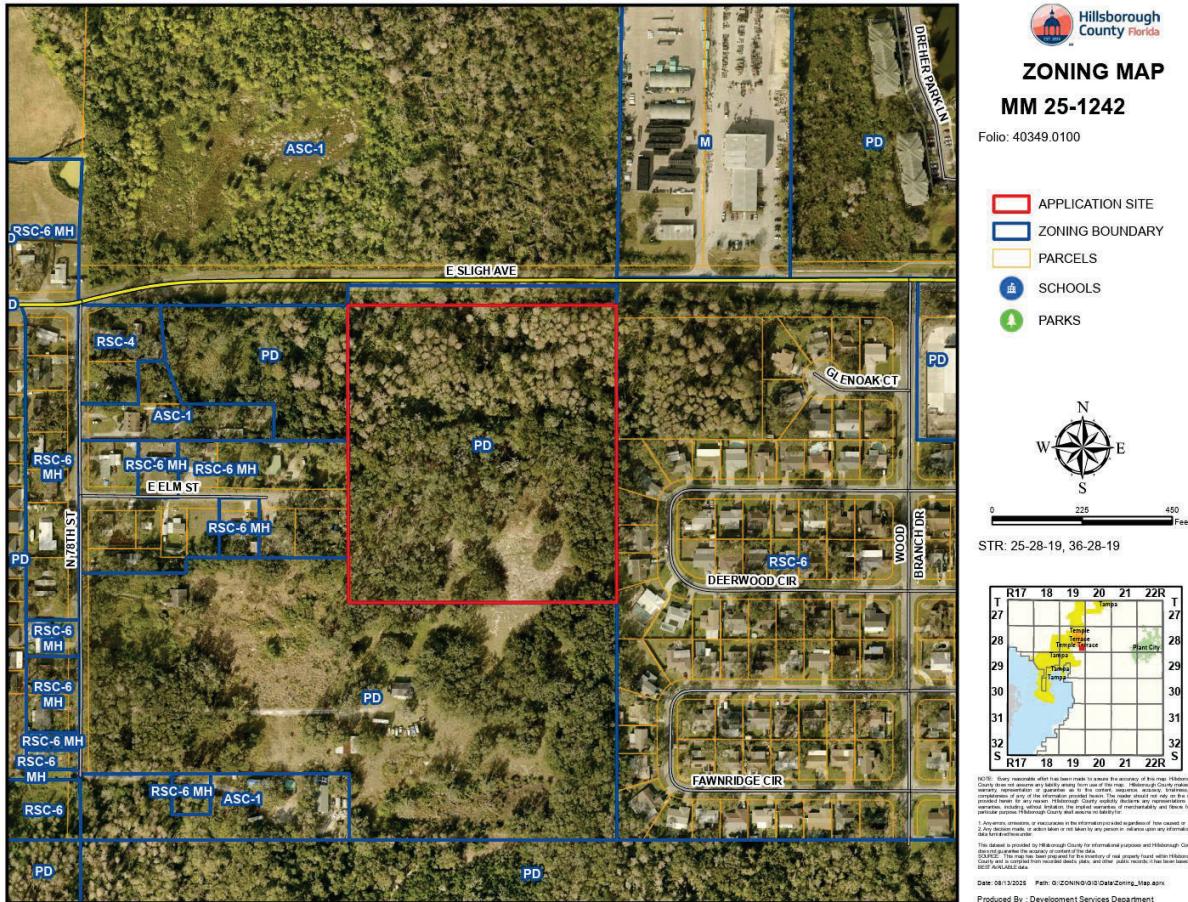
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	12 du/ ga; 0.50 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

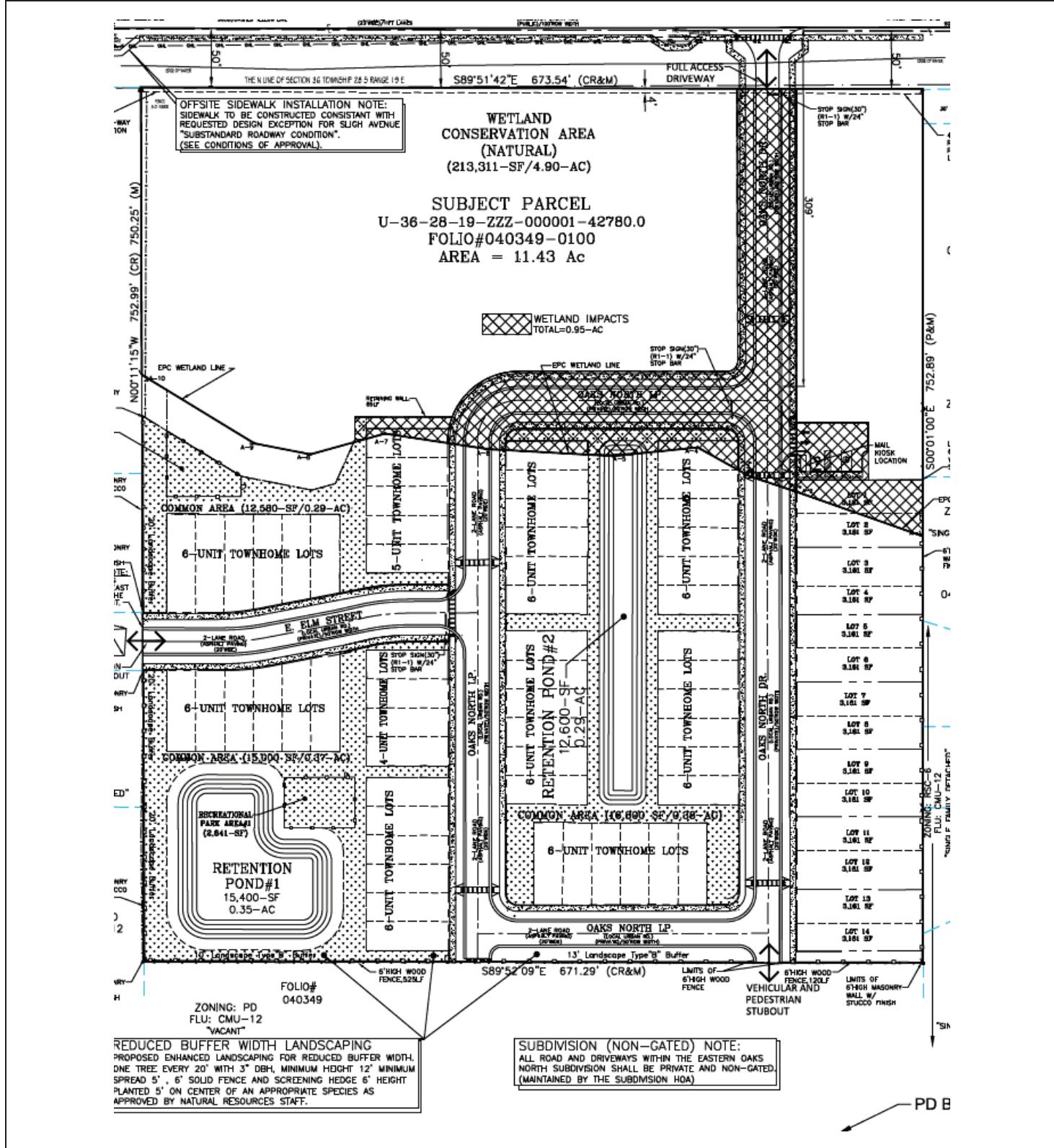


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Vacant
South	PD 19-0284	5.6 du/ga	Single-Family Residential (Attached and Detached)	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential (Detached)	Single-Family Residential, Vacant
West	PD 24-0789, RSC-6 (MH), PD 19-0284	8.1 du/ac, 6 du/ga, 5.6 du/ga	Single-Family Residential (attached, detached, and mobile home)	Vacant, Single-Family Residential

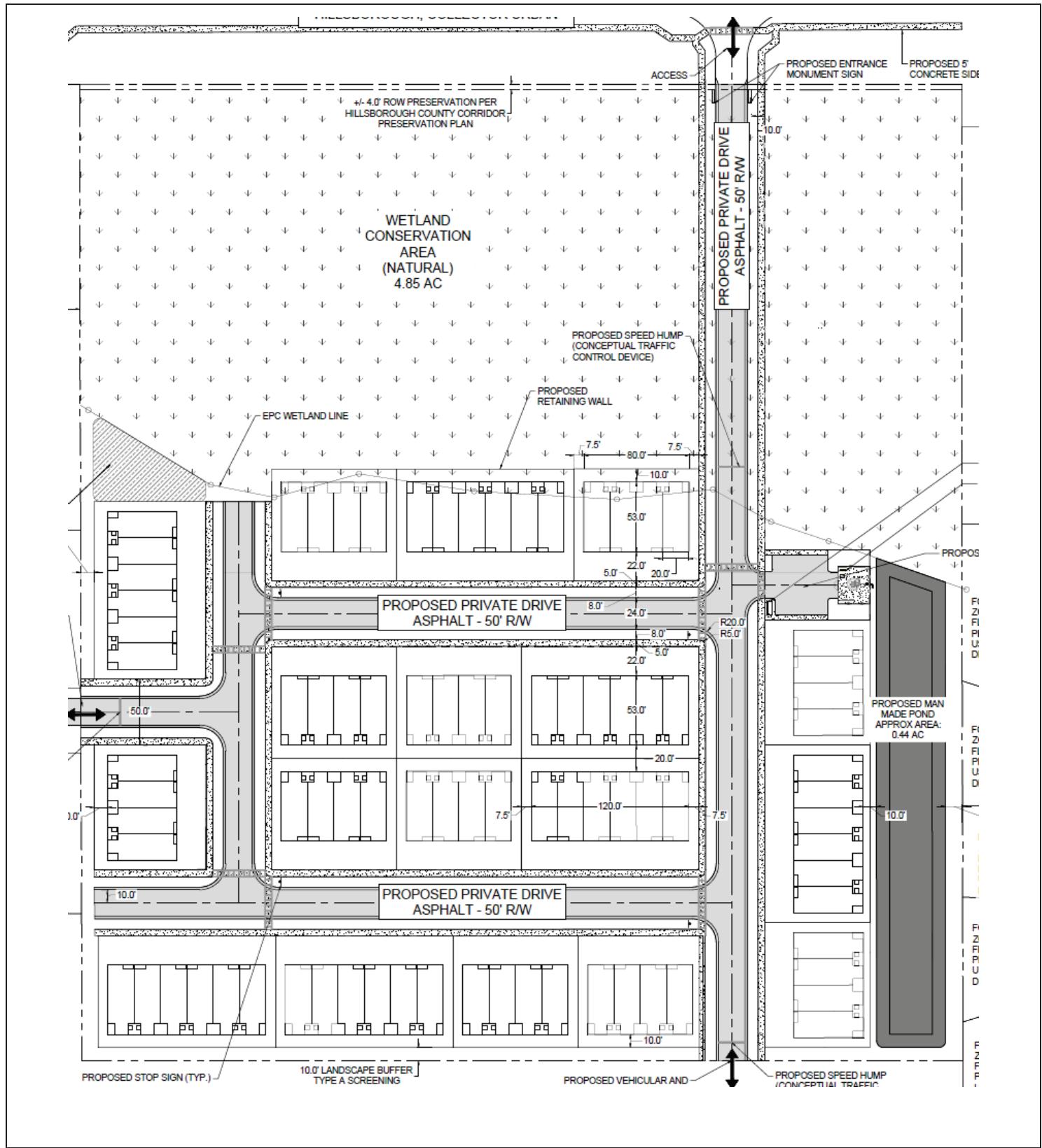
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E Sligh Avenue	County Collector - Rural	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 Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Proposed <input type="checkbox"/> Other
E Elm Street	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Proposed <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	466	27	33
Proposed	564	36	41
Difference (+/-)	+98	+9	+8

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East		None	None	
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
E Sligh Avenue/Substandard Roadway	Design Exception Requested	Previously Approved
E Elm Street/Substandard Roadway	Design Exception Requested	Previously Approved
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Environmental Services	<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	
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 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	
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Airport Height Restriction: 50' AMSL, 70'AMSL, Tampa Executive Airport Influence Area			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exceptions Previously Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report.
Service Area/ Water & Wastewater <input checked="" 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 checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 86 = \$572,846 Parks: \$1,957 * 86 = \$168,302 School: \$7,027 * 86 = \$604,322 Fire: \$249 * 86 = \$21,414 Total Townhouse: \$1,366,884				
Comprehensive Plan:				
Planning Commission		Comments Received	Findings	Conditions Requested
<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 subject site is located within the East Lake-Orient Park Community Plan area and the Urban Service Area. It is surrounded by a mix of residential zoning districts and Planned Developments that permit similar residential uses, including single-family attached housing. Adjacent developments to the west and south are approved for comparable town home-style units, and the proposed design includes appropriate buffering and screening to ensure compatibility with nearby single-family neighborhoods.

It should be noted that the site plan depicts a reconfiguration of the units, within the area currently approved for development. The proposed pond along the east will provide separation from eastern single-family family residential, which is currently not provided. The southwest area of the PD will remove the stormwater pond and extend units north/south. This arrangement provides area for additional cross access point to the west. The units along the south are now in an east/west orientation, providing more separation between the subject site's street and adjacent properties. One cross access point, rather than two, along the southern border is now proposed. Buffering and screening remains proposed along the western and southern boundaries, which exceeds the required minimum of 5 feet. The proposed building height of 35 feet does exceed those found in standard residential zoning districts and the density of the project is not one that requires the 2:1 setback such as in RMC-6 standard zoning districts.

Staff finds the proposed major modification to be compatible with the surrounding development context. The modification preserves the residential nature of the site, improves internal site organization, and demonstrates a sensitive approach to environmental features through reduced wetland impacts. The proposed unit type, density, and building height are consistent with adjacent developments, and the revised plan continues to support a residential layout that complements the character and scale of nearby developments.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding area and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:



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.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

1. Update the general site data table to note that the 0' setback is to the lot line, not the PD boundary and that indicated 10' on the lot detail is actually the buffer area.
2. Update the general site data table to correct the landscape buffers to match what is depicted on the site plan.
3. Update the general site data table to note the maximum lot coverage of 87%.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 28, 2025.

1. Development of the project shall be limited to a maximum of ~~71~~ 86 total dwelling units; ~~14 units of two-family attached (duplex) dwelling units and 57 units of (single-family attached (townhome) dwelling units).~~
2. The single-family attached residential units (townhomes) shall be developed according to the following development standards:

Minimum lot size:	1,750 square feet <u>1,700 square feet</u>
Minimum lot width:	25 feet <u>20 feet</u>
Minimum front yard setback:	22 feet
Minimum secondary front yard setback (interior):	7.5 feet
Minimum side yard setback:	0 feet*
Minimum rear yard setback:	0 feet
Maximum building height:	27.5 feet <u>35 feet</u>
Maximum lot coverage:	87% <u>84%</u> 87%

*Reference Condition 10.

Section 6.01.01 Footnote 8 shall not apply with respect to setbacks.

~~The two family attached residential units (duplex) shall be developed according to the following development standards:~~

Minimum lot size:	3,181 square feet
Minimum lot width:	29 feet
Minimum front yard setback:	25 feet
Minimum side yard setback:	5 feet*
Minimum interior side yard setback:	0 feet
Minimum rear yard setback:	25 feet
Maximum building height:	35 feet
Maximum lot coverage:	55%

***Reference Condition 10.**

~~Section 6.01.01 Footnote 8 shall not apply with respect to setbacks.~~

3. Buffering and screening shall be in accordance with descriptions as labelled on the site plan. Buffers shall be platted as separate tracts to be owned and maintained by the Homeowner's Association or similar entity. Buffers shall not be counted towards any minimum required yard.
4. The project shall be permitted one full access connection on E. Sligh Ave. and one full access connection to E. Elm St., as shown on the PD site plan.
5. The project shall construct a roadway stubout to the southern boundary with folio#40349.0000 for future connection with approved PD zoning # 19-0284, as shown on the PD site plan. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a "Future Roadway Connection".
6. If PD 24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If PD 24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
8. The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.
10. If in the event a unit is constructed with side-loaded parking (i.e. where the driveway and garage is located in a side yard), the lot shall provide a minimum 20-foot setback in order to provide sufficient clearance between the building and the back of sidewalk to allow vehicle to park without encroaching on the sidewalk.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
12. All construction ingress and egress shall be limited to the E. Sligh Ave. project access except for construction activities directly related to the E. Elm Street roadway improvements. The developer shall include a note in each site/construction plan submittal which indicates same.

13. As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, 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.
- 13.14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 14.15. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 15.16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 16.17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 17.18. Natural Resources staff identified mature trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of these trees and design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 18.19. The proposed area of development contains xeric soils which may support a natural plant community. Please be advised that Section 4.01.06.A.4 of the Hillsborough County Land Development Code requires a minimum of 50 percent of the total pervious open space of the proposed development, excluding stormwater ponds, retain this natural plant community vegetation, including understory vegetation. The site plan may be modified from the Certified Site Plan to provide natural plant community vegetation preservation. This statement should be identified as a condition of the rezoning.
- 19.20. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. This statement should be identified as a condition of the rezoning.
- 20.21. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to

justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- 21.22. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 22.23. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 23.24. 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.

APPLICATION NUMBER: **MM 25-1242**

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

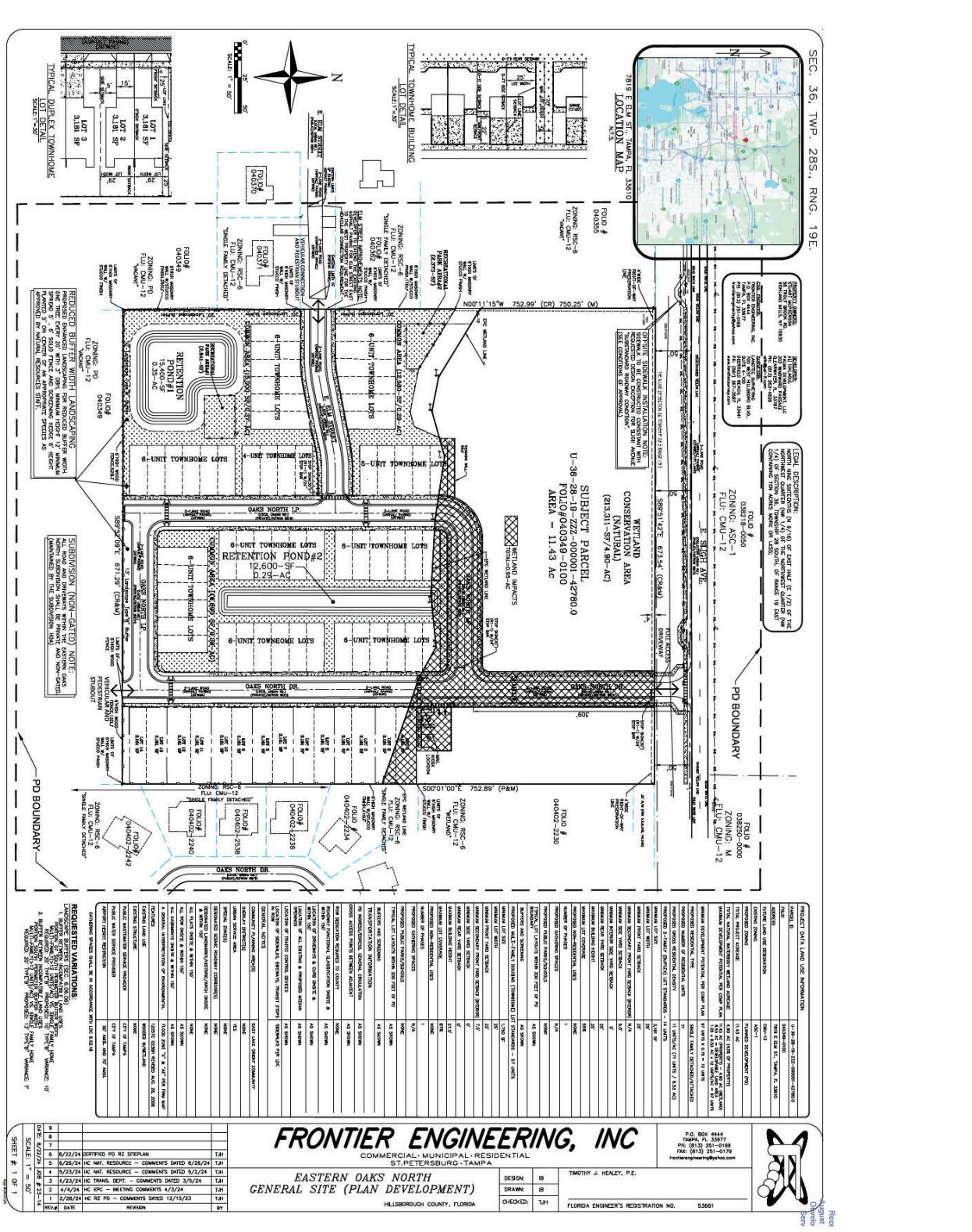
Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

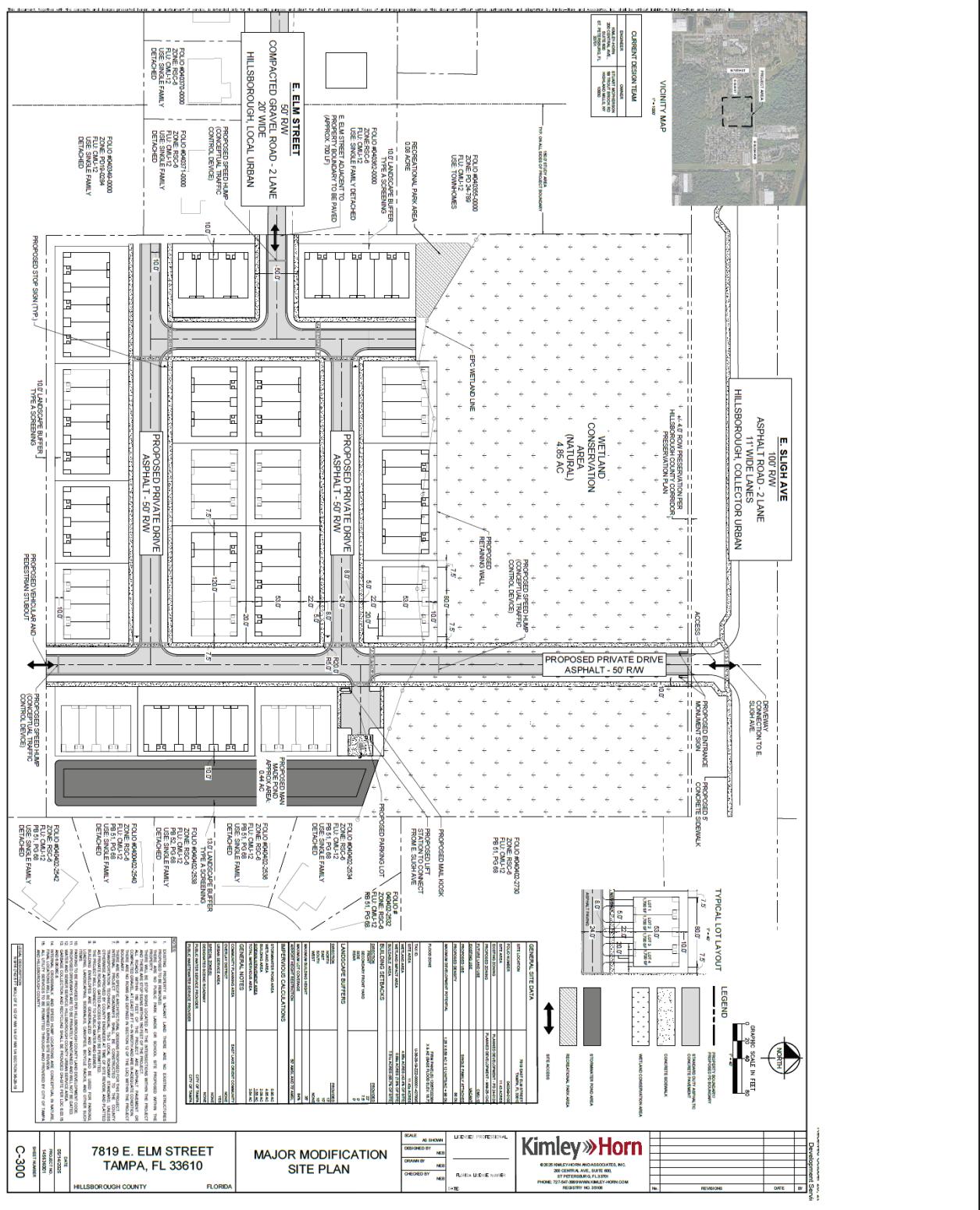
8.0 SITE PLANS (FULL)

8.1 Approved Site Plans (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 11/10/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: MM 25-1242

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL*Revised Conditions*

6. If PD-24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If PD-24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.

New Condition

- As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a +/-11.43-acre parcel currently zoned Planned Development (PD) 24-0124. The existing PD is approved with entitlements which permit a maximum of 71 residential units; 14 single-family-attached duplex units and 57 single-family-attached townhome units. The applicant is seeking to modify entitlements to remove the duplex units and increase the total townhome units to 86 as well as modifying the development standards. The site is located on the south side of E Sligh Ave approximately 645 feet east of N 78th St.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 71 single-family attached units (14 duplex units & 57 townhome units) (ITE LUC 215)	466	27	33

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 86 single-family attached dwelling units (ITE LUC 210)	564	36	41

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+98	+9	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is served by E Sligh Ave, E Elm St, and N 78th St.

E Sligh Ave is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/-100 feet of right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to construct +/-977 linear feet of sidewalk in addition to the required +/-673 feet of sidewalk required project frontage was approved. This Design Exception is discussed in greater detail under the section titled Requested Design Exception: E Sligh Ave herein.

E Sligh Ave, along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

E Elm St is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/- 50 feet of right of way. The roadway pavement appears to stop +/- 100 feet short of the subject property boundary.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to pave the unpaved portions of the E Elm St to a minimum width of 20 feet to connect to the project access was approved. This Design Exception is discussed in greater detail under the section titled Previously Approved Design Exception: E Elm St herein.

N 78th Street is a 2-lane, undivided, substandard, local rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks or paved shoulders on either side of the roadway within the vicinity of the proposed project, and within +/- 50 feet of the right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. At time of site construction review, the developer will be required to improve N 78th St to the TS-7 standard, propose an alternative cross section for consideration through request of Design Exceptions (DEs) and Design Deviation Memoranda (DDM) in accordance with Sec. 1.7 and other applicable sections of the Transportation Technical Manual, unless otherwise approved in accordance with Sec. 6.04.02.B of the LDC.

SITE ACCESS & CONNECTIVITY

The approved PD is permitted one full access connection to E Sligh Ave and one full access connection to E Elm St via N 78th St. This PD Major Modification is not proposing any changes to these previously approved access connections.

The subject site is north-adjacent (folio 40343.0000) to a 16.9-acre PD (19-0284) which is also approved for residential development. Pursuant to LDC Sec. 6.02.01, the project is providing a stub out to the PD to the south to reciprocate future pedestrian and vehicular connectivity to the subject PD. The existing subdivision east of the PD modification prevents interconnectivity to the east.

Due to this connectivity between PDs, Transportation Review Staff requested that the applicant include the vested trips from PD 19-0284 within the transportation analysis submitted for the subject modification. PD 19-0284 is approved for 95 residential dwelling units but is currently seeking a modification to that zoning, under PRS 25-0570, to reduce the entitlements to 89 residential dwelling units, dropping the trip generation for the project below the threshold that would trigger auxiliary lanes. Since it is unclear if the proposed PD modification to the south will be approved, the vehicular trips potentially generated by the approved 95 residential dwelling units were included with the background traffic in the transportation analysis submitted with this PD Major Modification. Additionally, the developer grew the background traffic at a rate of 3% over a 5-year period to represent the traffic impacts anticipated by 2030, the projected buildout year.

As demonstrated by the transportation analysis submitted by the applicant's traffic engineer, which includes the impacts anticipated by the PD to the south (19-0284), the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection to E Sligh Ave or the intersection of E Sligh Ave and N 78th St. The interconnection between these projects not only provides an alternative means of access for residents but also provides alternate access if an emergency were to block the primary access connection to either project.

A recent PD rezoning request (PD 25-1338) was submitted requesting entitlements for 10 single-family attached duplex units on a +/- 0.9-acre parcel (folio 40362.0000). This project site is located at the easternly dead end of E Elm St on the north side of the roadway. These 10 residential units propose driveway connections to E Elm St. If the E Elm St access on the approved PD were to be removed or prohibited, this +/- 0.9-acre parcel would be required to construct a cul-de-sac at the dead end of E Elm St as the roadway is greater than 150 feet in length, considerably reducing the developable area of the parcel and providing no alternative means of access, daily or in the event an emergency were to block access to or from the site.

PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Sligh Ave

As E. Sligh Ave. is a substandard collector roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024. The developer is required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception. Staff notes that the total linear feet of 5-foot-wide sidewalk to be constructed includes the +/-673 feet of sidewalk required along the project frontage by the County Land Development Code.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Elm St

As E. Elm St. is a substandard local roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024. The developer is required to construct pave the unpaved segment of E. Elm St. to connect the project access consistent with the requested Design Exception.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not include N 78th St, therefore no LOS information for this roadway can be provided.

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

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Sligh Avenue	Orient Road	U.S. Highway 301	D	C

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 10:47 AM
To: Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0124 - Design Exception Review
Attachments: 24-0124 DEAd 03-28-24_2.pdf; 24-0124 DEAd 03-28-24_1.pdf

Michael/Vicki,
I have found the attached Design Exceptions (DE) for PD 24-0124 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

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

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

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, April 1, 2024 6:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mike,

The attached DEs are Approvable to me, please include the following people in your email response:

myates@palmtraffic.com
vcastro@palmtraffic.com
frontierengineering@yahoo.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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Sent: Monday, March 25, 2024 10:53 AM
To: myates@palmtraffic.com
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mr. Yates,

Attached comments/markups to this request, please revise and resubmit through zoningintake-dsd@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

W: HCFLGov.net

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From: Rome, Ashley <RomeA@hcfl.gov>
Sent: Tuesday, March 19, 2024 4:04 PM
To: Allen, Cari <AllenCA@hcfl.gov>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@hcfl.gov>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Converse, Amanda <ConverseA@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; Curr, Ryan <CurrR@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Holman, Emily - PUD <Holmane@hcfl.gov>; Hummel, Christina <HummelC@hcfl.gov>; Impact Fees <ImpactFees@hcfl.gov>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyi@plancom.org>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Karla Llanos <llanosk@plancom.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienharm@plancom.org>; Perez, Richard <PerezRL@hcfl.gov>; Petrovic, Jakska <PetrovicJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hcfl.gov>; Salisbury, Troy <SalisburyT@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <Sheltonc@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>;

Walker, Clarence <WalkerCK@hcfl.gov>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeks@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)		<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)		<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)		<input type="checkbox"/> 1. DE-Substandard Rd Elm Street <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised Site Plan <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.		
Project Name/ Phase Eastern Oaks North		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.		
Folio Number(s)		040349-0100 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".		
Name of Person Submitting Request		Vicki Castro, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.		
Current Property Zoning Designation		
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number		PD 24-0124
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)		N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".		

Received March 28, 2024
Development Services

March 19, 2024
Revised March 28, 2024

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

RE: Eastern Oaks North (PD 24-0124)
Folio: 0430349-0100
Design Exception Request – Elm Street
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Elm Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and during our meeting was identified as a substandard road. Elm Street does not have a posted speed limit but was assumed to be 25 mph based on the characteristics of the roadway. The existing paved section of Elm Street is approximately 475 feet long with 10-foot travel lanes, unpaved shoulders and a very shallow open ditch within approximately 50 feet of right of way. There are no sidewalks on either side of the roadway. No bike lanes currently exist on either side of Elm Street.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Elm Street from the current paved section to the project connection, approximately 175 feet. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Elm Street is approximately 50 feet. The typical TS-7 section for a two-lane undivided local roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, and a 5-foot sidewalk on both sides of the roadway.
2. The request is to extend the same paved section that exist today, east of 78th Street, which will include 10-foot travel lanes and approximately 15 feet of relatively flat open ditch with no sidewalks being provided along either side of Elm Street. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

Received March 28, 2024
Development ServicesMr. Michael Williams, P.E.
March 28, 2024
Page 2

3. No sidewalks are being provided along Elm Street as the internal project roadways will provide sidewalks and pedestrian/vehicular connection to Sligh Avenue. As part of this development, a separate Design Exception for Sligh Avenue will provide for a sidewalk along the south side of Sligh Avenue from Orient Road to the eastern project boundary.

The proposed typical section is shown in Figure 2.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Vicki L Castro, P.E.
Principal

Digitally signed
by Vicki L Castro
Date: 2024.03.28
10:41:34 -04'00'



This item has been
digitally signed and
sealed by Vicki L
Castro on the date
adjacent to the seal.

Printed copies of this
document are not
considered signed
and sealed and the
signature must be
verified on any
electronic copies.

Based on the information provided by the applicant, this request is:

Disapproved Approved with Conditions Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

**Michael J.
Williams**

Digitally signed
by Michael J.
Williams
Date: 2024.10.15 Hillsborough County Engineer
14:27:25 -04'00'

Sincerely,

Michael J. Williams

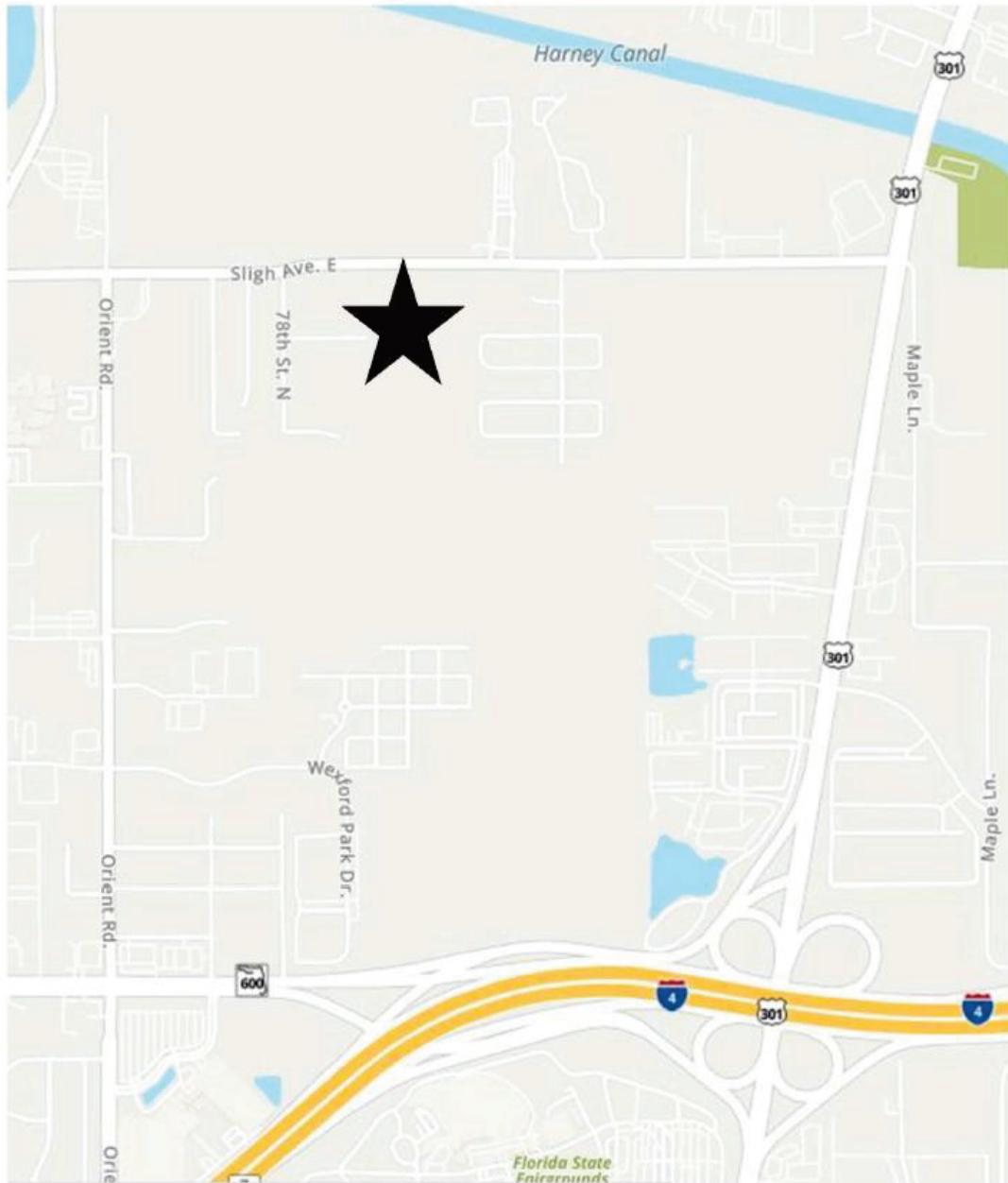
The County Engineer has reviewed zoning modification application # 25-1242 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

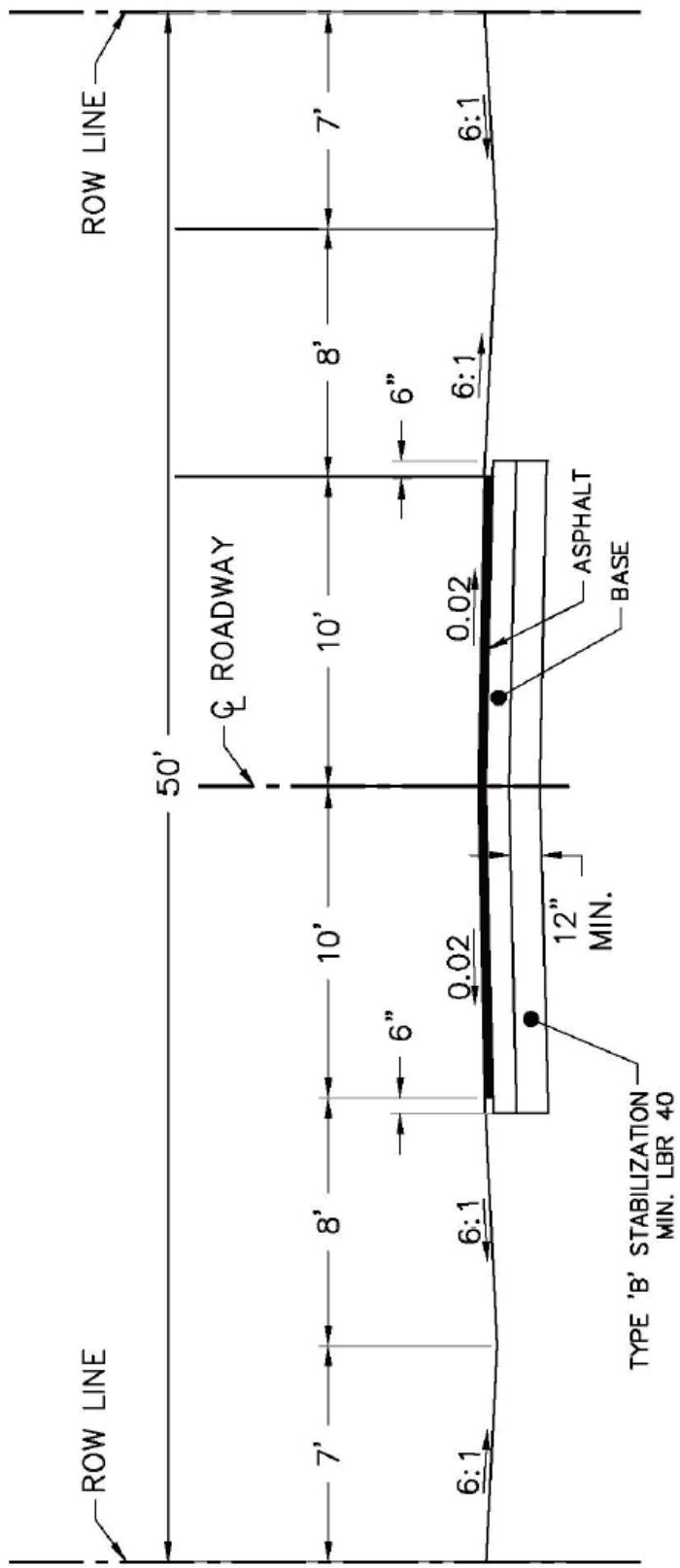
Received March 28, 2024
Development Services

FIGURE 1. LOCATION MAP



Received March 28, 2024
Development Services

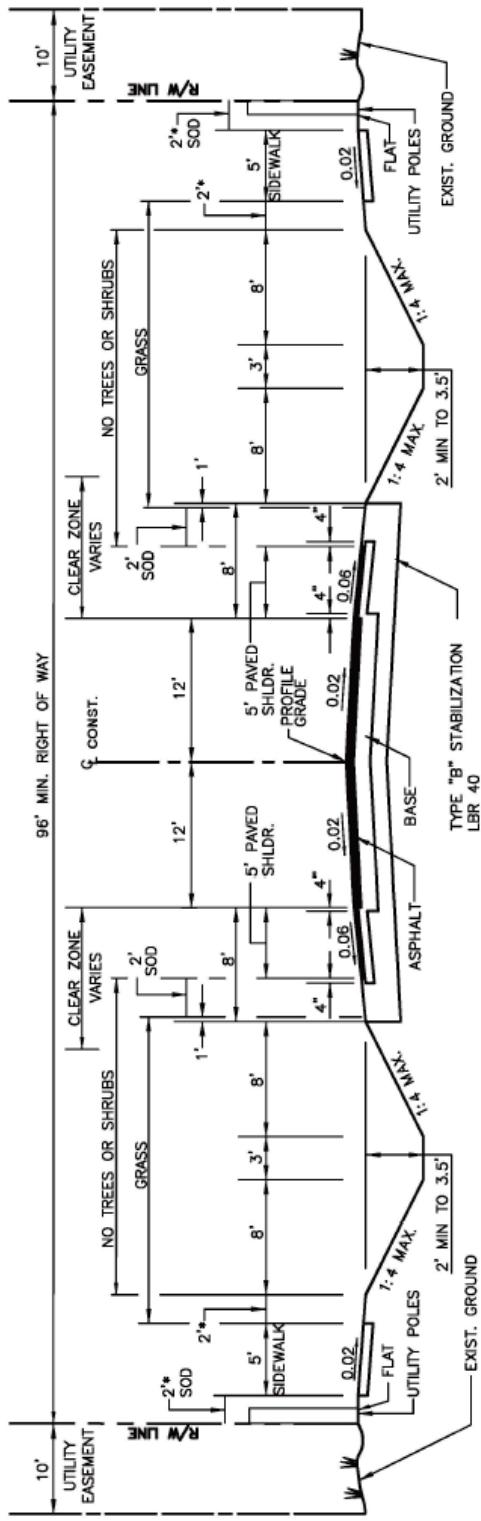
Figure 2: Proposed Typical Section



ELM STREET
ROADWAY IMPROVEMENTS
TYPICAL SECTION
(LOOKING EAST)
DESIGN SPEED 25 MPH

Received March 28, 2024
Development Services

Received March 28, 2010
Development Services



TYPICAL SECTION

FOR LESS THAN 10,000 AADT
N.I.S.

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
 2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
 5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 20 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7 SHEET NO. 1 OF 1
----------------------------	---------------------------------------	---	--	--------------------------------------

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 10:47 AM
To: Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0124 - Design Exception Review
Attachments: 24-0124 DEAd 03-28-24_2.pdf; 24-0124 DEAd 03-28-24_1.pdf

Michael/Vicki,
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Mike

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Director, Development Review
County Engineer
Development Services Department

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W: HCFLGov.net

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Sent: Monday, April 1, 2024 6:20 PM
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Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

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The attached DEs are Approvable to me, please include the following people in your email response:

myates@palmtraffic.com
vcastro@palmtraffic.com
frontierengineering@yahoo.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

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Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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From: Rome, Ashley <RomeA@hcfl.gov>
Sent: Tuesday, March 19, 2024 4:04 PM
To: Allen, Cari <AllenCA@hcfl.gov>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@hcfl.gov>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Converse, Amanda <ConverseA@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; Curr, Ryan <CurrRy@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Holman, Emily - PUD <Holmane@hcfl.gov>; Hummel, Christina <HummelC@hcfl.gov>; Impact Fees <ImpactFees@hcfl.gov>; James Hamilton <jhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcs.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Karla Llanos <llanosk@plancom.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hcfl.gov>; Petrovic, Jakska <PetrovicJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hcfl.gov>; Salisbury, Troy <SalisburyT@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <Sheltonc@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>;

Walker, Clarence <WalkerCK@hcfl.gov>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksA@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)		<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)		<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)		<input type="checkbox"/> 1. DE-Substandard Rd Sligh Ave <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Updated Site Plan, text description <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>		
Project Name/ Phase Eastern Oaks North <p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>		
Folio Number(s)		040349-0100 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>		
Name of Person Submitting Request		Vicki Castro, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>		
Current Property Zoning Designation <p>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>		
Pending Zoning Application Number		PD 24-0124
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>		
Related Project Identification Number (Site/Subdivision Application Number)		N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>		

Development Services



March 19, 2024
Revised March 28, 2024

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

RE: Eastern Oaks North (PD 24-0124)
Folio: 0430349-0100
Design Exception Request – Sligh Avenue
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Sligh Avenue is identified in the Hillsborough County Comprehensive Plan as a collector roadway and during our meeting was identified as a substandard road. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and 78th Street, then 45 mph east of 78th Street. Sligh Avenue currently has 11-foot travel lanes, with sporadic 5-foot sidewalk on the south side of the roadway. No bike lanes currently exist on either side of Sligh Avenue.

The segment is broken into two parts: Western Section from Orient Road to 78th Street (approximately 1,300 feet) and the Eastern Section from 78th Street to the eastern project boundary (approximately 1,250 feet). The Western Section currently has 11-foot travel lanes, and a sporadic 5-foot sidewalk on the south side of the road and a relatively flat unpaved shoulder/drainage within approximately 61 feet of ROW. The Eastern Section currently has 11-foot travel lanes, no sidewalks on either side of the road and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sligh Avenue from Orient Road to the eastern property line. For the Western Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Sligh Avenue is approximately 61.5 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The request is to maintain the existing 11-foot travel lanes and relatively flat shoulder/open drainage. The missing segments of the 5-foot sidewalk on the south side of the road will be completed which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

The proposed Western typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For the Eastern Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Sligh Avenue is approximately 100 feet, however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The Eastern Section currently has 11-foot travel lanes in approximately 100 feet of right of way. The request is to maintain the existing 11-foot travel lanes and add approximately 1,300 linear feet of 5-foot sidewalk on the south side of the roadway, with a 6-foot grass strip on the south side and a 2-foot grass strip behind the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 1:4 side slope but will not exceed 1:2.

The proposed Eastern typical section is shown in Figure 4. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2024.03.28 11:19:16 -04'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information provided by the applicant, this request is:

Disapproved Approved with Conditions Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams

Digitally signed by
Michael J. Williams
Date: 2024.10.15
14:26:30 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1242 and determined the changes to be minimis. As such, the previous approval shall stand.

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

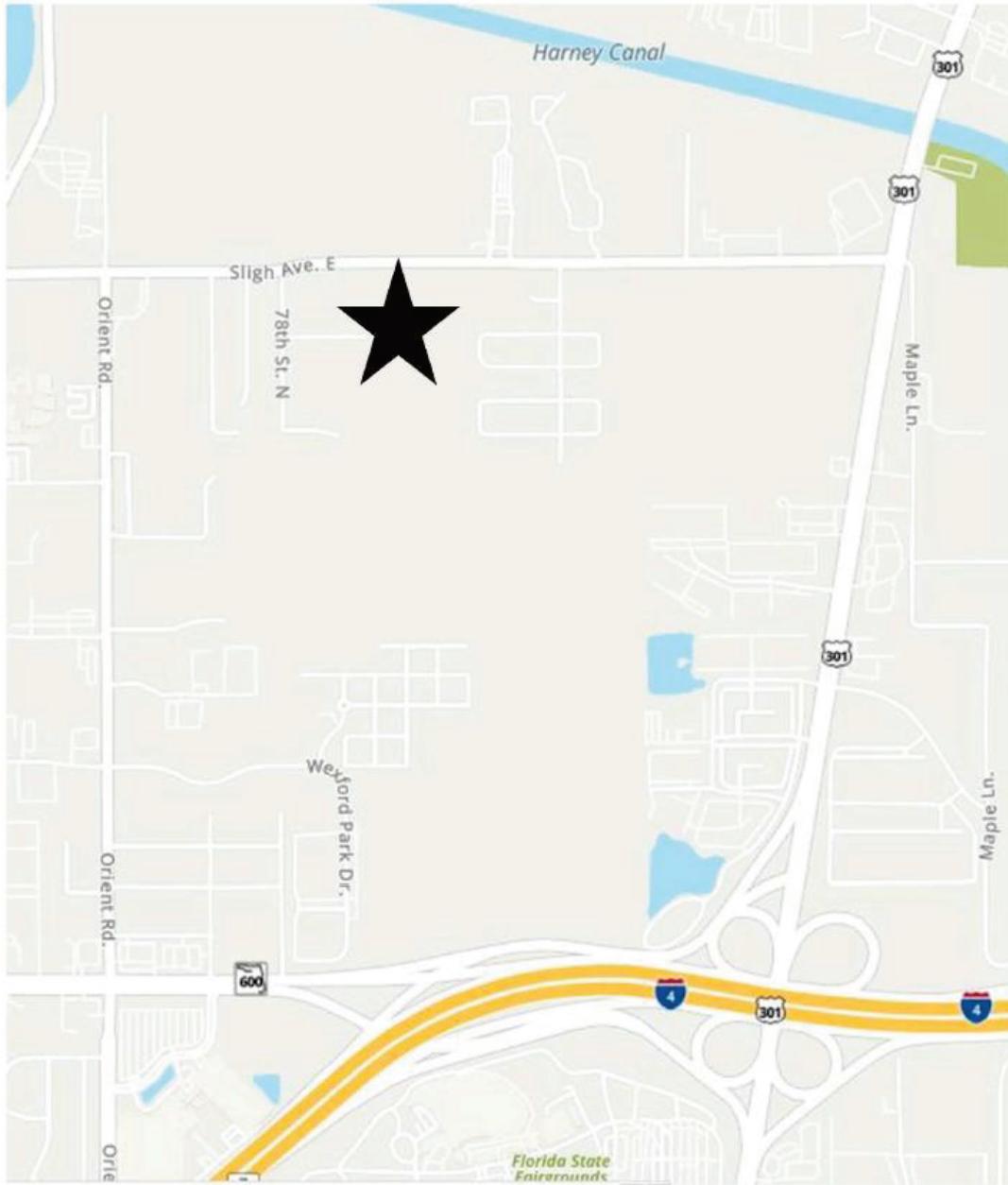
4006 South MacDill Avenue, Tampa, FL 33611

Ph: (813) 296-2595

www.palmtraffic.com

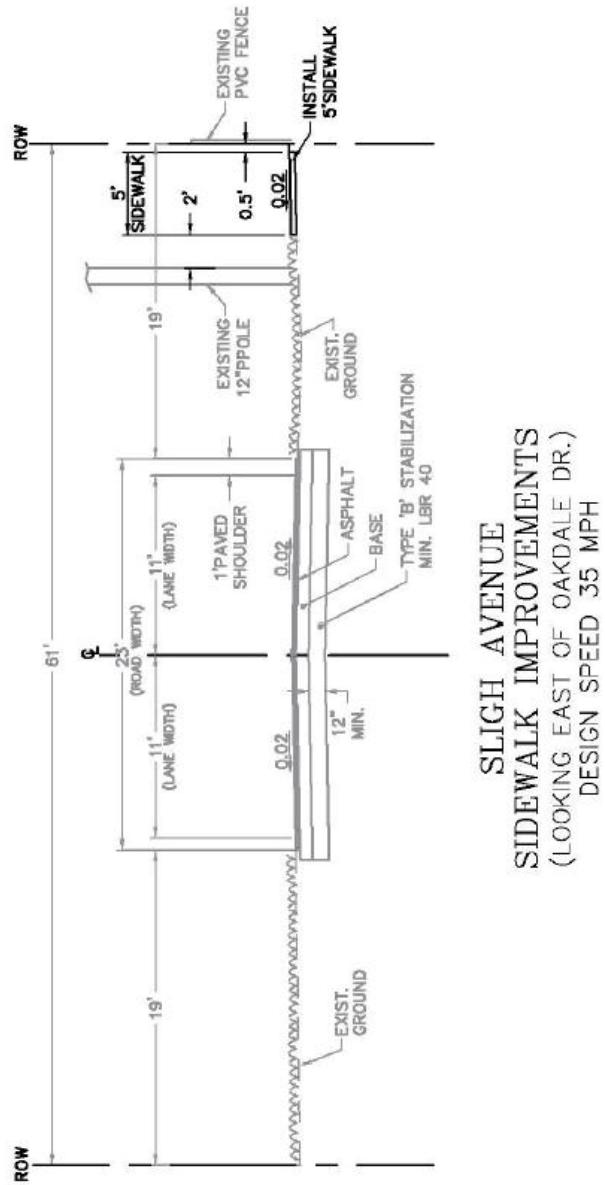
Received March 28, 2024
Development Services

FIGURE 1. LOCATION MAP



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Figure 2: Proposed Western Typical Section



Received March 28,
Development Service

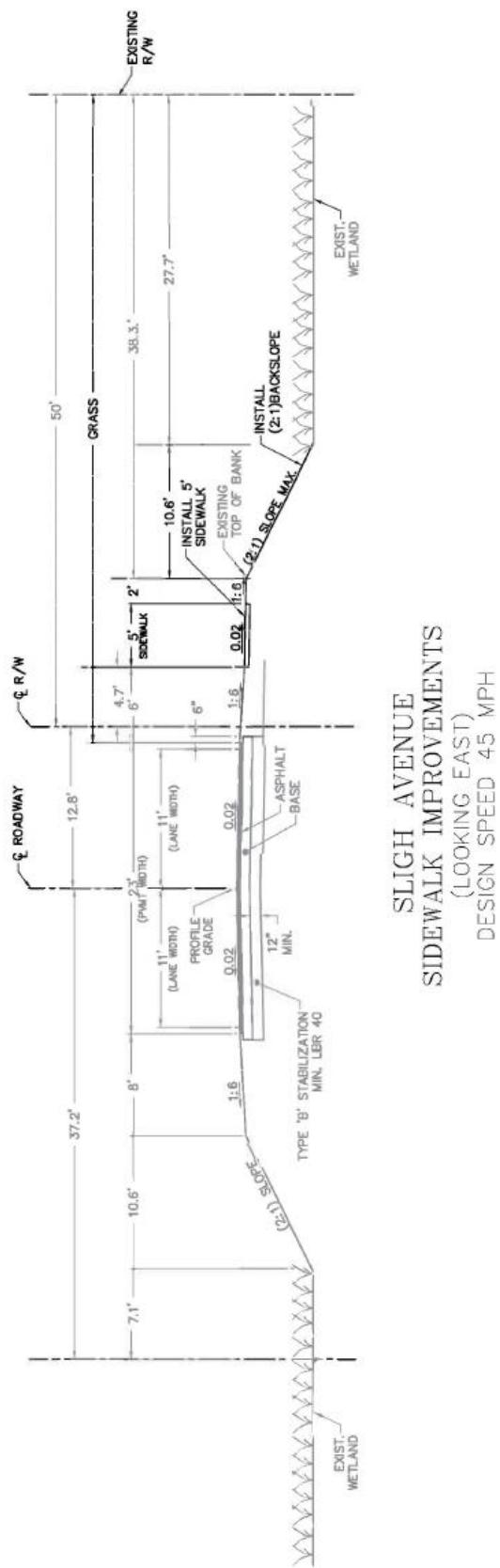
PD RZ 24-0124_Offsite Sidewalk Required Installation



Figure 3: Proposed Sidewalk Improvements

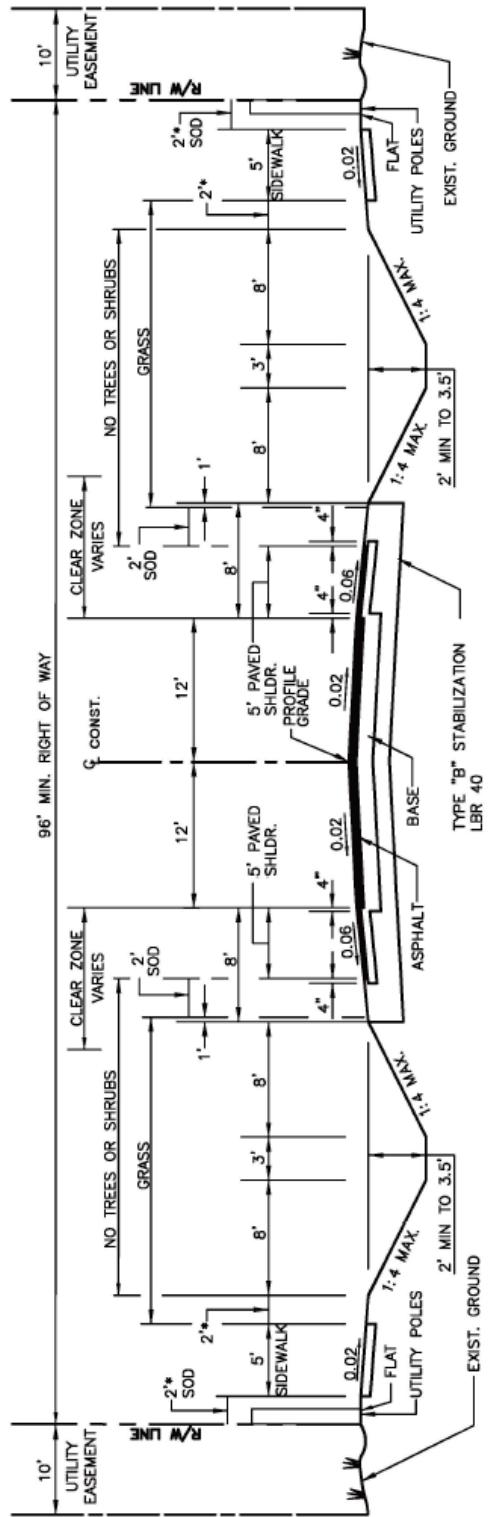
Received March 28, 2024
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Figure 4: Proposed Eastern Typical Section



Received March 28, 2
Development Services

Received March 28, 2012
Development Services



TYPICAL SECTION

FOR LESS THAN 10,000 AADT
N.T.S.

MAX. ALLOWABLE DESIGN SPEED = 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
 2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
 5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 13 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS SHEET NO. 1 OF
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COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: MM 25-1242

DATE OF HEARING: November 17, 2025

APPLICANT: Stuart McPherson

PETITION REQUEST: The Major Modification request is to modify PD 24-0124

LOCATION: 7819 E. Elm Street

SIZE OF PROPERTY: 11.43 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 24-0124

FUTURE LAND USE CATEGORY: CMU-12

SERVICE AREA: Urban

COMMUNITY PLAN: East Lake Orient Park

DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application: MM 25-1242
Zoning Hearing Master Date: November 17, 2025
BOCC Land Use Meeting Date: January 13, 2026



1.0 APPLICATION SUMMARY

Applicant: Stuart McPherson

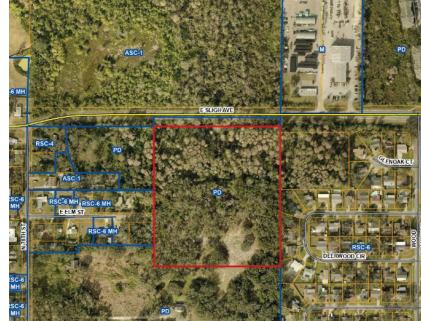
FLU Category: CMU-12

Service Area: Urban

Site Acreage: 11.43 MOL

Community Plan Area: East Lake Orient Park

Overlay: None



Introduction Summary:

The Applicant requests a major modification to the existing Planned Development (PD 24-0124) for a ±11.43-acre property in the East Lake Orient Park Community Plan Area. The PD is currently approved for 71 dwelling units, including 14 two-family attached (duplex) units and 57 single-family attached (townhome) units. The proposed modification seeks to revise the development plan to allow 86 single-family attached (townhome) units, eliminating the duplex units and increasing the total unit count. The proposed plan includes updated site development standards.

Existing Approval(s):	Proposed Modification(s):
Permits 71 units total (57 townhomes + 14 duplexes) / 6.21 units per acre	Increase units to a total of 86 townhomes (no duplexes) / 7 units per acre
Minimum lot size: 1,750 sf	Reduce the minimum lot size to 1,700 sf
Minimum lot width: 25 ft	Reduce the minimum lot width to 20 ft
Maximum building height: 27.5 ft	Increase maximum building height to 35 ft
Maximum coverage: 87%	Reduce maximum lot coverage to 84%

Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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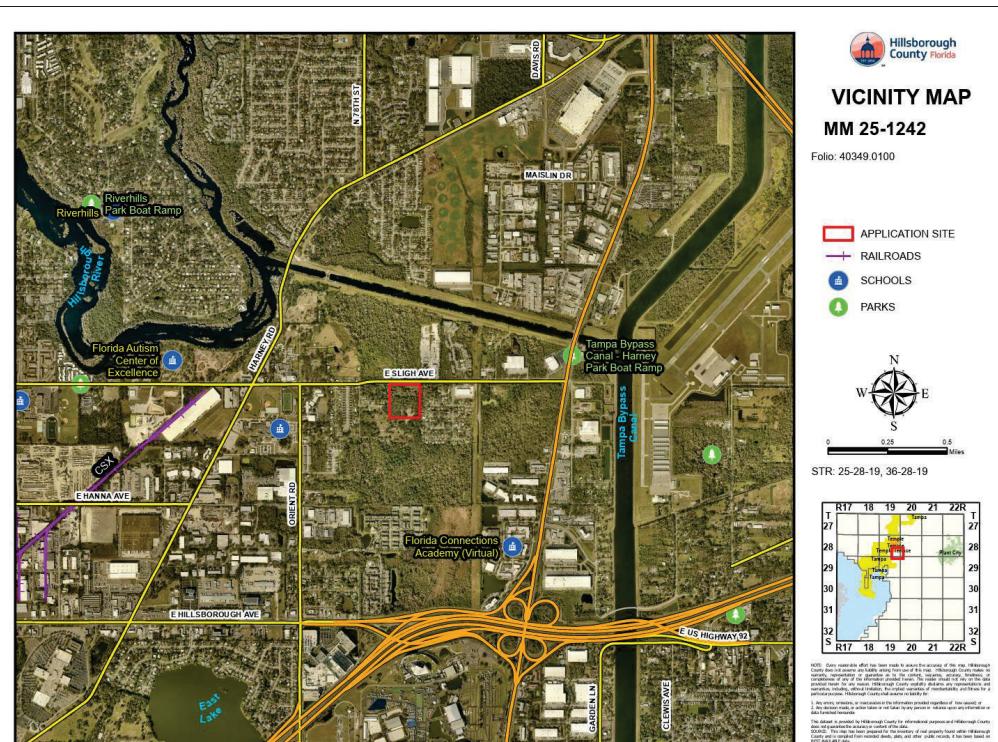
APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The subject property is located on the south side of Sligh Avenue, east of Orient Road. The area consists of single-family residential. To the north across East Sligh Avenue is a vacant parcel zoned ASC-1. Adjacent to the south is single-family residential zoned PD 19-0284. Adjacent to the east is single-family residential zoned RSC-6. To the west is single-family residential zoned ASC-1, RSC-6 (MH) and PD 19-0284.

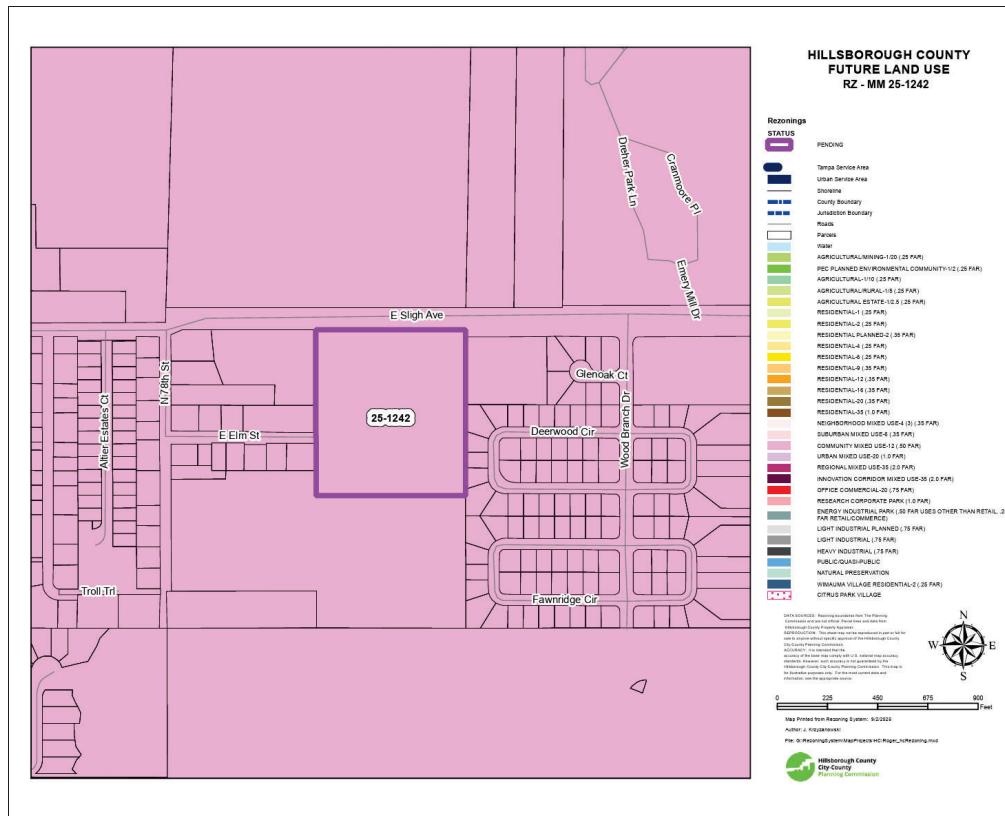
APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	12 du/ ga; 0.50 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

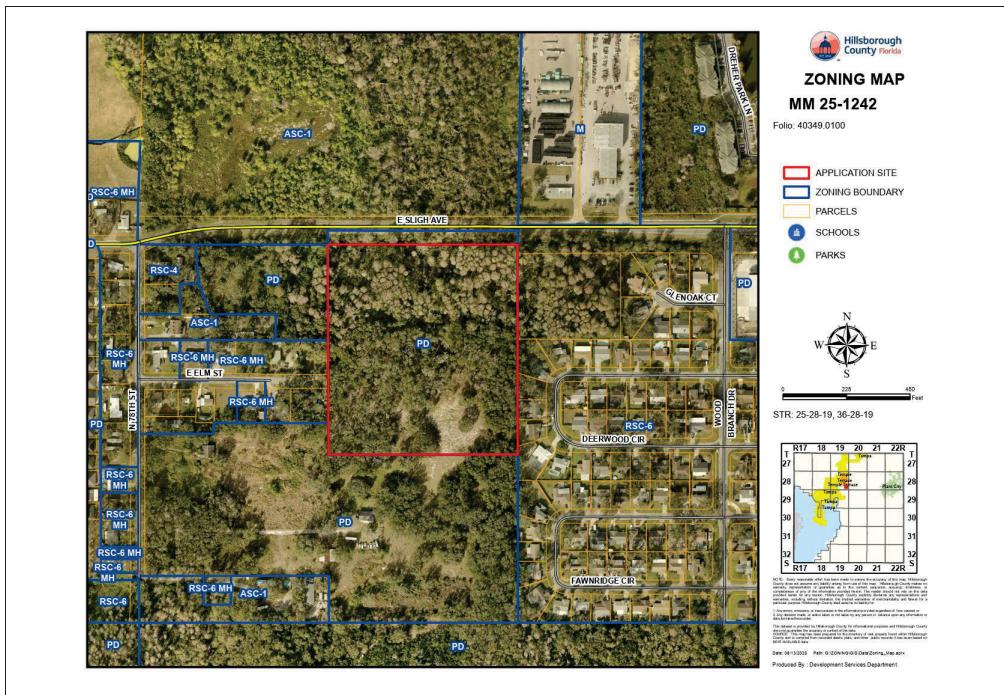
APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

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/ga	Single-Family Residential/Agricultural	Vacant
South	PD 19-0284	5.6 du/ga	Single-Family Residential (Attached and Detached)	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential (Detached)	Single-Family Residential, Vacant
West	PD 24-0789, RSC-6 (MH), PD 19-0284	8.1 du/ac, 6 du/ga, 5.6 du/ga	Single-Family Residential (attached, detached, and mobile home)	Vacant, Single-Family Residential

Page 4 of 46

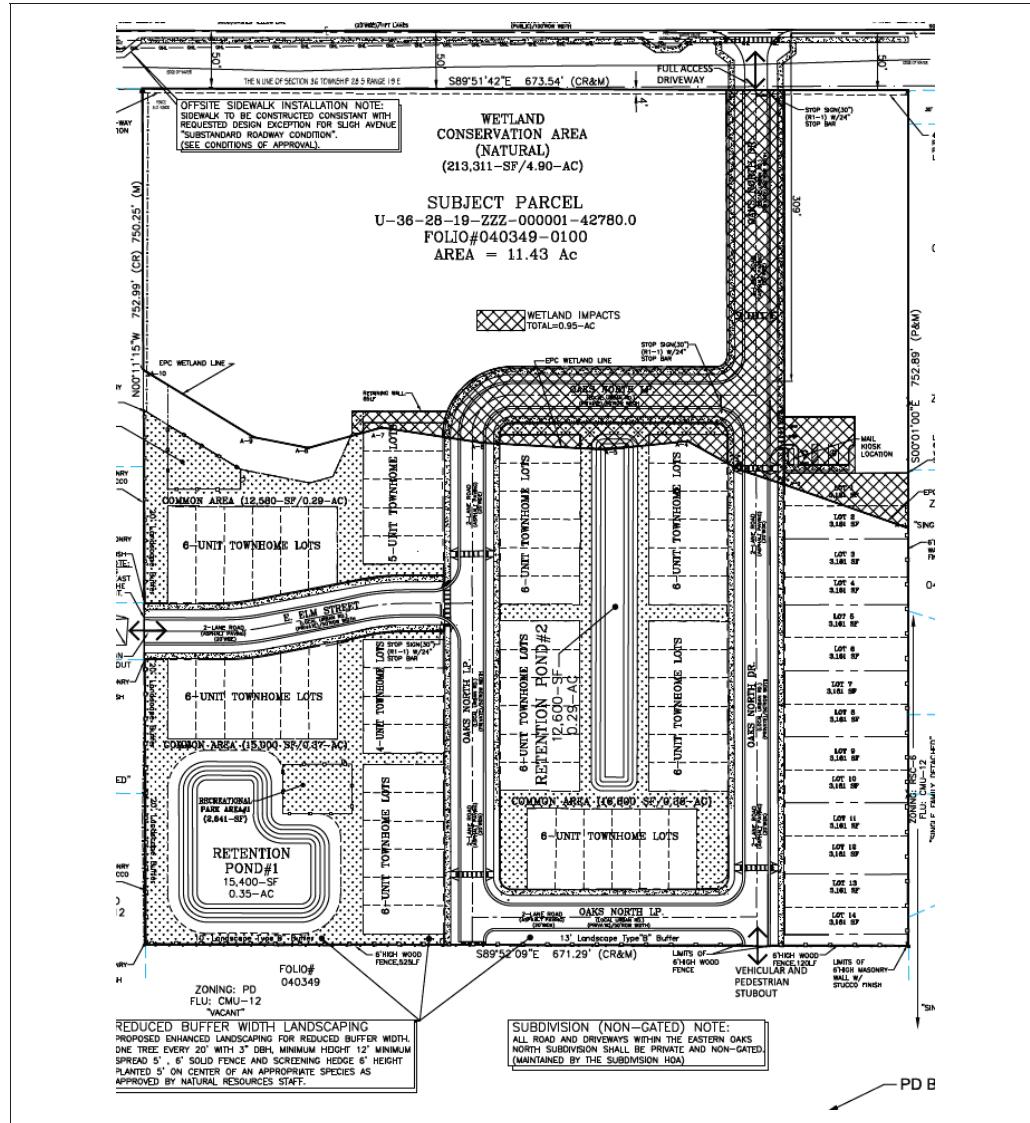
APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



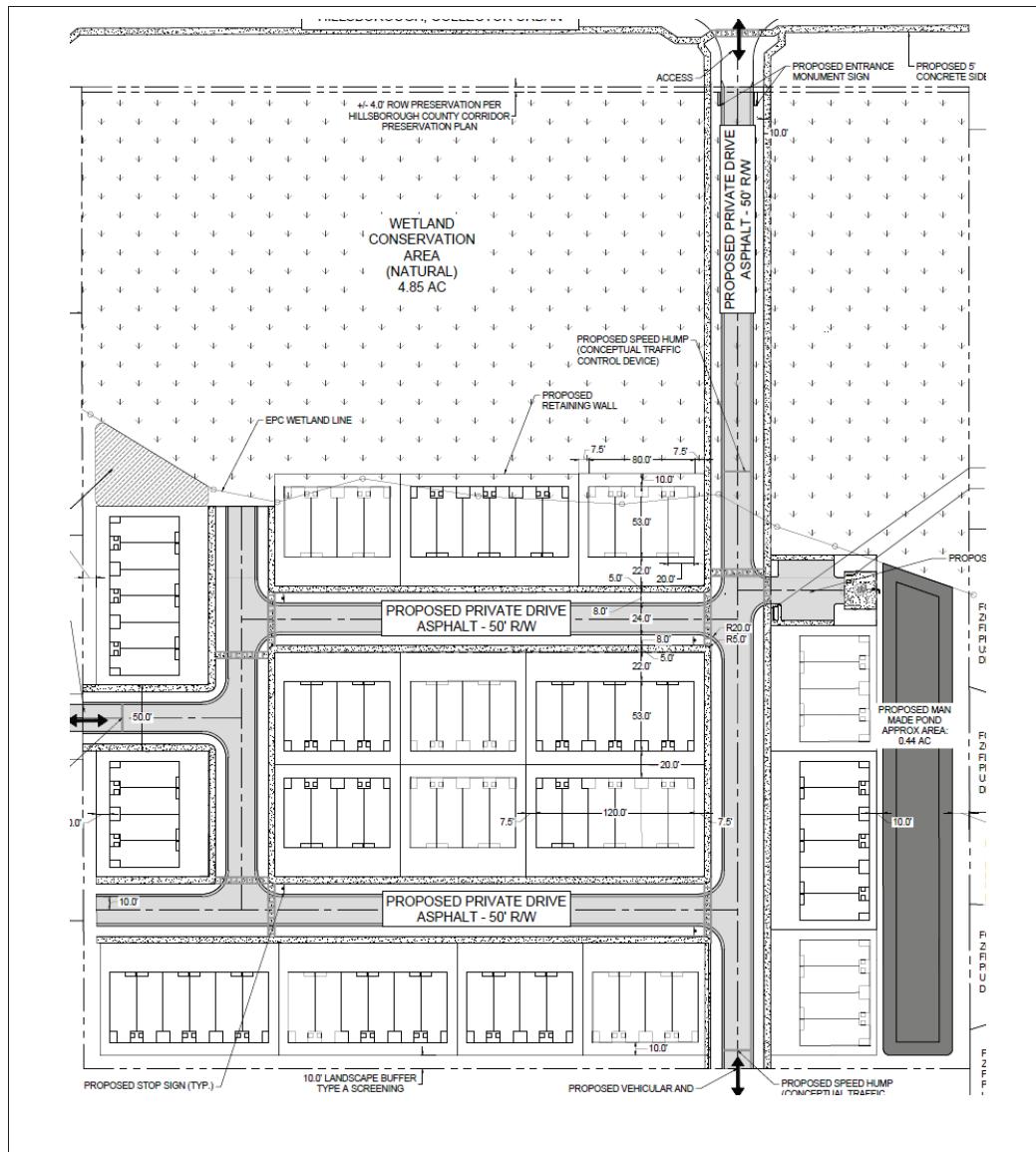
APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025
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Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER:	MM 25-1242
ZHM HEARING DATE:	November 17, 2025

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E Sligh Avenue	County Collector - Rural	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 Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Proposed <input type="checkbox"/> Other
E Elm Street	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Proposed <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	466	27	33
Proposed	564	36	41
Difference (+/-)	+98	+9	+8

*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	X	Pedestrian & Vehicular	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East		None	None	
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
E Sligh Avenue/Substandard Roadway	Design Exception Requested	Previously Approved
E Elm Street/Substandard Roadway	Design Exception Requested	Previously Approved
Notes:		

APPLICATION NUMBER: MM 25-1242ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Environmental Services	<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	
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 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	
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Airport Height Restriction: 50' AMSL, 70' AMSL, Tampa Executive Airport Influence Area			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exceptions Previously Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report.
Service Area/ Water & Wastewater <input checked="" 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 checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 86 = \$572,846 Parks: \$1,957 * 86 = \$168,302 School: \$7,027 * 86 = \$604,322 Fire: \$249 * 86 = \$21,414 Total Townhouse: \$1,366,884				
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	

APPLICATION NUMBER: **MM 25-1242**

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is located within the East Lake-Orient Park Community Plan area and the Urban Service Area. It is surrounded by a mix of residential zoning districts and Planned Developments that permit similar residential uses, including single-family attached housing. Adjacent developments to the west and south are approved for comparable town home-style units, and the proposed design includes appropriate buffering and screening to ensure compatibility with nearby single-family neighborhoods.

It should be noted that the site plan depicts a reconfiguration of the units, within the area currently approved for development. The proposed pond along the east will provide separation from eastern single-family family residential, which is currently not provided. The southwest area of the PD will remove the stormwater pond and extend units north/south. This arrangement provides area for additional cross access point to the west. The units along the south are now in an east/west orientation, providing more separation between the subject site's street and adjacent properties. One cross access point, rather than two, along the southern border is now proposed. Buffering and screening remains proposed along the western and southern boundaries, which exceeds the required minimum of 5 feet. The proposed building height of 35 feet does exceed those found in standard residential zoning districts and the density of the project is not one that requires the 2:1 setback such as in RMC-6 standard zoning districts.

Staff finds the proposed major modification to be compatible with the surrounding development context. The modification preserves the residential nature of the site, improves internal site organization, and demonstrates a sensitive approach to environmental features through reduced wetland impacts. The proposed unit type, density, and building height are consistent with adjacent developments, and the revised plan continues to support a residential layout that complements the character and scale of nearby developments.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding area and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

Page 9 of 46

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Addie Clark 400 North Ashley Drive testified on behalf of the applicant and introduced the development team. Ms. Clark showed a presentation and stated that the subject property is vacant. She stated that the site was zoned over a year ago for 71 units of which 14 are duplexes and 57 are townhome dwelling units. The requested modification is to update the development plan which will increase in the townhomes by 15 dwelling units. The duplex dwelling unit entitlements will be eliminated, and the total number of townhomes will be 86 units. Ms. Clark described the proposed access and sidewalk improvements.

Mr. Chris Grandlienard of the Development Services Department, testified regarding the County staff report. He submitted a revised staff report stated that the modification seeks to eliminate the approved 14 duplexes and increase the permitted townhomes from 57 to 86 units. The minimum lot size will be reduced as will the required minimum lot width. The proposed height will increase from 27.5 feet to 35 feet. Mr. Grandlienard testified that the modification is consistent with the residential character of the area and that the developer will provide enhanced buffering and screening. He stated that staff recommends approval.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Community Mixed Use-12 and located in the Urban Service Area and the East Lake Orient Park Community Plan. Ms. Massey concluded her presentation by stating that staff found the modification is consistent with both the East Lake Orient Park Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

County staff and Ms. Clark did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Mr. Grandlienard submitted a revised Development Services Department staff report into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 11.43 acres and is zoned Planned Development (24-0124). The property is designated CMU-12 by the Comprehensive Plan and located in the Urban Service Area and the East Lake Orient Park Community Planning Area.
2. The subject property is currently approved for a total of 71 dwelling units (14 duplex units and 57 townhome units).
3. The Major Modification requests to delete the duplex units and increase the number of townhomes from 57 to 86 dwelling units. The modification also proposes to reduce the required minimum lot size from 1,750 square feet to 1,700 square feet, reduce the required minimum lot width from 25 feet to 20 feet and increase the maximum building height from 27.5 feet to 35 feet.
4. No PD variations or waivers are requested.
5. The Planning Commission supports the request and found the modification consistent with both the East Lake Orient Park Community Plan and the Comprehensive Plan.
6. The surrounding area is comprised of residential land uses.
7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
8. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The subject PD 24-0124 is approved for a total of 71 dwelling units (14 duplex units and 57 townhome units).

The Major Modification requests to delete the duplex units and increase the number of townhomes from 57 to 86 dwelling units. The modification also proposes to reduce the required minimum lot size from 1,750 square feet to 1,700 square feet, reduce the required minimum lot width from 25 feet to 20 feet and increase the maximum building height from 27.5 feet to 35 feet.

No Planned Development variations or waivers are requested.

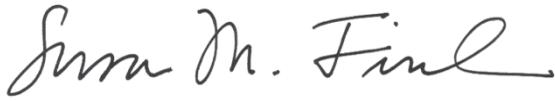
The Planning Commission supports the request and found the modification consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 24-0124 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



December 10, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



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: November 17, 2025	Case Number: MM 25-1242
Report Prepared: November 6, 2025	Folio(s): 40349.0100
	General Location: South of Sligh Avenue East, east of 78 th Street North
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga;0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Major Modification to Planned Development (PD 24-0124) develop 86 dwelling units
Parcel Size	+/- 11.43 acres
Street Functional Classification	Sligh Avenue – County Collector 78 th Street North – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	Zone B

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	PD 24-0124	Vacant
North	Community Mixed Use-12	ASC-1 + PD	Vacant
South	Community Mixed Use-12	PD	Single-Family Residential
East	Community Mixed Use-12	RSC-6	Single-Family Residential + Public/Quasi-Public
West	Community Mixed Use-12	RSC-6 + ASC-1 + PD	Single-Family Residential + Vacant

Staff Analysis of Goals, Objectives and Policies:

The ± 11.43-acre subject site is located south of Sligh Avenue East and east of 78th Street North. 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 Community Mixed-Use-12 (CMU-12), which allows for the consideration of agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. The applicant is requesting a Major Modification to PD 24-0124 to develop 86 single family attached townhomes.

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 is vacant and currently not developed. There are single family uses surrounding the site. The proposal for single family detached dwelling units meets the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity, 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 CMU-12 Future Land Use category, which is intended for urban in intensity and density of uses. The CMU-12 FLU category allows for 12 dwelling units per gross acre. With 4.85 acres comprised of wetlands, there are 6.58 acres of buildable lands. FLUS Objective 2.3 and Policy 2.3.9 allow a density credit for sites with greater than 25% wetlands. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation.

With 6.58 acres of uplands, the maximum density permitted is 98 dwelling units ($6.58 \times 1.25 = 8.225 \times 12 = 98$ du). The applicant proposes 86 dwelling units, which is well below the maximum permitted. As the language states above, 86 single-family detached dwelling unit uses are allowed and therefore, the proposal meets Objective 2.2 and Objective 2.3, along with the associated policies. Additionally, consistent with Objective 6.2 related to environmental considerations, it is noted that the site contains wetlands that have been reviewed by the Environmental Protection Commission (EPC). The EPC has determined that no resubmittal of the site plan is required, confirming that the proposed development adequately addresses environmental protection measures.

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). County Transportation staff 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, which 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 uses, all within the CMU-12 Future Land Use category. The proposed request is consistent with the established development pattern and will complement the character of the surrounding neighborhoods to the east, south, and west through similar residential density, scale, and design features. To further enhance compatibility with the adjacent single-family homes to the west, the site design incorporates a proposed man-made pond and a 10-foot Type A landscape buffer along the shared property boundary, providing both visual screening and a transitional separation between uses. The proposed major modification also ensures that pedestrian connectivity will be provided from the subject site to the newly proposed sidewalks along Sligh Avenue. Additionally, the proposal includes internal sidewalks and crosswalks throughout the site, enhancing overall walkability and promoting safe and convenient pedestrian access both within the development and to adjacent areas. These design elements collectively reinforce compatibility with the surrounding built environment while supporting cohesive neighborhood integration.

The subject site is within the limits of the East Lake-Orient Park Community Plan. One of the goals of the East Lake-Orient Park Community Plan is to ensure that new developments include pedestrian and bicycle access. The proposed major modification has guaranteed that pedestrian connectivity will be provided from the subject site to the newly proposed sidewalks along Sligh Avenue. The proposal has also included sidewalks and crosswalks throughout the entirety of the site. The proposed Major Modification meets the intent of the East Lake-Orient Park Community Plan.

Overall, staff finds that the proposed use is an allowable use in the CMU-12, 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 major Modification 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 Major Modification **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.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further des

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.

Environmentally Sensitive Land Density Calculation

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

Wetlands shall:

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

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

Compatibility

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

Environmental Considerations

Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

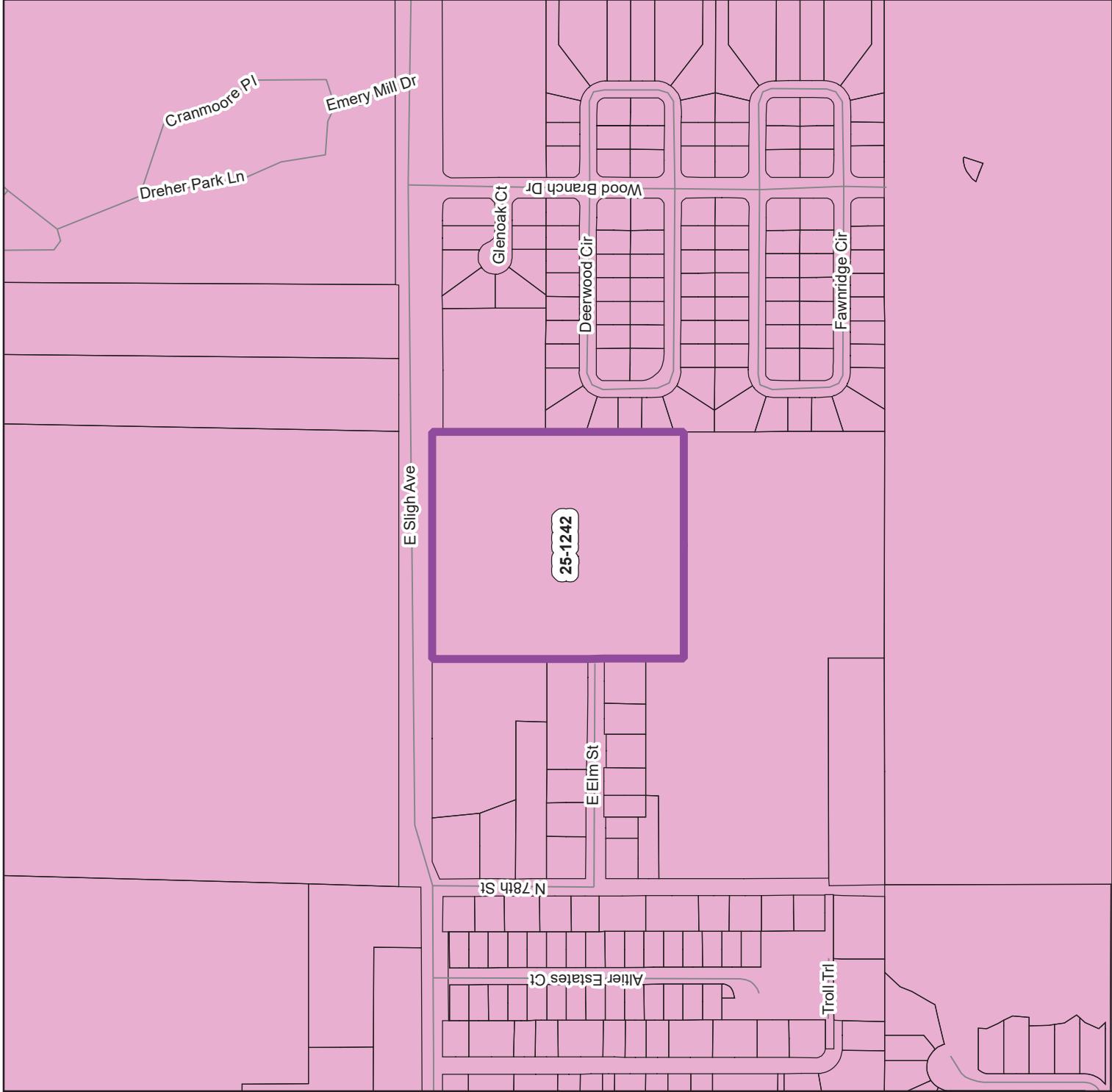
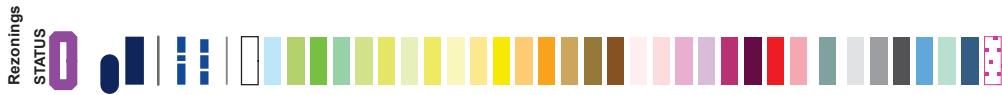
LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

New development should include pedestrian and bicycle access.

In addition to the improvements identified in the Long Range Transportation Plan, the community desires the following improvements listed in order of priority:

1. *Provide improvements to the intersection of East Hillsborough Avenue and Orient Road.*
2. *Improve Harney Road from MLK Boulevard to US 301 as a four-lane enhanced roadway.*
3. *Improve Falkenburg Road from MLK Boulevard to US 92 as a four-lane enhanced roadway.*
4. *Improve US 92 from I-4 at Tampa By-Pass Canal to I-75 as a four-lane enhanced roadway.*
5. *Improve Orient Road from Sligh Avenue to Columbus Drive as a four-lane enhanced roadway with bike lanes.*
6. *Improve Sligh Avenue from 56th Street to US 301 as a four-lane enhanced roadway with bike lanes.*

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - MM 25-1242**



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel and data from BESON CONSULTING. This map may not be produced or used or for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACURACiX: It is stressed that the accuracy of this base map controls all other data layers. The base map is a digital version of the 2010 U.S. national map accuracy data, which is approximately 90% accurate. The map is not intended to be a survey-grade map. The map is for illustrative purposes only. For planning purposes, refer to the applicable Statewide, City, or Planning Department land use plan for the most accurate information. See the appropriate source for land use plan information.

Map Printed from Rezoning System: 9/2/2025

Author: J. Kyzianowski

File: G:\RezoningSystem\MapProjects\HCR\Roger_IncRezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Christine Miller

Gwendolyn "Gwen" Myers

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 7819 E. Elm Street Residential Development

Zoning File: PD 24-0124 Modification: MM 25-1242

Atlas Page: None Submitted: 12/18/25

To Planner for Review: 12/18/25 Date Due: ASAP

Contact Person: T. Truett Gardner / Gardner Brewer Hudson, P.A. Phone: landuse@gardnerbrewer.com/ 813-221-9600

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

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

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

Reviewed by: Christopher Grandlienard Date: 12/18/25

Date Agent/Owner notified of Disapproval: _____

**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/10/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: MM 25-1242

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions

6. If ~~PD 24-0124 MM 25-1242~~ is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and ~~found approvable~~ approved on April 3, 2024 October 15, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If ~~PD 24-0124 MM 25-1242~~ is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and ~~found approvable~~ approved on April 3, 2024 October 15, 2024), for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.

New Condition

- As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a +/-11.43-acre parcel currently zoned Planned Development (PD) 24-0124. The existing PD is approved with entitlements which permit a maximum of 71 residential units; 14 single-family-attached duplex units and 57 single-family-attached townhome units. The applicant is seeking to modify entitlements to remove the duplex units and increase the total townhome units to 86 as well as modifying the development standards. The site is located on the south side of E Sligh Ave approximately 645 feet east of N 78th St.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 71 single-family attached units (14 duplex units & 57 townhome units) (ITE LUC 215)	466	27	33

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 86 single-family attached dwelling units (ITE LUC 210)	564	36	41

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+98	+9	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is served by E Sligh Ave, E Elm St, and N 78th St.

E Sligh Ave is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/-100 feet of right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to construct +/-977 linear feet of sidewalk in addition to the required +/-673 feet of sidewalk required project frontage was approved. This Design Exception is discussed in greater detail under the section titled Requested Design Exception: E Sligh Ave herein.

E Sligh Ave, along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

E Elm St is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/- 50 feet of right of way. The roadway pavement appears to stop +/- 100 feet short of the subject property boundary.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to pave the unpaved portions of the E Elm St to a minimum width of 20 feet to connect to the project access was approved. This Design Exception is discussed in greater detail under the section titled Previously Approved Design Exception: E Elm St herein.

N 78th Street is a 2-lane, undivided, substandard, local rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks or paved shoulders on either side of the roadway within the vicinity of the proposed project, and within +/- 50 feet of the right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. At time of site construction review, the developer will be required to improve N 78th St to the TS-7 standard, propose an alternative cross section for consideration through request of Design Exceptions (DEs) and Design Deviation Memoranda (DDM) in accordance with Sec. 1.7 and other applicable sections of the Transportation Technical Manual, unless otherwise approved in accordance with Sec. 6.04.02.B of the LDC.

SITE ACCESS & CONNECTIVITY

The approved PD is permitted one full access connection to E Sligh Ave and one full access connection to E Elm St via N 78th St. This PD Major Modification is not proposing any changes to these previously approved access connections.

The subject site is north-adjacent (folio 40343.0000) to a 16.9-acre PD (19-0284) which is also approved for residential development. Pursuant to LDC Sec. 6.02.01, the project is providing a stub out to the PD to the south to reciprocate future pedestrian and vehicular connectivity to the subject PD. The existing subdivision east of the PD modification prevents interconnectivity to the east.

Due to this connectivity between PDs, Transportation Review Staff requested that the applicant include the vested trips from PD 19-0284 within the transportation analysis submitted for the subject modification. PD 19-0284 is approved for 95 residential dwelling units but is currently seeking a modification to that zoning, under PRS 25-0570, to reduce the entitlements to 89 residential dwelling units, dropping the trip generation for the project below the threshold that would trigger auxiliary lanes. Since it is unclear if the proposed PD modification to the south will be approved, the vehicular trips potentially generated by the approved 95 residential dwelling units were included with the background traffic in the transportation analysis submitted with this PD Major Modification. Additionally, the developer grew the background traffic at a rate of 3% over a 5-year period to represent the traffic impacts anticipated by 2030, the projected buildout year.

As demonstrated by the transportation analysis submitted by the applicant's traffic engineer, which includes the impacts anticipated by the PD to the south (19-0284), the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection to E Sligh Ave or the intersection of E Sligh Ave and N 78th St. The interconnection between these projects not only provides an alternative means of access for residents but also provides alternate access if an emergency were to block the primary access connection to either project.

A recent PD rezoning request (PD 25-1338) was submitted requesting entitlements for 10 single-family attached duplex units on a +/- 0.9-acre parcel (folio 40362.0000). This project site is located at the easternly dead end of E Elm St on the north side of the roadway. These 10 residential units propose driveway connections to E Elm St. If the E Elm St access on the approved PD were to be removed or prohibited, this +/- 0.9-acre parcel would be required to construct a cul-de-sac at the dead end of E Elm St as the roadway is greater than 150 feet in length, considerably reducing the developable area of the parcel and providing no alternative means of access, daily or in the event an emergency were to block access to or from the site.

PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Sligh Ave

As E. Sligh Ave. is a substandard collector roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024). The developer is required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception. Staff notes that the total linear feet of 5-foot-wide sidewalk to be constructed includes the +/-673 feet of sidewalk required along the project frontage by the County Land Development Code.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Elm St

As E. Elm St. is a substandard local roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024). The developer is required to construct pave the unpaved segment of E. Elm St. to connect the project access consistent with the requested Design Exception.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not include N 78th St, therefore no LOS information for this roadway can be provided.

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

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Sligh Avenue	Orient Road	U.S. Highway 301	D	C

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 10:47 AM
To: Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0124 - Design Exception Review
Attachments: 24-0124 DEAd 03-28-24_2.pdf; 24-0124 DEAd 03-28-24_1.pdf

Michael/Vicki,
I have found the attached Design Exceptions (DE) for PD 24-0124 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

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

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, April 1, 2024 6:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mike,

The attached DEs are Approvable to me, please include the following people in your email response:

myates@palmtraffic.com
vcastro@palmtraffic.com
frontierengineering@yahoo.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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From: Tirado, Sheida
Sent: Monday, March 25, 2024 10:53 AM
To: myates@palmtraffic.com
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mr. Yates,

Attached comments/markups to this request, please revise and resubmit through zoningintake-dsd@hcfl.gov

Best Regards,

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Transportation Review Manager
Development Services Department

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From: Rome, Ashley <RomeA@hcfl.gov>
Sent: Tuesday, March 19, 2024 4:04 PM
To: Allen, Cari <AllenCA@hcfl.gov>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@hcfl.gov>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Converse, Amanda <ConverseA@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; Cull, Ryan <CullRy@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Holman, Emily - PUD <Holmane@hcfl.gov>; Hummel, Christina <HummelC@hcfl.gov>; Impact Fees <ImpactFees@hcfl.gov>; James Hamilton <jhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Karla Llanos <llanosk@plancom.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hcfl.gov>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hcfl.gov>; Salisbury, Troy <SalisburyT@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <Sheltonc@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Turberville, John (Forest) <TurbervilleJ@hcfl.gov>;

Walker, Clarence <WalkerCK@hcfl.gov>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksA@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. DE-Substandard Rd Elm Street <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised Site Plan <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Eastern Oaks North
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	040349-0100 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 24-0124
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



March 19, 2024
Revised March 28, 2024

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

RE: Eastern Oaks North (PD 24-0124)
Folio: 0430349-0100
Design Exception Request – Elm Street
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Elm Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and during our meeting was identified as a substandard road. Elm Street does not have a posted speed limit but was assumed to be 25 mph based on the characteristics of the roadway. The existing paved section of Elm Street is approximately 475 feet long with 10-foot travel lanes, unpaved shoulders and a very shallow open ditch within approximately 50 feet of right of way. There are no sidewalks on either side of the roadway. No bike lanes currently exist on either side of Elm Street.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Elm Street from the current paved section to the project connection, approximately 175 feet. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Elm Street is approximately 50 feet. The typical TS-7 section for a two-lane undivided local roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, and a 5-foot sidewalk on both sides of the roadway.
2. The request is to extend the same paved section that exist today, east of 78th Street, which will include 10-foot travel lanes and approximately 15 feet of relatively flat open ditch with no sidewalks being provided along either side of Elm Street. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

3. No sidewalks are being provided along Elm Street as the internal project roadways will provide sidewalks and pedestrian/vehicular connection to Sligh Avenue. As part of this development, a sperate Design Exception for Sligh Avenue will provide for a sidewalk along the south side of Sligh Avenue from Orient Road to the eastern project boundary.

The proposed typical section is shown in Figure 2.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2024.03.28
10:41:34 -04'00'

Vicki L Castro, P.E.
Principal



This item has been
digitally signed and
sealed by Vicki L
Castro on the date
adjacent to the seal.

Printed copies of this
document are not
considered signed
and sealed and the
signature must be
verified on any
electronic copies.

Based on the information provided by the applicant, this request is:

Disapproved Approved with Conditions Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

**Michael J.
Williams**

Digitally signed
by Michael J.
Williams
Date: 2024.10.15
14:27:25 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

**The County Engineer has reviewed zoning modification
application # 25-1242 and determined the changes
to be de minimis. As such, the previous approval shall
stand.**

**Michael J. Williams, P.E.
Hillsborough County Engineer on _____**

FIGURE 1. LOCATION MAP

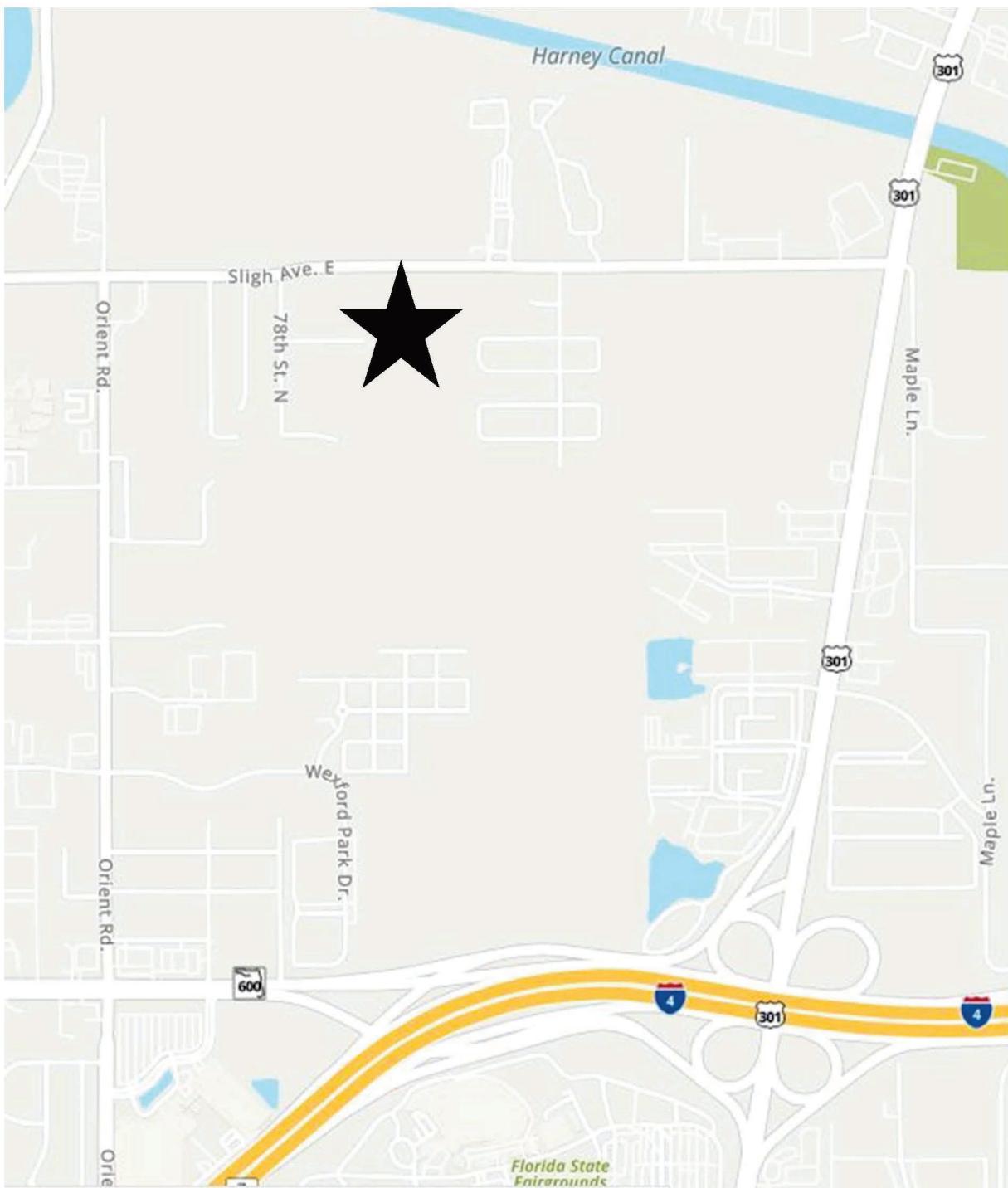
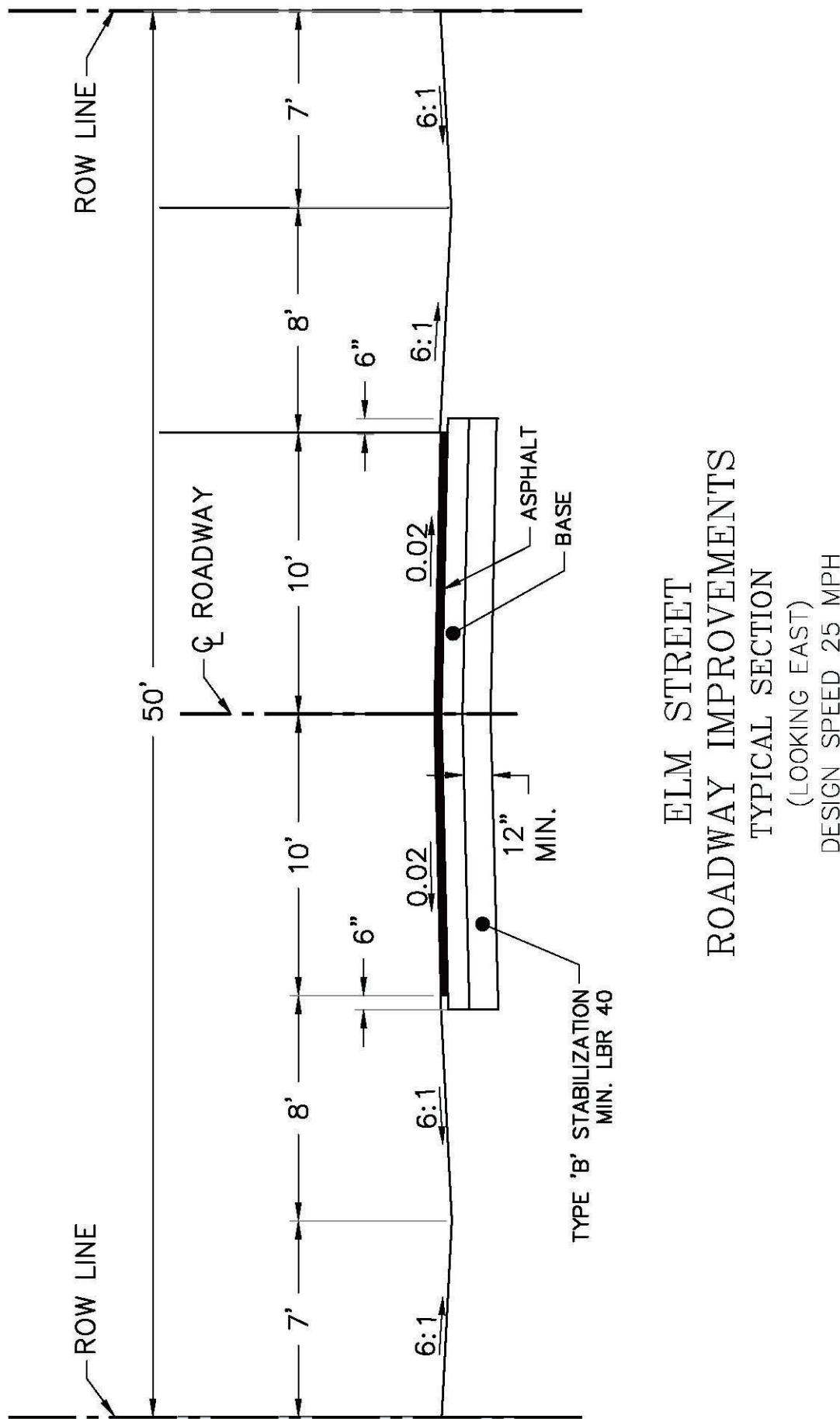
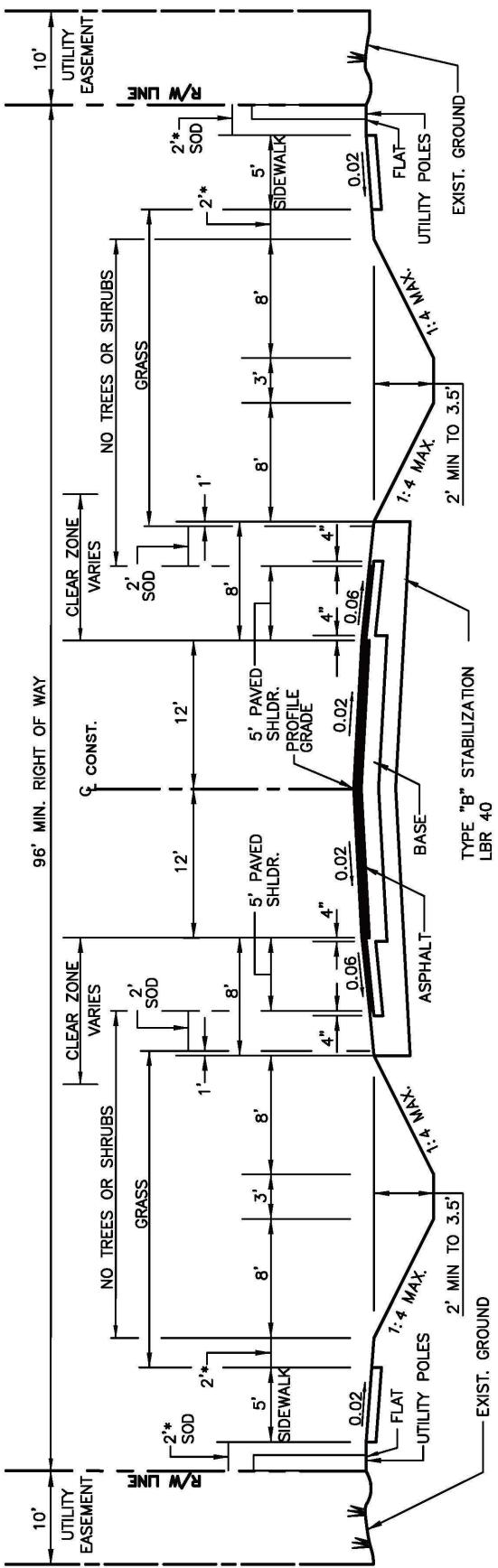


Figure 2: Proposed Typical Section





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



REVISION DATE: 10/17
DRAWING NO. TS-7
SHEET NO. 1 OF 1



REVISION DATE: 10/17
DRAWING NO. TS-7
SHEET NO. 1 OF 1

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Sent: Wednesday, April 3, 2024 10:47 AM
To: Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0124 - Design Exception Review
Attachments: 24-0124 DEAd 03-28-24_2.pdf; 24-0124 DEAd 03-28-24_1.pdf

Michael/Vicki,
I have found the attached Design Exceptions (DE) for PD 24-0124 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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Mike

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Director, Development Review
County Engineer
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vcastro@palmtraffic.com
frontierengineering@yahoo.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
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Cc: Grady, Brian <Gradyb@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 24-0124

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

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Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

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- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. DE-Substandard Rd Sligh Ave <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Updated Site Plan, text description <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Eastern Oaks North
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	040349-0100 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 24-0124
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



March 19, 2024
Revised March 28, 2024

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

RE: Eastern Oaks North (PD 24-0124)
Folio: 0430349-0100
Design Exception Request – Sligh Avenue
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Sligh Avenue is identified in the Hillsborough County Comprehensive Plan as a collector roadway and during our meeting was identified as a substandard road. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and 78th Street, then 45 mph east of 78th Street. Sligh Avenue currently has 11-foot travel lanes, with sporadic 5-foot sidewalk on the south side of the roadway. No bike lanes currently exist on either side of Sligh Avenue.

The segment is broken into two parts: Western Section from Orient Road to 78th Street (approximately 1,300 feet) and the Eastern Section from 78th Street to the eastern project boundary (approximately 1,250 feet). The Western Section currently has 11-foot travel lanes, and a sporadic 5-foot sidewalk on the south side of the road and a relatively flat unpaved shoulder/drainage within approximately 61 feet of ROW. The Eastern Section currently has 11-foot travel lanes, no sidewalks on either side of the road and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sligh Avenue from Orient Road to the eastern property line. For the Western Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Sligh Avenue is approximately 61.5 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The request is to maintain the existing 11-foot travel lanes and relatively flat shoulder/open drainage. The missing segments of the 5-foot sidewalk on the south side of the road will be completed which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

The proposed Western typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For the Eastern Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Sligh Avenue is approximately 100 feet, however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The Eastern Section currently has 11-foot travel lanes in approximately 100 feet of right of way. The request is to maintain the existing 11-foot travel lanes and add approximately 1,300 linear feet of 5-foot sidewalk on the south side of the roadway, with a 6-foot grass strip on the south side and a 2-foot grass strip behind the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 1:4 side slope but will not exceed 1:2.

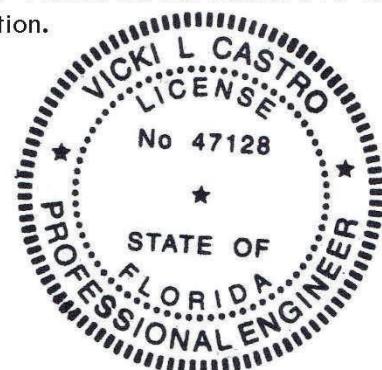
The proposed Eastern typical section is shown in Figure 4. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2024.03.28 11:19:16
-04'00'

Vicki L Castro, P.E.
Principal



This item has been
digitally signed and
sealed by Vicki L
Castro on the date
adjacent to the seal.

Printed copies of this
document are not
considered signed
and sealed and the
signature must be
verified on any
electronic copies.

Based on the information provided by the applicant, this request is:

Disapproved Approved with Conditions Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Digitally signed by
Michael J. Williams
Date: 2024.10.15
14:26:30 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1242 and determined the changes to be minimis. As such, the previous approval shall stand.

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

FIGURE 1. LOCATION MAP

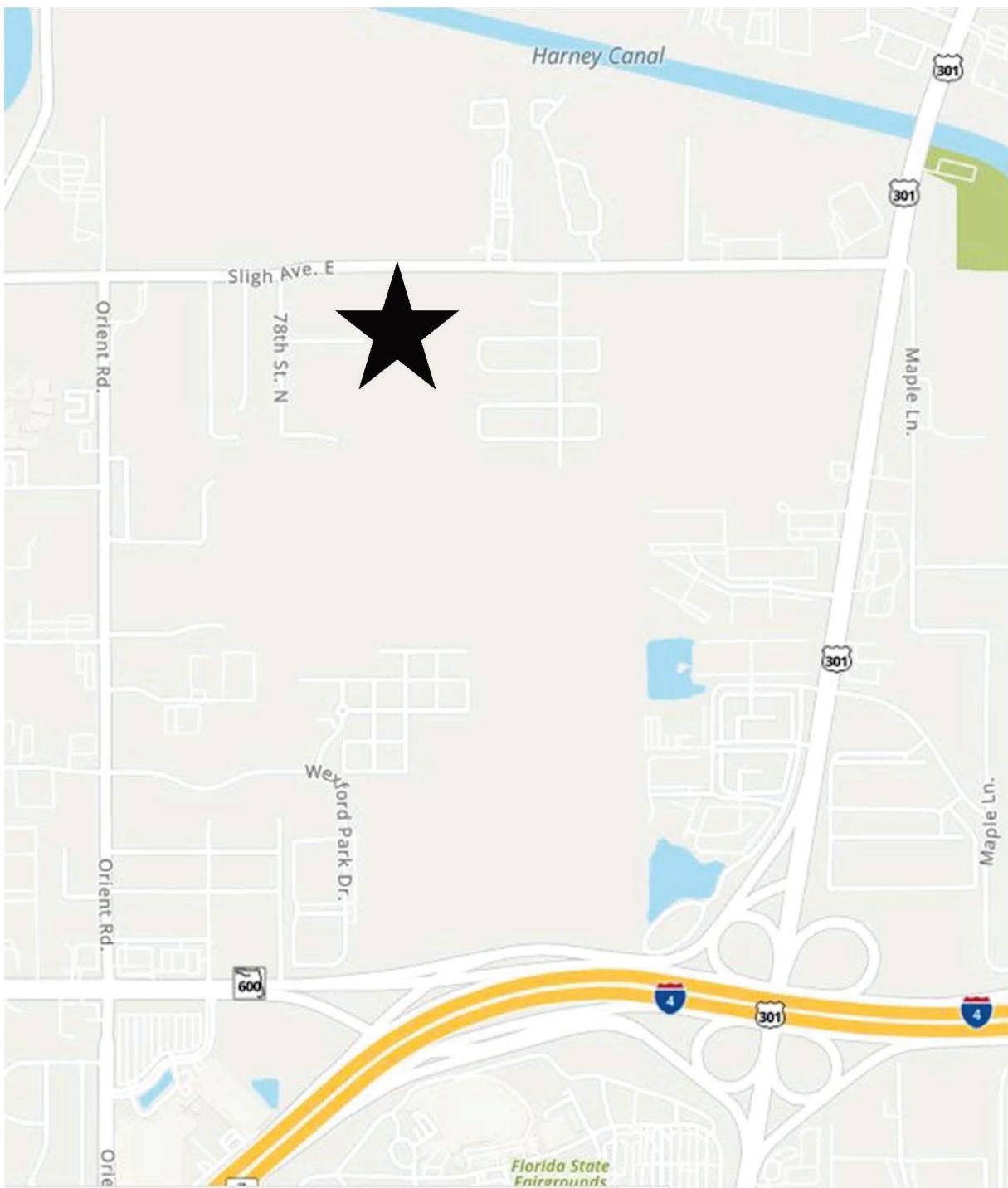
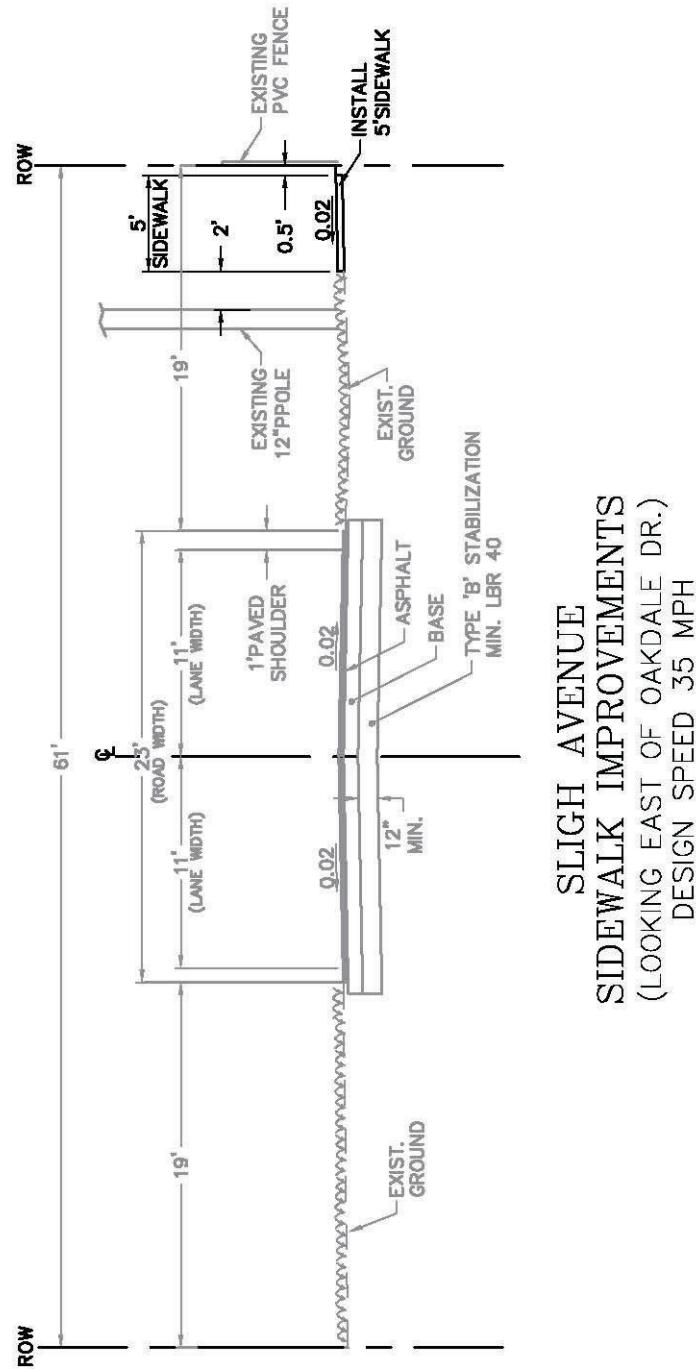


Figure 2: Proposed Western Typical Section



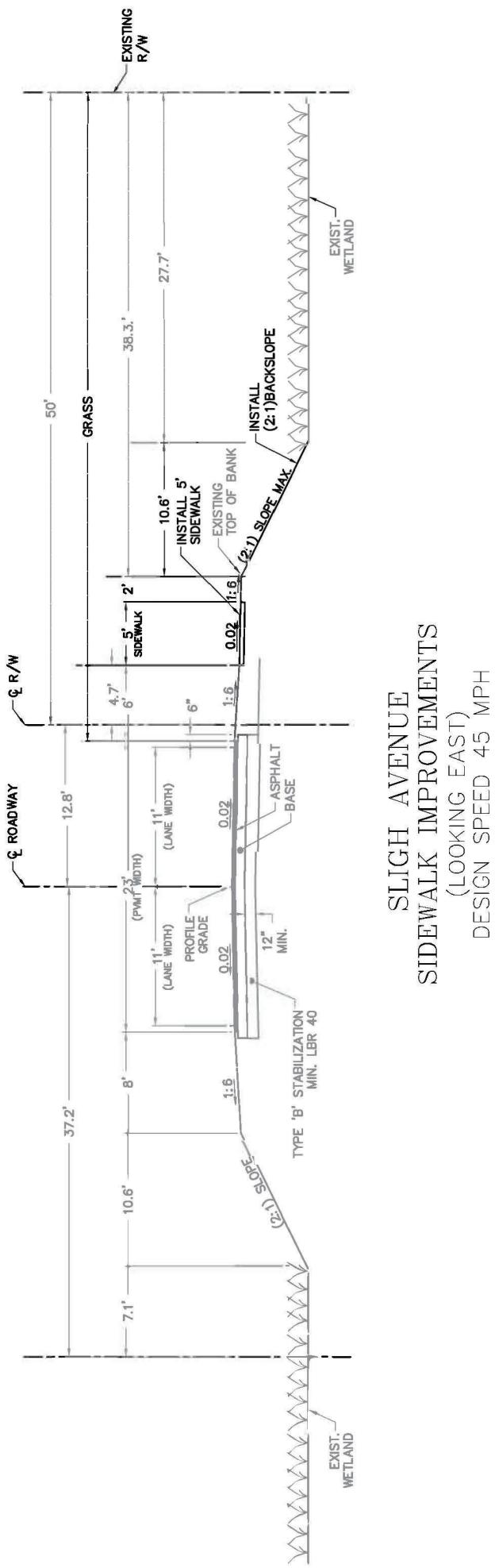
SLIGHT AVENUE
SIDEWALK IMPROVEMENTS
(LOOKING EAST OF OAKDALE DR.)
DESIGN SPEED 35 MPH

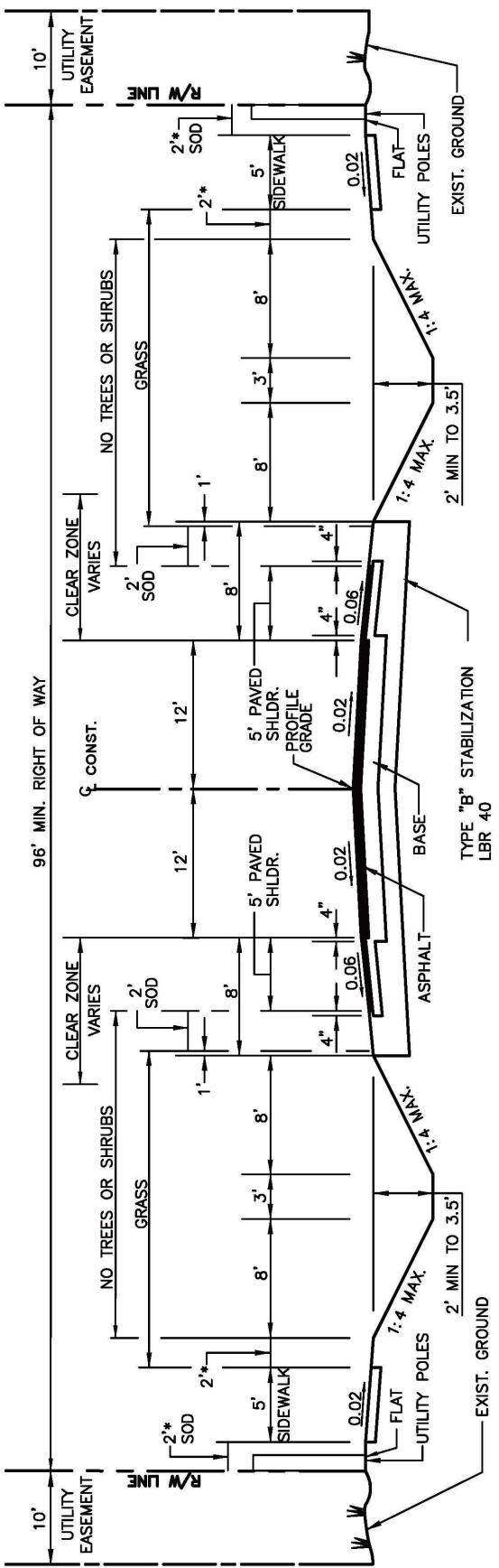
PD RZ 24-0124 Offsite Sidewalk Required Installation



Figure 3: Proposed Sidewalk Improvements

Figure 4: Proposed Eastern Typical Section





TYPICAL SECTION

FOR LESS THAN 10,000 AAD
N.T.S.

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
 2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
 5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 13 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7	SHEET NO. 1 OF
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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: November 17, 2025	COMMENT DATE: October 28, 2025
PETITION NO.: 25-1242	PROPERTY ADDRESS: 7819 E. Elm St., Tampa
EPC REVIEWER: Abbie Weeks	FOLIO #: 0403490100
CONTACT INFORMATION: (813) 627-2600 x.1101	STR: 36-28S-19E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Valid To February 8, 2029
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist in the northern portion of the property as depicted on the site plan
<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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/	

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

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

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

INFORMATIONAL COMMENTS:

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

- The site plan depicts a site layout that is different from the approved wetland impact plan authorized by the Executive Director of EPC on June 17, 2024. The Wetland Impact and Mitigation Authorization Modification request received on September 23, 2025, and additional information received on October 20, 2025, is currently under review by EPC Staff. The Wetland Impact and Mitigation Modification must be authorized prior to a recommendation of construction plan approval by EPC Staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: landuse@gardnerbrewer.com

From: [Weeks, Abbie](#)
To: ["Addie Clark"](#); [Zoning Intake-DSD](#); landuse@gardnerbrewer.com
Cc: [Grandlienard, Christopher](#); [Kowal, Jessica](#); [Berlin, Nicole](#); [Megan Smith](#); [Bryant, Christina](#); [Perry Cahanin, Jackie](#)
Subject: RE: MM 25-1242 - Revised Site Plan Submittal
Date: Tuesday, October 28, 2025 4:59:00 PM
Attachments: [image001.png](#)
[RFZ 25-1242 EPC 10282025.pdf](#)

Hello All,

Thank you for submitting the revised Site plan to the HC Zoning Dept for review. Per today's submitted revised site plan, please see attached Revised EPC Comments for 25-1242.

Please let me know if you have any questions. Thank you,

Abbie N. O'Hern Weeks, C.W.E.

Environmental Scientist
Wetlands Division
813-627-2600 ex 1101 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*

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[Track Permit Applications](#)

From: Addie Clark <aclark@gardnerbrewer.com>
Sent: Tuesday, October 28, 2025 1:23 PM
To: Zoning Intake-DSD <zoningintake-dsd@hcfl.gov>
Cc: Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Weeks, Abbie <weeksa@epchc.org>; Berlin, Nicole <nicole.berlin@kimley-horn.com>; Megan Smith <msmith@gardnerbrewer.com>
Subject: MM 25-1242 - Revised Site Plan Submittal

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

Good Afternoon,

Please see the attached documents for the Revised Site Plan Submittal for MM 25-1242 (7819 E. Elm Street). Please let us know if you have any questions.

Thank you,

Addie Clark, P.E.



O: (813) 733-0209 | M: (561) 319-4759
E: aclark@gardnerbrewer.com
400 N. Ashley Dr., Ste. 1100, Tampa, FL 33602
gardnerbrewer.com

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Adequate Facilities Analysis: Rezoning

Date: September 5, 2025

Acreage: 11.43 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-1242

Future Land Use: CMU-12

HCPS #: RZ-713

Maximum Residential Units: 86

Address: 7819 E Elm Street

Residential Type: Single Family attached

Parcel Folio Number(s): 040349.0100

School Data	James Elementary	Jennings Middle	King High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	726	1198	2388
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	363	695	1204
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	50%	58%	50%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/5/2025	25	158	359
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	10	5	7
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	55%	72%	66%

Notes: At this time, adequate capacity exists at James Elementary, Jennings Middle, and King High School for the proposed rezoning.

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

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: MM 25-1242

REVIEWED BY: Clay Walker, E.I.

DATE: 11/6/2025

FOLIO NO.: 40349.0100

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A __ inch water main exists (adjacent to the site), (approximately __ feet from the site) ___. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A __ inch wastewater force main exists (adjacent to the site), (approximately __ feet from the site) ___. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services **DATE:** 11/05/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Stuart McPherson **PETITION NO:** 25-1242

LOCATION: 7819 E Elm St

FOLIO NO: 40349.0100

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)
Mobility: \$6,661 * 86 = \$572,846
Parks: \$1,957 * 86 = \$168,302
School: \$7,027 * 86 = \$604,322
Fire: \$249 * 86 = \$21,414
Total Townhouse: \$1,366,884

Project Summary/Description:

Urban Mobility, Northeast Parks/Fire - 86 Townhouse Units

AGENCY REVIEW COMMENT SHEET

TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 08-20-2025

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

APPLICANT: Stuart McPherson

PETITION NO: 25-1242

LOCATION: 7813 E. Elm Street, Tampa, FL 33610

FOLIO NO: 40349.0100

SEC: 36 TWN: 28 RNG: 19

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 09/03/2025**

Agency: Natural Resources **Petition #: 25-1242**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections, subject to listed or attached conditions**
- () This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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:** 8/14/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/22/2025
PROPERTY OWNER: Stuart McPherson **PID:** 25-1242
APPLICANT: Stuart McPherson
LOCATION: 7819 E. Elm Street Tampa, FL 33610
FOLIO NO.: 40349.0100

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site 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 site 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).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

**VERBATIM
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 10:26 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Dept.
(LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 MS. HEINRICH: Our next application is Item D.6 Major
2 Mod 25-1242. The applicant is requesting a major modification
3 to PD 24-0124. Chris Grandlienard with Development Services has
4 reviewed this and will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER: Good evening.

7 MS. CLARK Good evening. Addie Clark, 400 North
8 Ashley Drive. With me tonight is Nicole Berlin, civil engineer
9 with Kimley-Horn, as well as Basit Ali, traffic engineer of
10 Kimley-Horn.

11 So going right into site details, the currently vacant
12 site is about 11.43 acres located about half a mile west of US
13 301 and half a mile east of Harney Road. And this is south of
14 Sligh Avenue which is a County collector roadway.

15 The site was approved just over a year ago, in
16 September of 2024 for 71 total units, with 14 duplex units and
17 57 townhome units. The request before you tonight is for just a
18 slight update in that development plan to make it a more viable
19 and thoughtful product. And so that results in a minor increase
20 in density by 15 townhomes, which is a direct result of bringing
21 in a more experienced developer who recognizes the demand for
22 townhomes in partnership with the immediate need for a connected
23 transportation network.

24 So again, we are proposing to remove the duplex units,
25 and instead we'll have all the units be townhomes for a total of

1 86 townhomes. And again, this change results in a more viable
2 development program compared to what was previously approved.

3 Though this is a slight modification from the 2024
4 approval, we are still well below the allowable density of 12
5 dwelling units per acre. There's also a slight increase in
6 height from 27.5 feet to 35 feet, which is consistent for the
7 approved height for townhomes in the immediate vicinity.

8 And this site is unique in that it provides access to
9 a collector roadway, which is Sligh Avenue to the north, as well
10 as it does provide access to the south and west too. And the
11 main access, as you can see here, will of course be Sligh
12 Avenue, given that it's a collector roadway within a half a mile
13 of those two major roadways that I discussed earlier. But it's
14 also important to have these secondary access locations to
15 disperse trips and to increase interconnectivity between other
16 projects around, as well as in the case of an emergency. And
17 there are no requested waivers or code variations for buffering.
18 And we are providing more buffering than is actually what is
19 required by code.

20 This project outlined in blue is providing public
21 access off of Sligh Avenue, as I mentioned, that is throughout
22 the project in order to provide connection to the parcels to the
23 south and to the west, ultimately relieving 78th Street to the
24 west. And again, this distribution of trips is evidence of
25 broad, thoughtful planning to account for that future growth and

1 development. And this project and the internal roadways in red
2 act as a long term solution to relieve that 78th Street to the
3 west as this project and the ones to the south, which are
4 outlined here and kind of shown in faded white as those come
5 online. So the preference is that they use the collector road
6 of Sligh Avenue, and that main access to the north off of Sligh
7 to relieve 78th.

8 And in terms of the traffic study, the analysis
9 methodology was discussed in depth with County transportation
10 engineers and our engineering team, and the methodology was
11 reviewed and approved by staff, and the study was done according
12 to that methodology. And again with slides, the mean access and
13 providing public easements to connect south, we believe we're
14 meeting the intent of LDC Section 6.04.03-D, which promotes
15 shared access to collector streets.

16 And here shifting focus from vehicular connectivity to
17 pedestrian connectivity. This project is proposing over 2,000
18 linear feet of new sidewalk in the vicinity, shown in red.
19 There are significant gaps in the sidewalk infrastructure today.
20 The existing sidewalk is shown in yellow, and this project is
21 proposing to fill in those gaps to provide a consistent, safe
22 five-foot sidewalk and path from Tampa Bay Tech to the west, all
23 the way to the eastern project boundary, and then also down 78th
24 Street. This is an important and needed improvement for both
25 existing and future residents.

1 We really appreciate staff's reviews and coordination
2 on this, and we're happy to report that Development Services
3 staff found this and Planning Commission staff found this
4 proposal approvable with the agreed upon conditions.

5 And then in summary, this modest increase in density
6 is needed to balance the project's viability and the critical
7 transportation connections. So by tweaking the development plan
8 just slightly, we are better assuring that this connection to
9 the -- to Sligh Avenue and the relief of 78th Street can happen.

10 We believe the project is well designed, and it's
11 sensitive to its surroundings as it does exceed buffering
12 requirements and is compatible with the area.

13 And then finally, this is a thoughtfully planned and
14 solution oriented project that meets the goal of the East Lake
15 Orient Park Community Plan, which is to create housing
16 opportunities and ensure a balanced transportation system. We
17 believe that this significantly improves both the vehicular and
18 pedestrian experience for the surrounding community. With that,
19 I'm available for any questions.

20 HEARING MASTER: Not at this time. But thank you so
21 much.

22 MS. CLARK: Thank you.

23 HEARING MASTER: Appreciate it.

24 Development Services.

25 THE CLERK: Can you please come sign in?

1 MS. CLARK: Oh, yes.

2 HEARING MASTER: Good evening.

3 MR. GRANDLIENARD: Good evening. Chris Grandliendard,
4 Development Services. I have some revisions. The applicant
5 proposes a major modification to an existing plan development
6 located in the East Lake Orient Park Community Plan area. The
7 site is approximately 11.43 acres and currently approved for 71
8 residential units, including 57 townhomes and 14 duplexes. The
9 applicant is requesting to eliminate the duplexes and increase
10 the total unit count to 86 townhomes. Reduced minimum lot size
11 from 1,750 square feet to 1,700 square feet. Narrow lot width
12 from 25 feet to 20 feet. And increased building height from
13 27.5 feet to 35 feet.

14 From a compatibility standpoint, the proposed plan
15 maintains the residential character of the area, aligns with
16 surrounding developments that include townhome-style units,
17 provide enhanced buffering and screening, especially along the
18 western and southern boundaries, and introduces a stormwater
19 pond along the eastern edge to create a separation from adjacent
20 single-family homes.

21 The proposed building height and density are
22 consistent with the nearby developments, and the revised layout
23 demonstrates sensitivity to environmental features, including
24 reduced wetland impacts and preservation of natural vegetation.

25 The Planning Commission found the request, consistent

1 with the Comprehensive Plan and Development Services recommends
2 approval subject to conditions outlined in the staff report.
3 I'll be happy to answer any questions you might have.

4 HEARING MASTER: I don't have any at this time, but
5 thank you so much.

6 MR. GRANDLIENARD: Thank you.

7 HEARING MASTER: Planning Commission.

8 MS. MASSEY: Jillian Massey, Planning Commission
9 staff. The subject site's located in the Community Mixed-Use-12
10 Future Land Use designation. It's in the urban service area and
11 within the limits of the East Lake Orient Park Community Plan.
12 The site is currently vacant; not developed. There are single-
13 family uses surrounding the site, and the proposal for single-
14 family dwelling units meets the intent of the Future Land Use
15 Section Objective 1.1, relating to the county's growth being
16 directed to the urban service area.

17 The Community Mixed-Use-12 Future Land Use category
18 allows for 12 units per gross acre with 4.85 acres comprised of
19 wetlands. There are 6.58 acres of buildable lands and the
20 applicant proposing 86 dwelling units is well below the maximum
21 permitted with the wetland density credit being considered as
22 well.

23 The proposed request is consistent with the
24 established development pattern and will complement the
25 character of the surrounding neighborhoods to the east, south,

1 and west through similar residential density, scale, and design
2 features. To further enhance compatibility with the adjacent
3 single-family homes to the west, the site design incorporates a
4 proposed manmade pond and Type-A landscape buffer along the
5 shared property boundary, providing both visual screening and a
6 transitional separation between uses.

7 The proposed major modification also ensures that
8 pedestrian connectivity will be provided from the subject site
9 to the newly proposed sidewalks along Sligh Avenue.

10 Additionally, the proposal includes internal sidewalks
11 and crosswalks throughout the site, enhancing overall
12 walkability and promoting safe and convenient pedestrian access
13 both within the development and to the adjacent areas.

14 These design elements collectively reinforce
15 compatibility with the surrounding environment and therefore
16 meet the intent of Policy 4.4.1 in the Future Land Use section.

17 The site's in the limits of the East Lake Orient Park
18 Community Plan. One of the goals in the plan is to ensure that
19 new developments include pedestrian and bike access. The
20 proposed major modification is guaranteed pedestrian
21 connectivity will be provided from the subject site to the newly
22 proposed sidewalks on Sligh Avenue. The proposal has also
23 included sidewalks and crosswalks throughout the entirety of the
24 site. Therefore, this request does meet the intent of the goals
25 within the community plan.

1 And based on these considerations, Planning Commission
2 staff has found that the major modification is consistent with
3 the Unincorporated County Comprehensive Plan, subject to the
4 conditions.

5 HEARING MASTER: Thank you very much. I appreciate
6 it. Is there anyone in the room or online that would like to
7 speak in support? Anyone in favor? Seeing no one. Anyone in
8 opposition? No.

9 Ms. Heinrich, anything else?

10 MS. HEINRICH: No, ma'am.

11 HEARING MASTER: Applicant, you have the last word.
12 All right. Then with that, we'll close, Major Modification 25-
13 1242 and go to the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

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

APPLICATION # RZ 251350	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd Ave S #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i>724-1762</i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd South #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i></i>
APPLICATION # RZ 25-1111 VS	PLEASE PRINT NAME <i>Howard Owens</i> MAILING ADDRESS <i>11217 Andy Dr.</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i></i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Johnny Soape</i> MAILING ADDRESS <i>1118 Hannaway Drive</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i>913-359-4651</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Rebecca Kert</i> MAILING ADDRESS <i>400N Tampa St Suite 1910</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33604</i> PHONE <i>813-368-3064</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Stephen Sposito</i> MAILING ADDRESS <i>505 E Jackson St</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33607</i> PHONE <i>813-375-0610</i>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 2DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Darky St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 240 3907</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-1504</u>
APPLICATION # <u>RZ</u> <u>25-1319</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # <u>RZ</u> <u>25-1319</u> <u>vs</u>	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Branton</u> STATE <u>FL</u> ZIP <u>33560</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Todd press man</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 8

DATE/TIME: 4/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5420</u>
APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-464-1400</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St. / Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>MICHAEL YATES, Palm TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 010 Darby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u>

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PAGE 4 OF 8

DATE/TIME: 11/17/2005 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813-318-9502</u>
APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Jeremy Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1600 N Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-0978</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 Sun City Center Plz</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-784-6272</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Craig Major</u> MAILING ADDRESS <u>6408 Margarita Shores Ln</u> CITY <u>Aptuc Bch</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>205 422 1369</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

PAGE 5 OF 8

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan Finch

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APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Brian McGee</u> MAILING ADDRESS <u>6422 MARGARITA Shores Lane</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>402.215.1834</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>0-254-7152</u>
APPLICATION # MM 250932	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7157</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 B Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>331 0974</u>
APPLICATION # mm 25-0932	PLEASE PRINT NAME <u>Casey VanVaerenbergh</u> vanvaeren MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-323-4549</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Daniel Van Vaerenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-340-9888</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHOPAGE 6 OF 6DATE/TIME: 11/17/2025 6PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME <u>Mitchell Thompson</u> MAILING ADDRESS <u>11055 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 447-0051</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Samantha Varava</u> MAILING ADDRESS <u>11053 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 598-8845</u>
APPLICATION # MM 25 0932	PLEASE PRINT NAME <u>Chad Thompson</u> MAILING ADDRESS <u>10710 Sage Canyon Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>(813) 422-4336</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>(813) 205-0557</u>
APPLICATION # MM 25-1081	PLEASE PRINT NAME <u>Linda Stewart, Morris Eng.</u> MAILING ADDRESS <u>6901 Professional Pkwy</u> CITY <u>Sarasota</u> STATE <u>FL</u> ZIP <u>34236</u> PHONE <u>(941) 444-6644</u>
APPLICATION # MM 25-1242	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 319-4759</u>

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DATE/TIME: 11/17/2025 6 PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-1243</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-1244</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave #1600</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u>
APPLICATION # <u>RZ</u> <u>25-1246</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>BASSAM DAMMAK</u> MAILING ADDRESS <u>6820 Rosemary Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>TYSEER KUURDI</u> MAILING ADDRESS <u>26307 Mountain Lake Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hammer Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-373-4779</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Sherry La Rue</u> MAILING ADDRESS <u>13109 N. 01a Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Eric Flasfenstein</u> MAILING ADDRESS <u>13106 N. 06A Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 392-5323</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Tim h-Rhe</u> MAILING ADDRESS <u>13108 N 01A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>Beverly Kieny</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>33612</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:**ZHM, PHM, VRH, LUHO****DATE: 11/17/2025****HEARING MASTER:**

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

☒ Susan Finch, ZHM, overview of ZHM process.

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

☒ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

☒ Michelle Heinrich, DS, called RZ 25-0500.

☒ Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 25-1111

☒ Michelle Heinrich, DS, called RZ 25-1111.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

☒ Michelle Heinrich, DS, called RZ 25-1316.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1316.

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319

Michelle Heinrich, DS, called RZ 25-1319.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

Michelle Heinrich, DS, called RZ 25-1350.

Testimony provided.

Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

Michelle Heinrich, DS, called RZ 25-1390.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1390.

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

D.1. RZ 25-0383

Michelle Heinrich, DS, called RZ 25-0383.

Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

Susan Finch, ZHM, recalled RZ 25-0383.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

Michelle Heinrich, DS, called RZ 25-0579.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0579.

MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.

PD Modification Application: MM 25-1242

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Stuart McPherson

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 11.43 MOL

Community Plan Area: East Lake Orient Park

Overlay: None



Introduction Summary:

The Applicant requests a major modification to the existing Planned Development (PD 24-0124) for a ±11.43-acre property in the East Lake Orient Park Community Plan Area. The PD is currently approved for 71 dwelling units, including 14 two-family attached (duplex) units and 57 single-family attached (townhome) units. The proposed modification seeks to revise the development plan to allow 86 single-family attached (townhome) units, eliminating the duplex units and increasing the total unit count. The proposed plan includes updated site development standards.

Existing Approval(s):	Proposed Modification(s):
Permits 71 units total (57 townhomes + 14 duplexes) / 6.21 units per acre	Increase units to a total of 86 townhomes (no duplexes) / 7 units per acre
Minimum lot size: 1,750 sf	Reduce the minimum lot size to 1,700 sf
Minimum lot width: 25 ft	Reduce the minimum lot width to 20 ft
Maximum building height: 27.5 ft	Increase maximum building height to 35 ft
Maximum coverage: 87%	Reduce maximum lot coverage to 84%

Additional Information:

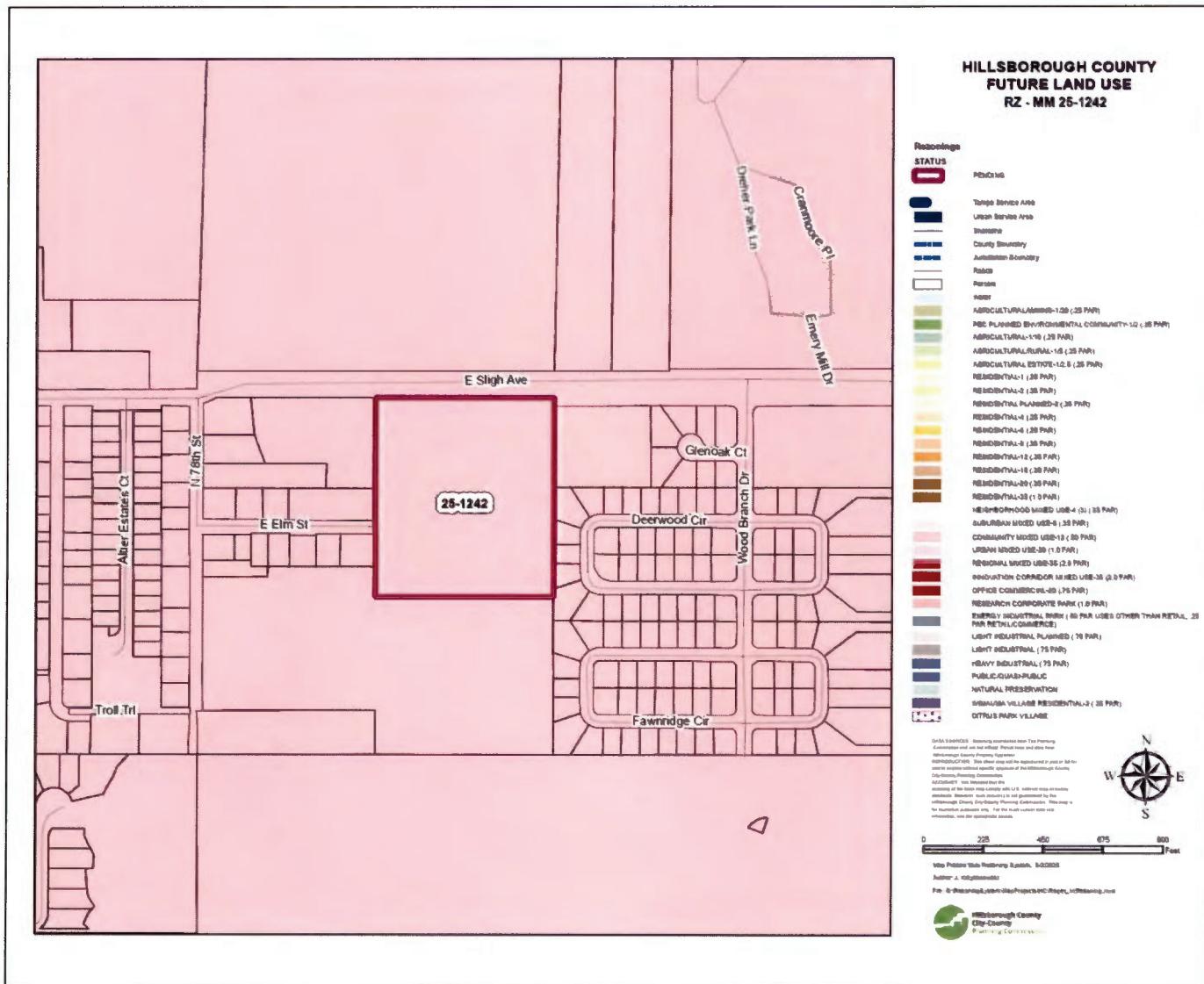
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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Application No. 25-1242
Name: Chris Grandlienard
Entered at Public Hearing: 21FM
Exhibit # 1 Date: 11/17/2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	12 du/ ga; 0.50 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

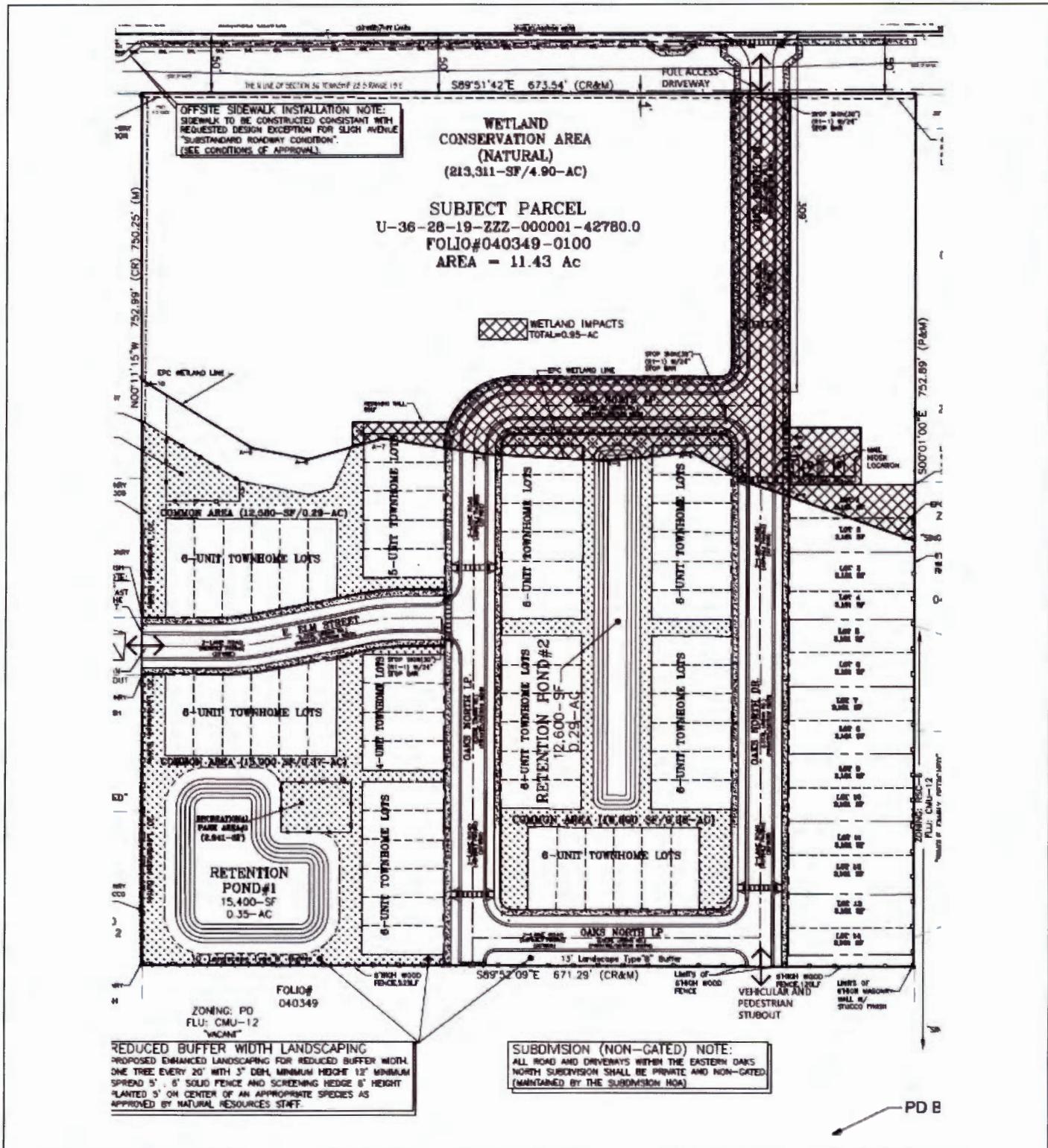


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Vacant
South	PD 19-0284	5.6 du/ga	Single-Family Residential (Attached and Detached)	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential (Detached)	Single-Family Residential, Vacant
West	PD 24-0789, RSC-6 (MH), PD 19-0284	8.1 du/ac, 6 du/ga, 5.6 du/ga	Single-Family Residential (attached, detached, and mobile home)	Vacant, Single-Family Residential

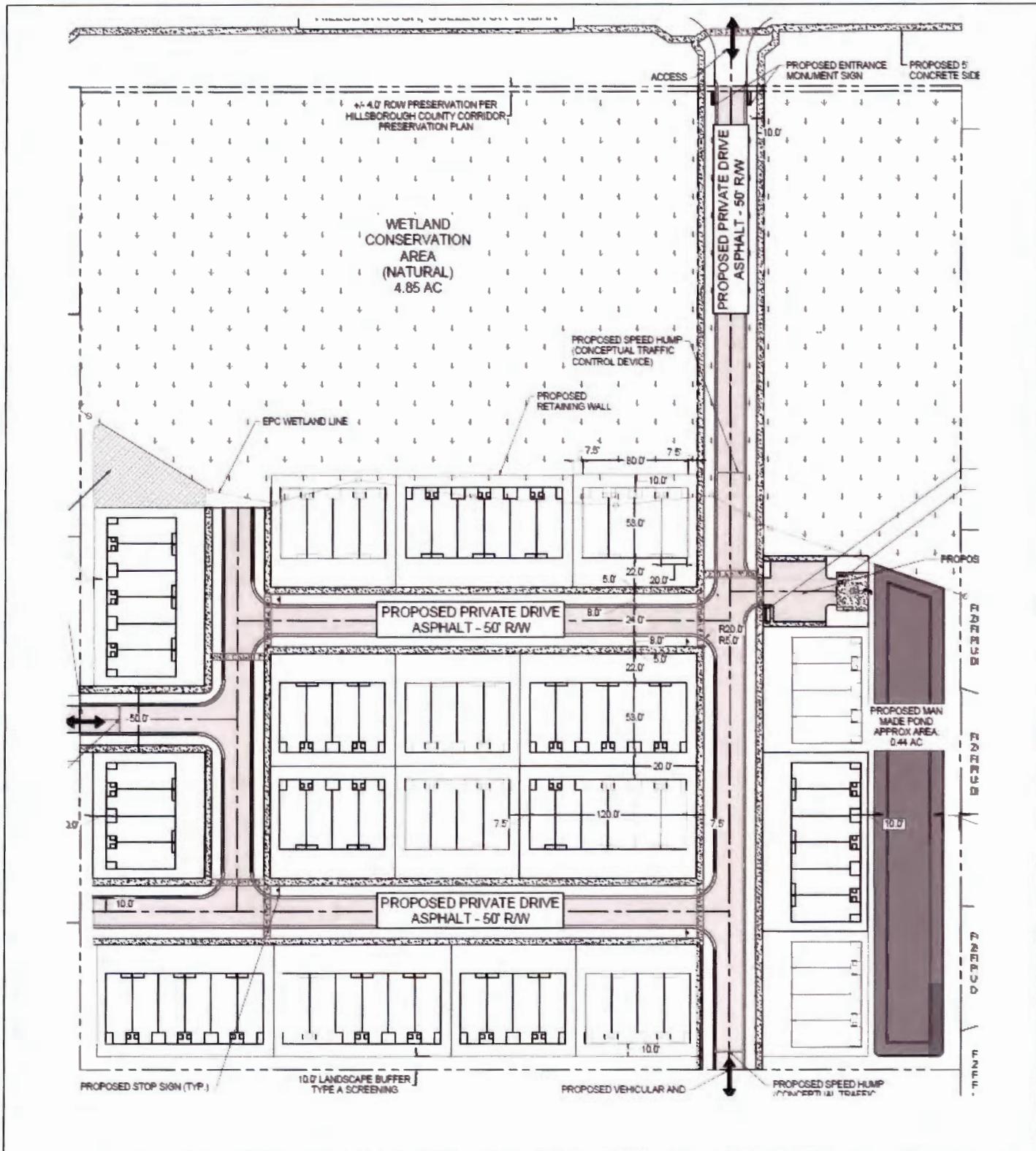
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 25-1242
 ZHM HEARING DATE: November 17, 2025

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E Sligh Avenue	County Collector - Rural	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 Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Proposed <input type="checkbox"/> Other
E Elm Street	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Proposed <input checked="" type="checkbox"/> Substandard Road Improvements Proposed <input type="checkbox"/> Other

Project Trip Generation	<input type="checkbox"/> Not applicable for this request		
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	466	27	33
Proposed	564	36	41
Difference (+/-)	+98	+9	+8

*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	X	Pedestrian & Vehicular	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East		None	None	
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
E Sligh Avenue/Substandard Roadway	Design Exception Requested	Previously Approved
E Elm Street/Substandard Roadway	Design Exception Requested	Previously Approved

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY		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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Environmental Services		<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	
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 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	
Check if Applicable:			<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Airport Height Restriction: 50' AMSL, 70' AMSL, Tampa Executive Airport Influence Area		
Public Facilities:		Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exceptions Previously Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report.
Service Area/ Water & Wastewater <input checked="" 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 checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 86 = \$572,846 Parks: \$1,957 * 86 = \$168,302 School: \$7,027 * 86 = \$604,322 Fire: \$249 * 86 = \$21,414 Total Townhouse: \$1,366,884					
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 subject site is located within the East Lake-Orient Park Community Plan area and the Urban Service Area. It is surrounded by a mix of residential zoning districts and Planned Developments that permit similar residential uses, including single-family attached housing. Adjacent developments to the west and south are approved for comparable town home-style units, and the proposed design includes appropriate buffering and screening to ensure compatibility with nearby single-family neighborhoods.

It should be noted that the site plan depicts a reconfiguration of the units, within the area currently approved for development. The proposed pond along the east will provide separation from eastern single-family family residential, which is currently not provided. The southwest area of the PD will remove the stormwater pond and extend units north/south. This arrangement provides area for additional cross access point to the west. The units along the south are now in an east/west orientation, providing more separation between the subject site's street and adjacent properties. One cross access point, rather than two, along the southern border is now proposed. Buffering and screening remains proposed along the western and southern boundaries, which exceeds the required minimum of 5 feet. The proposed building height of 35 feet does exceed those found in standard residential zoning districts and the density of the project is not one that requires the 2:1 setback such as in RMC-6 standard zoning districts.

Staff finds the proposed major modification to be compatible with the surrounding development context. The modification preserves the residential nature of the site, improves internal site organization, and demonstrates a sensitive approach to environmental features through reduced wetland impacts. The proposed unit type, density, and building height are consistent with adjacent developments, and the revised plan continues to support a residential layout that complements the character and scale of nearby developments.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding area and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:



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.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

1. Update the general site data table to note that the 0' setback is to the lot line, not the PD boundary and that indicated 10' on the lot detail is actually the buffer area.
2. Update the general site data table to correct the landscape buffers to match what is depicted on the site plan.
3. Update the general site data table to note the maximum lot coverage of 87%.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 28, 2025.

1. Development of the project shall be limited to a maximum of 71 86 total dwelling units; 14 units of two-family attached (duplex) dwelling units and 57 units of (single-family attached (townhome) dwelling units).
2. The single-family attached residential units (townhomes) shall be developed according to the following development standards:

Minimum lot size:	<u>1,750 square feet</u>	<u>1,700 square feet</u>
Minimum lot width:	<u>25 feet</u>	<u>20 feet</u>
Minimum front yard setback:	22 feet	
Minimum secondary front yard setback (interior):	7.5 feet	
Minimum side yard setback:	0 feet*	
Minimum rear yard setback:	0 feet	
Maximum building height:	<u>27.5 feet</u>	<u>35 feet</u>
Maximum lot coverage:	<u>87%</u>	<u>84%</u>
*Reference Condition 10.		

Section 6.01.01 Footnote 8 shall not apply with respect to setbacks.

~~The two family attached residential units (duplex) shall be developed according to the following development standards:~~

Minimum lot size:	<u>3,181 square feet</u>
Minimum lot width:	<u>29 feet</u>
Minimum front yard setback:	<u>25 feet</u>
Minimum side yard setback:	<u>5 feet*</u>
Minimum interior side yard setback:	<u>0 feet</u>
Minimum rear yard setback:	<u>25 feet</u>
Maximum building height:	<u>35 feet</u>
Maximum lot coverage:	<u>55%</u>

***Reference Condition 10.**

~~Section 6.01.01 Footnote 8 shall not apply with respect to setbacks.~~

3. Buffering and screening shall be in accordance with descriptions as labelled on the site plan. Buffers shall be platted as separate tracts to be owned and maintained by the Homeowner's Association or similar entity. Buffers shall not be counted towards any minimum required yard.
4. The project shall be permitted one full access connection on E. Sligh Ave. and one full access connection to E. Elm St., as shown on the PD site plan.
5. The project shall construct a roadway stubout to the southern boundary with folio#40349.0000 for future connection with approved PD zoning # 19-0284, as shown on the PD site plan. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a "Future Roadway Connection".
6. If PD 24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If PD 24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024), for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
8. The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.
10. If in the event a unit is constructed with side-loaded parking (i.e. where the driveway and garage is located in a side yard), the lot shall provide a minimum 20-foot setback in order to provide sufficient clearance between the building and the back of sidewalk to allow vehicle to park without encroaching on the sidewalk.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
12. All construction ingress and egress shall be limited to the E. Sligh Ave. project access except for construction activities directly related to the E. Elm Street roadway improvements. The developer shall include a note in each site/construction plan submittal which indicates same.

13. As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, 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.
- 13.14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 14.15. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 15.16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 16.17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 17.18. Natural Resources staff identified mature trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of these trees and design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 18.19. The proposed area of development contains xeric soils which may support a natural plant community. Please be advised that Section 4.01.06.A.4 of the Hillsborough County Land Development Code requires a minimum of 50 percent of the total pervious open space of the proposed development, excluding stormwater ponds, retain this natural plant community vegetation, including understory vegetation. The site plan may be modified from the Certified Site Plan to provide natural plant community vegetation preservation. This statement should be identified as a condition of the rezoning.
- 19.20. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. This statement should be identified as a condition of the rezoning.
- 20.21. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to

justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- 21.22. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 22.23. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 23.24. 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.

APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

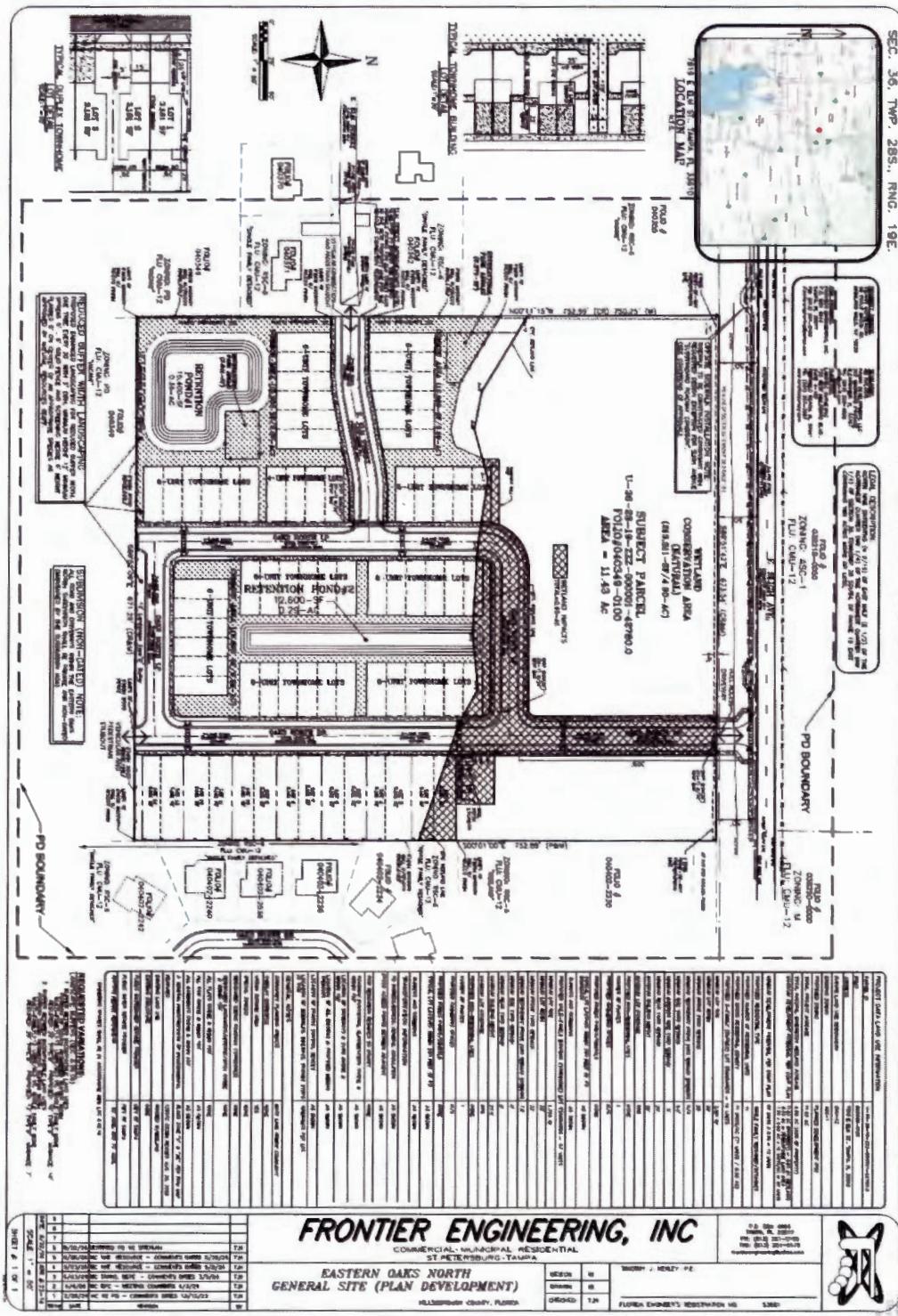
Case Reviewer: Chris Grandlienard, AICP

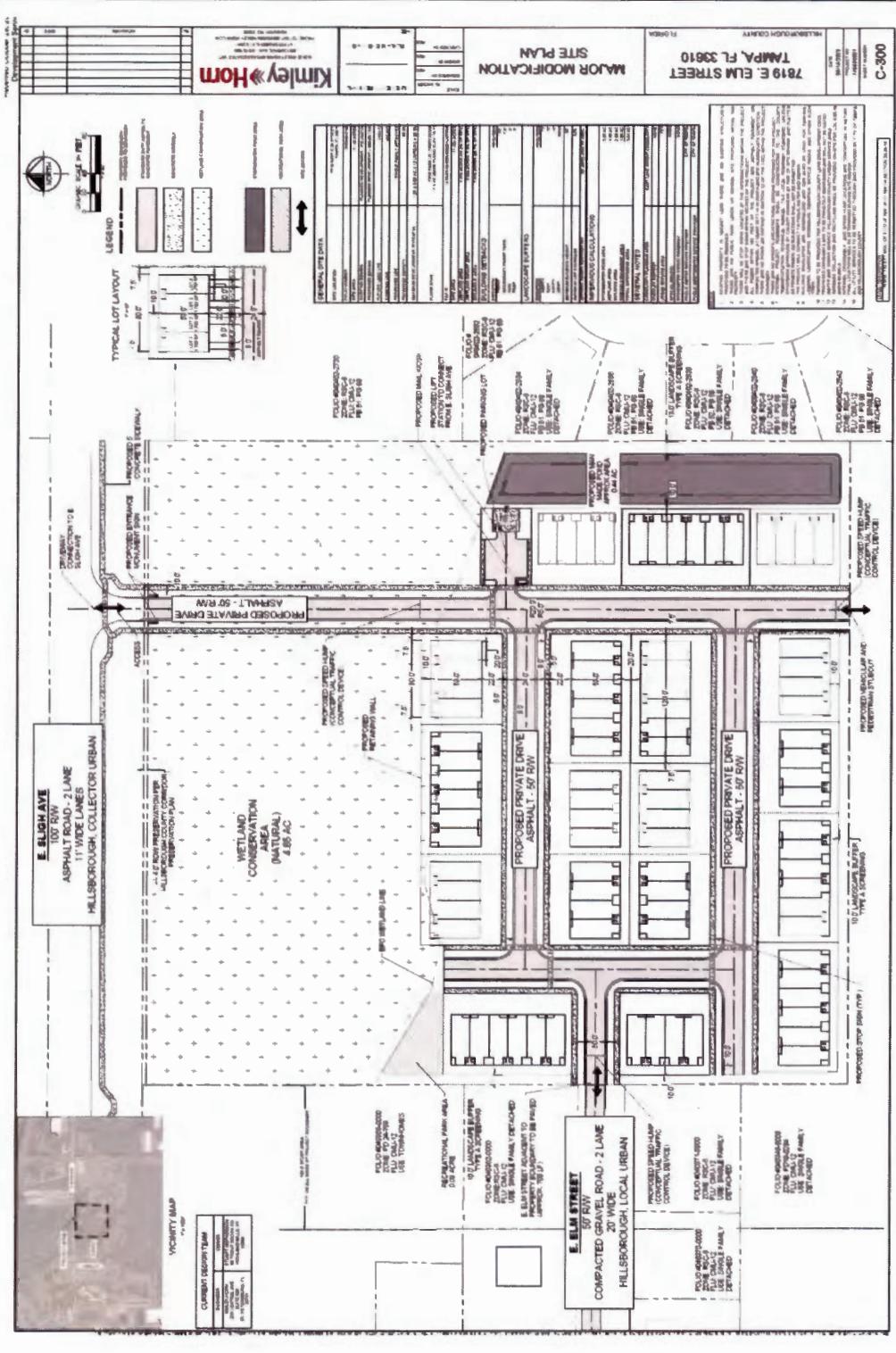
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plans (Full)





8.2 Proposed Site Plan (Full)

8.0 SITE PLANS (FULL)

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/10/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: MM 25-1242

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions

6. If PD-24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024, revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024). for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
7. If PD-24-0124 MM 25-1242 is approved, the County Engineer will approve a de minimis exception to the previously approved the Design Exception (dated March 19, 2024 revised on March 28, 2024 and found approvable approved on April 3, 2024 October 15, 2024). for E. Elm St. substandard road improvements. As E. Elm St. is a substandard rural local roadway, the developer will pave the unpaved segment to the 20-foot wide minimum standard consistent with the Design Exception. Approval of this de minimis exception will allow the previously approved Design Exception to stand as-is.
9. Internal project roadways shall be constructed to the County Transportation Technical Manual. TS-3 local roadway standard, unless otherwise approved by the County Engineer at the time of site review, and shall be platted as private roads. Gated access shall not be permitted.

New Condition

- As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave. 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a +/-11.43-acre parcel currently zoned Planned Development (PD) 24-0124. The existing PD is approved with entitlements which permit a maximum of 71 residential units: 14 single-family-attached duplex units and 57 single-family-attached townhome units. The applicant is seeking to modify entitlements to remove the duplex units and increase the total townhome units to 86 as well as modifying the development standards. The site is located on the south side of E Sligh Ave approximately 645 feet east of N 78th St.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD. 71 single-family attached units (14 duplex units & 57 townhome units) (ITE LUC 215)	466	27	33

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD. 86 single-family attached dwelling units (ITE LUC 210)	564	36	41

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+98	+9	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is served by E Sligh Ave, E Elm St. and N 78th St.

E Sligh Ave is a 2-lane, undivided, substandard, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/-100 feet of right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to construct +/-977 linear feet of sidewalk in addition to the required +/-673 feet of sidewalk required project frontage was approved. This Design Exception is discussed in greater detail under the section titled Requested Design Exception: E Sligh Ave herein.

E Sligh Ave. along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

E Elm St is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/-20 feet of pavement in average condition, no sidewalks or paved shoulders within the vicinity of the project and lying within +/- 50 feet of right of way. The roadway pavement appears to stop +/-100 feet short of the subject property boundary.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. Concurrent with the previous zoning, a Design Exception to pave the unpaved portions of the E Elm St to a minimum width of 20 feet to connect to the project access was approved. This Design Exception is discussed in greater detail under the section titled Previously Approved Design Exception: E Elm St herein.

N 78th Street is a 2-lane, undivided, substandard, local rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no sidewalks or paved shoulders on either side of the roadway within the vicinity of the proposed project, and within +/- 50 feet of the right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot-wide lanes with 5-foot-wide paved shoulders and sidewalks on both sides within a minimum of 96 feet of right of way. At time of site construction review, the developer will be required to improve N 78th St to the TS-7 standard, propose an alternative cross section for consideration through request of Design Exceptions (DEs) and Design Deviation Memoranda (DDM) in accordance with Sec. 1.7 and other applicable sections of the Transportation Technical Manual, unless otherwise approved in accordance with Sec. 6.04.02.B of the LDC.

SITE ACCESS & CONNECTIVITY

The approved PD is permitted one full access connection to E Sligh Ave and one full access connection to E Elm St via N 78th St. This PD Major Modification is not proposing any changes to these previously approved access connections.

The subject site is north-adjacent (folio 40343.0000) to a 16.9-acre PD (19-0284) which is also approved for residential development. Pursuant to LDC Sec. 6.02.01, the project is providing a stub out to the PD to the south to reciprocate future pedestrian and vehicular connectivity to the subject PD. The existing subdivision east of the PD modification prevents interconnectivity to the east.

Due to this connectivity between PDs, Transportation Review Staff requested that the applicant include the vested trips from PD 19-0284 within the transportation analysis submitted for the subject modification. PD 19-0284 is approved for 95 residential dwelling units but is currently seeking a modification to that zoning, under PRS 25-0570, to reduce the entitlements to 89 residential dwelling units, dropping the trip generation for the project below the threshold that would trigger auxiliary lanes. Since it is unclear if the proposed PD modification to the south will be approved, the vehicular trips potentially generated by the approved 95 residential dwelling units were included with the background traffic in the transportation analysis submitted with this PD Major Modification. Additionally, the developer grew the background traffic at a rate of 3% over a 5-year period to represent the traffic impacts anticipated by 2030, the projected buildout year.

As demonstrated by the transportation analysis submitted by the applicant's traffic engineer, which includes the impacts anticipated by the PD to the south (19-0284), the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection to E Sligh Ave or the intersection of E Sligh Ave and N 78th St. The interconnection between these projects not only provides an alternative means of access for residents but also provides alternate access if an emergency were to block the primary access connection to either project.

A recent PD rezoning request (PD 25-1338) was submitted requesting entitlements for 10 single-family attached duplex units on a +/- 0.9-acre parcel (folio 40362.0000). This project site is located at the easternly dead end of E Elm St on the north side of the roadway. These 10 residential units propose driveway connections to E Elm St. If the E Elm St access on the approved PD were to be removed or prohibited, this +/- 0.9-acre parcel would be required to construct a cul-de-sac at the dead end of E Elm St as the roadway is greater than 150 feet in length, considerably reducing the developable area of the parcel and providing no alternative means of access, daily or in the event an emergency were to block access to or from the site.

PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Sligh Ave

As E. Sligh Ave. is a substandard collector roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024. The developer is required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception. Staff notes that the total linear feet of 5-foot-wide sidewalk to be constructed includes the +/-673 feet of sidewalk required along the project frontage by the County Land Development Code.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

PREVIOUSLY APPROVED DESIGN EXCEPTION AND DEMINIMIS REQUEST – E Elm St

As E. Elm St. is a substandard local roadway, the applicant's previous Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated March 19, 2024, and revised on March 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception request on October 15, 2024. The developer is required to construct pave the unpaved segment of E. Elm St. to connect the project access consistent with the requested Design Exception.

Given that the proposed zoning modification will minimally increase traffic from the approved zoning (PD 24-0124), the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is. If MM 25-1242 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not include N 78th St, therefore no LOS information for this roadway can be provided.

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

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Sligh Avenue	Orient Road	U.S. Highway 301	D	C

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 10:47 AM
To: Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0124 - Design Exception Review
Attachments: 24-0124 DEAd 03-28-24_2.pdf; 24-0124 DEAd 03-28-24_1.pdf

Michael/Vicki,
I have found the attached Design Exceptions (DE) for PD 24-0124 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HCFL.gov
W: HCFLGov.net

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

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, April 1, 2024 6:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleanor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mike,

The attached DEs are Approvable to me, please include the following people in your email response:

myates@palmtraffic.com
vcastro@palmtraffic.com
frontierengineering@yahoo.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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From: Tirado, Sheida
Sent: Monday, March 25, 2024 10:53 AM
To: myates@palmtraffic.com
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mr. Yates,

Attached comments/markups to this request, please revise and resubmit through zoningintake-dsd@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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From: Rome, Ashley <RomeA@hcfl.gov>

Sent: Tuesday, March 19, 2024 4:04 PM

To: Allen, Cari <AllenCA@hcfl.gov>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@hcfl.gov>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Converse, Amanda <ConverseA@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; Cull, Ryan <CullRy@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Holman, Emily - PUD <Holmane@hcfl.gov>; Hummel, Christina <HummelC@hcfl.gov>; Impact Fees <ImpactFees@hcfl.gov>; James Hamilton <jhamilton@tecoenergy.com>; Jennifer Reynolds <reynolds@teamhcsa.com>; Jesus Peraza Garcia <perazagarcia@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Karla Llanos <llanosk@plancom.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienharmd@plancom.org>; Perez, Richard <PerezRL@hcfl.gov>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; Renee Kamen <reneekamen@hcps.net>; Revette, Nacole <RevetteN@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hcfl.gov>; Salisbury, Troy <SalisburyT@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <Sheltonc@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tony Mantegna <tmanegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>;

APPLICATION NUMBER: MM 25-1242
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Walker, Clarence <WalkerCK@hcfl.gov>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix revised documents/plans for the above mentioned application. Please review and comment.

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<p><input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</p>		
Request Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request
Submittal Type (check one)	<input type="checkbox"/> Additional Information	
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<p><input type="checkbox"/> 1. DE-Substandard Rd Elm Street <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised Site Plan <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.</p>	
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>		
Project Name/ Phase	Eastern Oaks North	
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>		
Folio Number(s)	040349-0100 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</p>		
Name of Person Submitting Request	Vicki Castro, P.E.	
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>		
Current Property Zoning Designation		
<p>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maohillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>		
Pending Zoning Application Number	PD 24-0124	
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>		
Related Project Identification Number (Site/Subdivision Application Number)	N/A	
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>		



March 19, 2024

Revised March 28, 2024

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

RE: Eastern Oaks North (PD 24-0124)
Folio: 0430349-0100
Design Exception Request – Elm Street
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Elm Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and during our meeting was identified as a substandard road. Elm Street does not have a posted speed limit but was assumed to be 25 mph based on the characteristics of the roadway. The existing paved section of Elm Street is approximately 475 feet long with 10-foot travel lanes, unpaved shoulders and a very shallow open ditch within approximately 50 feet of right of way. There are no sidewalks on either side of the roadway. No bike lanes currently exist on either side of Elm Street.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Elm Street from the current paved section to the project connection, approximately 175 feet. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Elm Street is approximately 50 feet. The typical TS-7 section for a two-lane undivided local roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, and a 5-foot sidewalk on both sides of the roadway.
2. The request is to extend the same paved section that exists today, east of 78th Street, which will include 10-foot travel lanes and approximately 15 feet of relatively flat open ditch with no sidewalks being provided along either side of Elm Street. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

APPLICATION NUMBER: MM 25-1242
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Received March 28, 2024
Development Services

Mr. Michael Williams, P.E.
March 28, 2024
Page 2

3. No sidewalks are being provided along Elm Street as the internal project roadways will provide sidewalks and pedestrian/vehicular connection to Sligh Avenue. As part of this development, a separate Design Exception for Sligh Avenue will provide for a sidewalk along the south side of Sligh Avenue from Orient Road to the eastern project boundary.

The proposed typical section is shown in Figure 2.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2024.03.28
10:41:34 -04'00'

Vicki L Castro, P.E.
Principal



This item has been
digitally signed and
sealed by Vicki L
Castro on the date
adjacent to the seal.

Printed copies of this
document are not
considered signed
and sealed and the
signature must be
verified on any
electronic copies.

Based on the information provided by the applicant, this request is:

Disapproved Approved with Conditions Approved

If there are any further questions or you need clarification, please contact Sheila L. Tirado, P.E.

Digitally signed

Sincerely,

**Michael J.
Williams**

by Michael J.
Williams

Michael J. Williams

Date: 2024.10.15 Hillsborough County Engineer
14:27:25 -04'00'

The County Engineer has reviewed zoning modification application # 25-1242 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

Received March 28, 2024
Development Services

FIGURE 1. LOCATION MAP

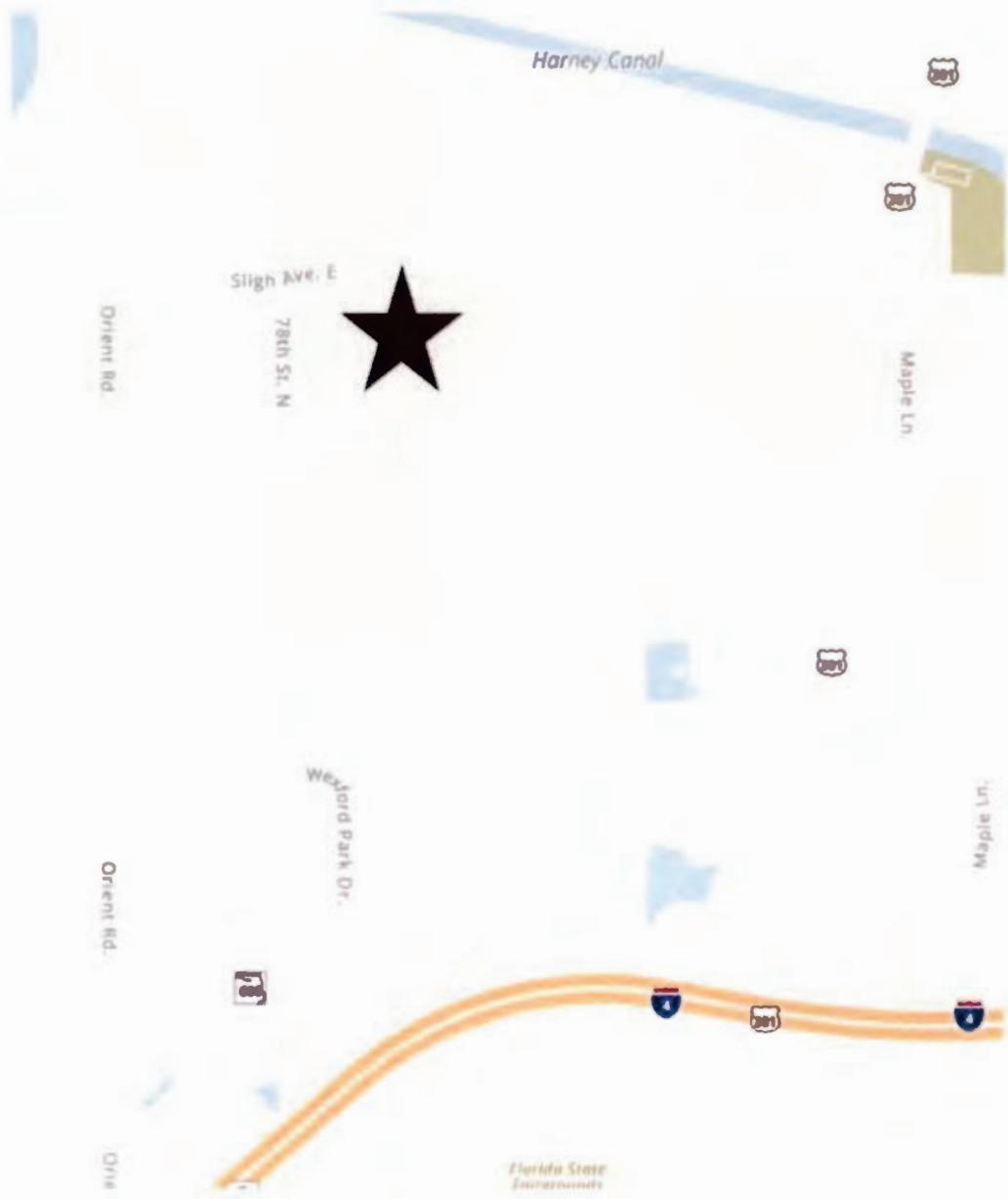
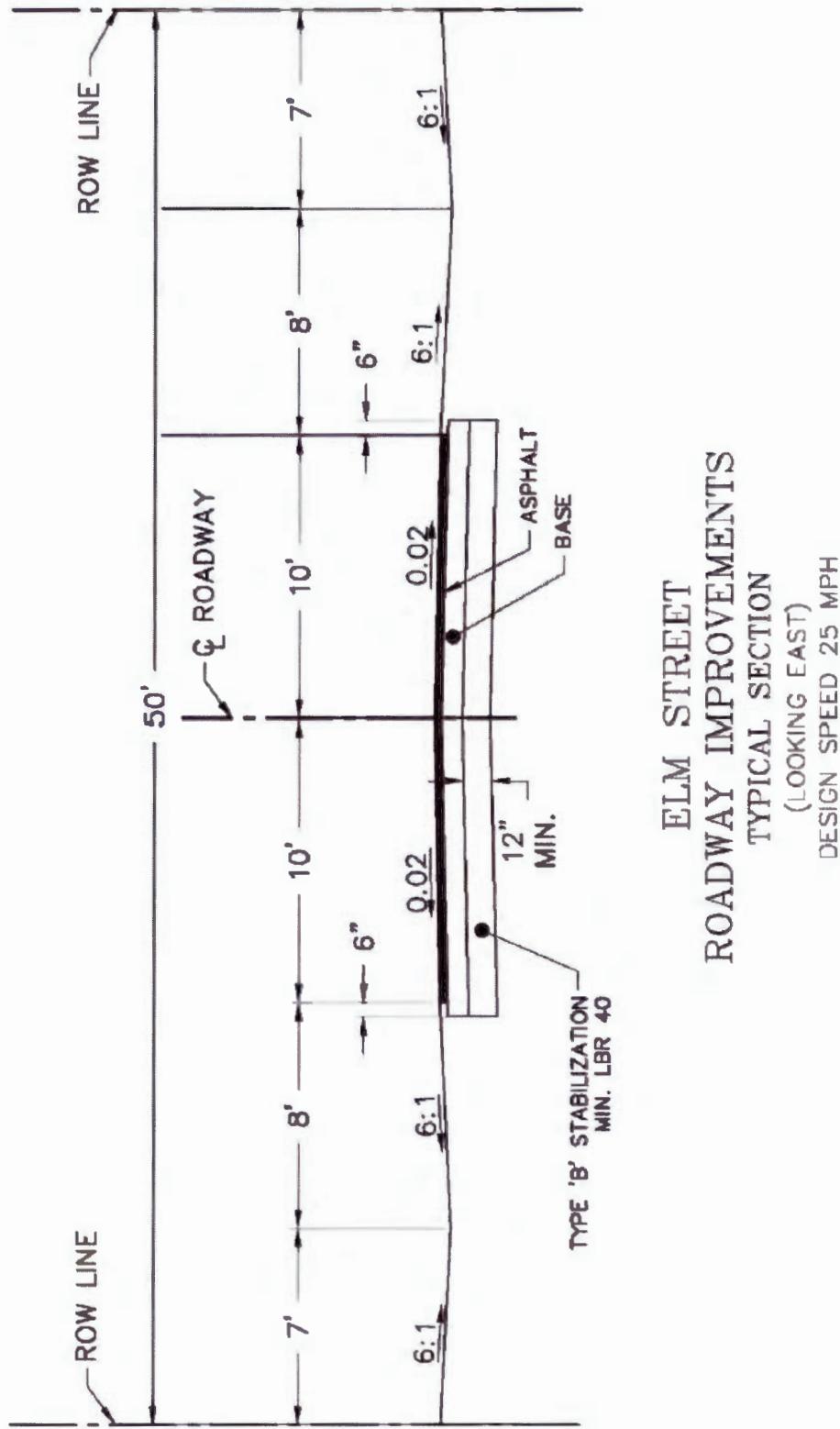


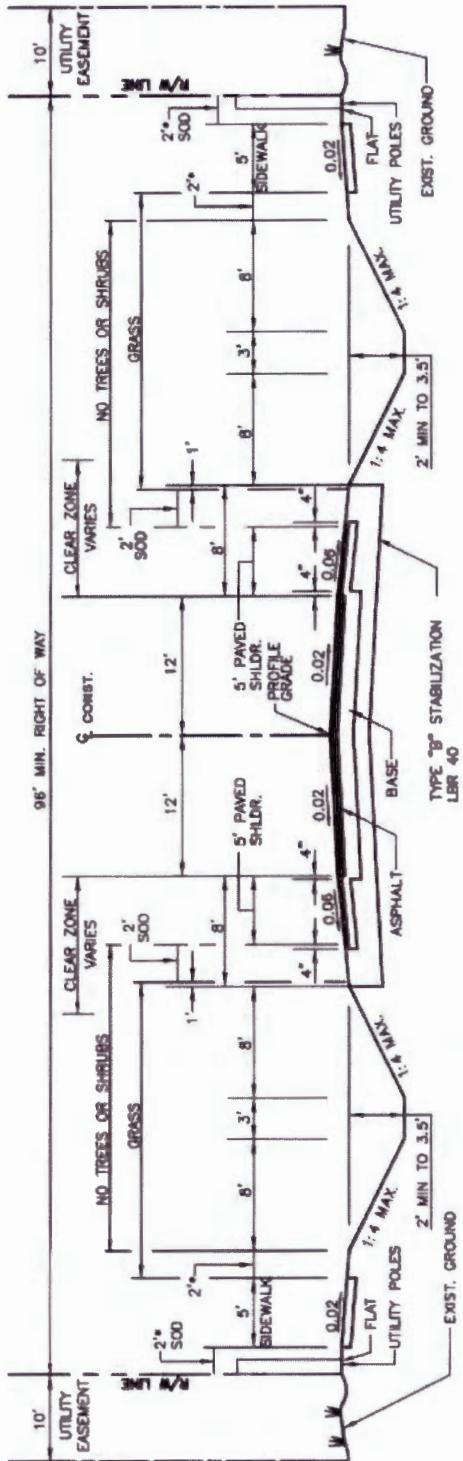
Figure 2: Proposed Typical Section



APPLICATION NUMBER: MM 25-1242
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Received March 28, 2024
Development Services

Received March 28, 2021
Development ServicesTYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOIL SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:	TRANSPORTATION TECHNICAL MANUAL	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
20 10/17		Hillsborough County Florida	SHET NO. 1 OF 1

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 10:47 AM
To: Michael Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: frontierengineering@yahoo.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0124 - Design Exception Review
Attachments: 24-0124 DEAd 03-28-24_2.pdf; 24-0124 DEAd 03-28-24_1.pdf

Michael/Vicki,
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Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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Mike

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

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M: (813) 614-2190
E: WilliamsM@HCFL.gov
W: HCFLGov.net

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Sent: Monday, April 1, 2024 6:20 PM
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Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleanor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mike,

The attached DEs are Approvable to me, please include the following people in your email response:

myates@palmtraffic.com
vcastro@palmtraffic.com
frontierengineering@yahoo.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

W: HCFLGov.net

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

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Sent: Monday, March 25, 2024 10:53 AM
To: myates@palmtraffic.com
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0124 - Design Exception Review

Hello Mr. Yates,

Attached comments/markups to this request, please revise and resubmit through zoningintake-dsd@hcfl.gov

Best Regards,

Sheila L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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From: Rome, Ashley <RomeA@hcfl.gov>

Sent: Tuesday, March 19, 2024 4:04 PM

To: Allen, Cari <AllenCA@hcfl.gov>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@hcfl.gov>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Converse, Amanda <ConverseA@hcfl.gov>; Cruz, Kimberly <CruzK@hcfl.gov>; Cull, Ryan <CullR@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@hcfl.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Holman, Emily - PUD <Holmane@hcfl.gov>; Hummel, Christina <HummeIC@hcfl.gov>; Impact Fees <ImpactFees@hcfl.gov>; James Hamilton <jhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcsa.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Karla Llanos <llanosk@plancom.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienharm@plancom.org>; Perez, Richard <PerezRL@hcfl.gov>; Petrovic, Jakska <PetrovicJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hcfl.gov>; Salisbury, Troy <SalisburyT@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <Sheltonc@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>;

APPLICATION NUMBER: MM 25-1242
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Walker, Clarence <WalkerCK@hcfl.gov>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksA@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Grandlienard, Christopher <GrandlienardC@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Tirado, Sheila <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 24-0124

Good Day All,

Please be advised, we have received and uploaded to Optix revised documents/plans for the above mentioned application. Please review and comment.

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

Planner assigned:

Planner: Christopher Grandlienard
Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

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Hillsborough
County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)		<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)		<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)		<input type="checkbox"/> 1. DE-Substandard Rd Sligh Ave <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Updated Site Plan, text description <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.		
Project Name/ Phase Eastern Oaks North Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.		
Folio Number(s)	040349-0100 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".		
Name of Person Submitting Request	Vicki Castro, P.E.	
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.		
Current Property Zoning Designation		
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the <u>Zoning Counselors</u> at the Center for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	PD 24-0124	
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".		



March 19, 2024
Revised March 28, 2024

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

RE: Eastern Oaks North (PD 24-0124)
Folio: 0430349-0100
Design Exception Request – Sligh Avenue
Palm Traffic Project No. T23080

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The zoning request is to allow for up to 74 single family attached dwelling units on the existing vacant property located south of Sligh Avenue and east of North 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on February 15, 2024, with Hillsborough County staff.

The project proposes to have the following access:

- One (1) full access to Sligh Avenue
- One (1) extension of Elm Street.

Sligh Avenue is identified in the Hillsborough County Comprehensive Plan as a collector roadway and during our meeting was identified as a substandard road. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and 78th Street, then 45 mph east of 78th Street. Sligh Avenue currently has 11-foot travel lanes, with sporadic 5-foot sidewalk on the south side of the roadway. No bike lanes currently exist on either side of Sligh Avenue.

The segment is broken into two parts: Western Section from Orient Road to 78th Street (approximately 1,300 feet) and the Eastern Section from 78th Street to the eastern project boundary (approximately 1,250 feet). The Western Section currently has 11-foot travel lanes, and a sporadic 5-foot sidewalk on the south side of the road and a relatively flat unpaved shoulder/drainage within approximately 61 feet of ROW. The Eastern Section currently has 11-foot travel lanes, no sidewalks on either side of the road and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sligh Avenue from Orient Road to the eastern property line. For the Western Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

APPLICATION NUMBER: MM 25-1242
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Mr. Michael Williams, P.E.
March 28, 2024
Page 2

1. The existing ROW along Sligh Avenue is approximately 61.5 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The request is to maintain the existing 11-foot travel lanes and relatively flat shoulder/open drainage. The missing segments of the 5-foot sidewalk on the south side of the road will be completed which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.

The proposed Western typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For the Eastern Section, the requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Sligh Avenue is approximately 100 feet, however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, open drainage, and a 5-foot sidewalk.
2. The Eastern Section currently has 11-foot travel lanes in approximately 100 feet of right of way. The request is to maintain the existing 11-foot travel lanes and add approximately 1,300 linear feet of 5-foot sidewalk on the south side of the roadway, with a 6-foot grass strip on the south side and a 2-foot grass strip behind the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 1:4 side slope but will not exceed 1:2.

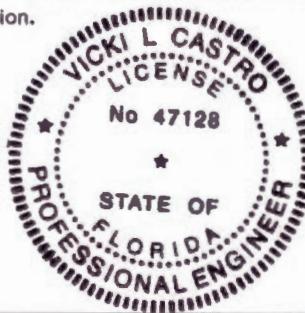
The proposed Eastern typical section is shown in Figure 4. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2024.03.28 11:19:16 -04'00'

Vicki L Castro, P.E.
Principal



This item has been
digitally signed and
sealed by Vicki L
Castro on the date
adjacent to the seal.

Printed copies of this
document are not
considered signed
and sealed and the
signature must be
verified on any
electronic copies.

Based on the information provided by the applicant, this request is:

Disapproved Approved with Conditions Approved

If there are any further questions or you need clarification, please contact Sheila L. Tirado, P.E.

**Michael J.
Williams**

Digitally signed by
Michael J. Williams
Date: 2024.10.15
14:26:30 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1242, and determined the changes to be doable. As such, the previous approval shall stand.

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

4006 South MacDill Avenue, Tampa, FL 33611
Ph: (813) 296-2595
www.palmtraffic.com

APPLICATION NUMBER: MM 25-1242
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Received MARCH 20, 2024
Development Services

FIGURE 1. LOCATION MAP

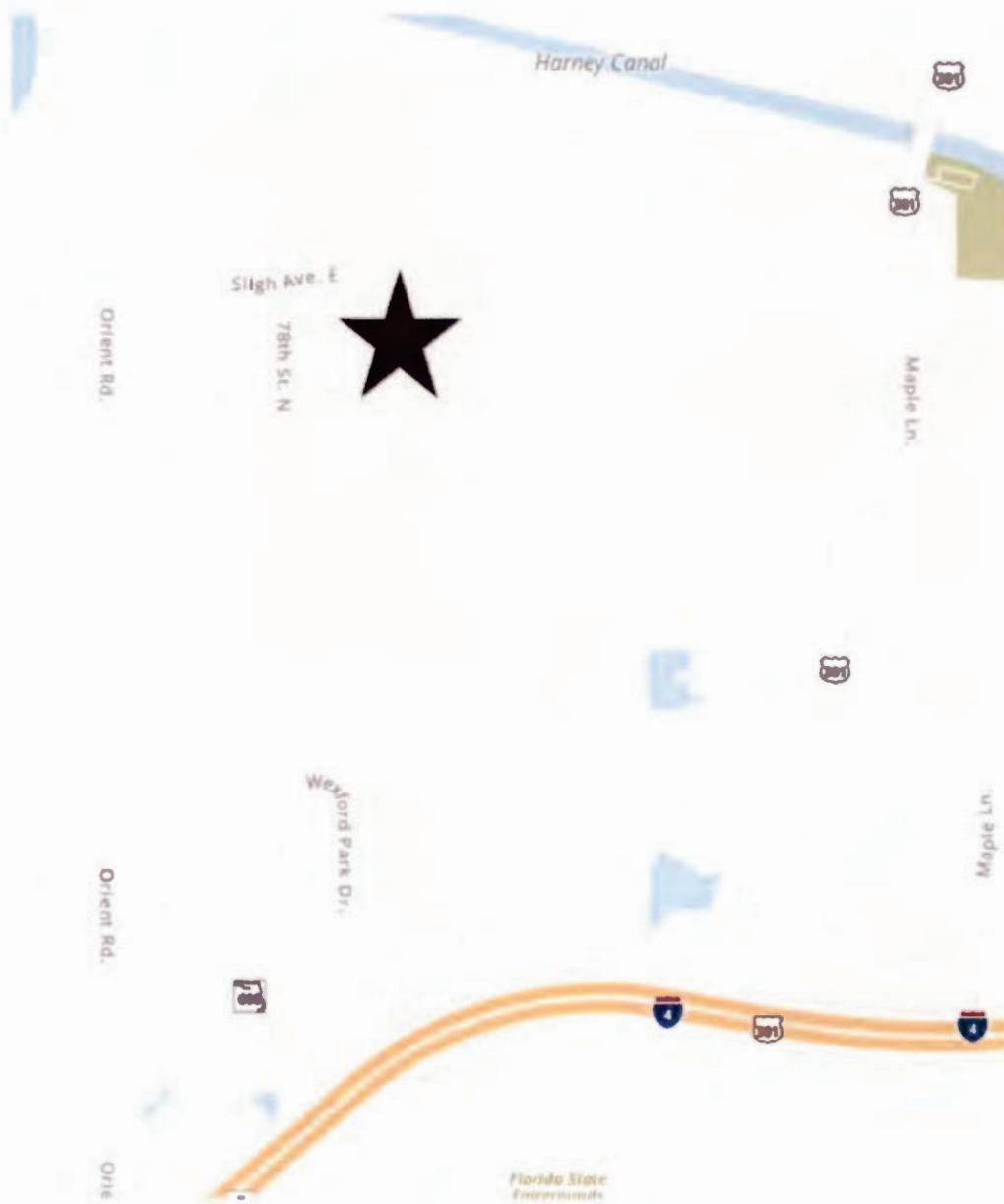
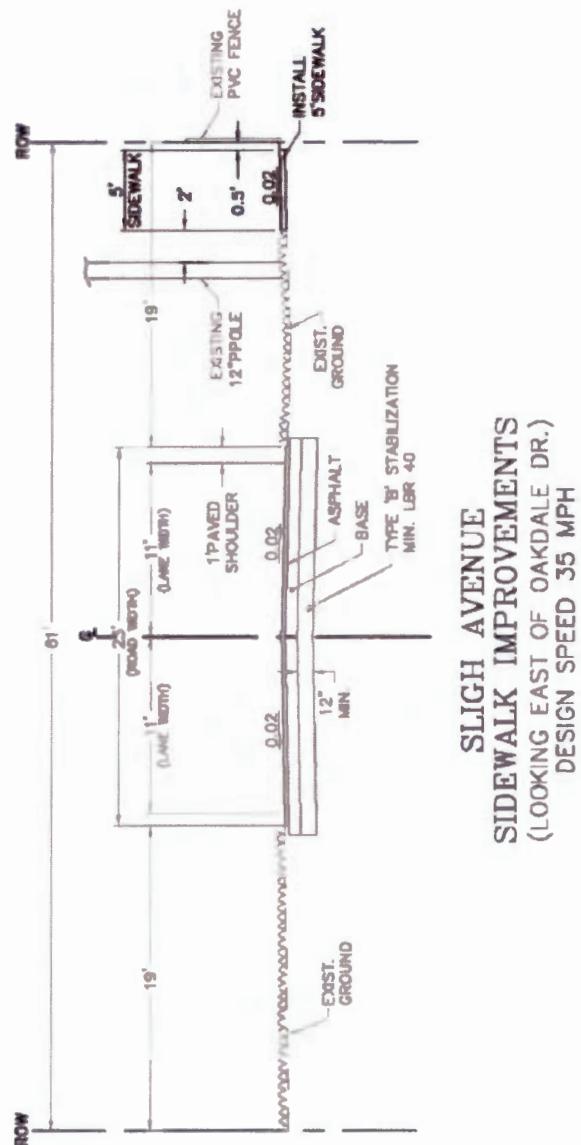


Figure 2: Proposed Western Typical Section

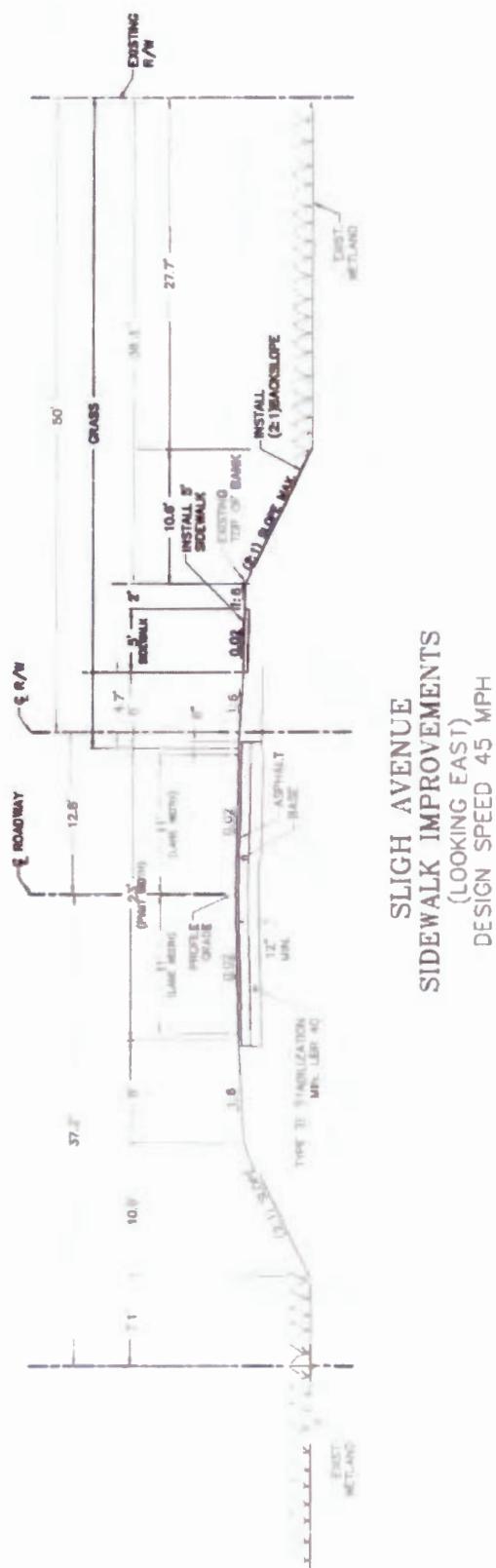


PD RZ 24-0124_Offsite Sidewalk Required Installation



Figure 3: Proposed Sidewalk Improvements

Figure 4: Proposed Eastern Typical Section



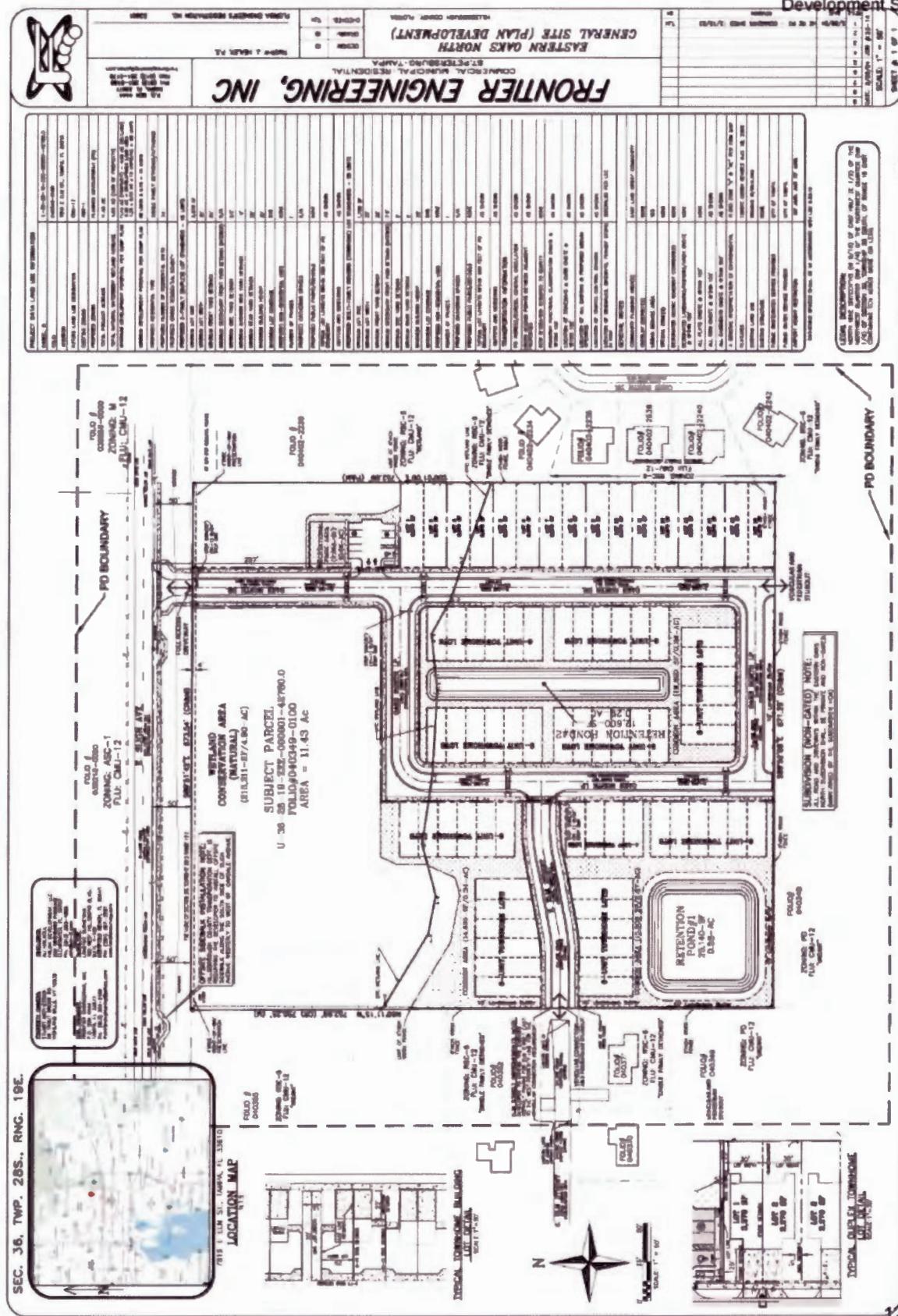
APPLICATION NUMBER: MM 25-1242

ZHM HEARING DATE: November 17, 2025

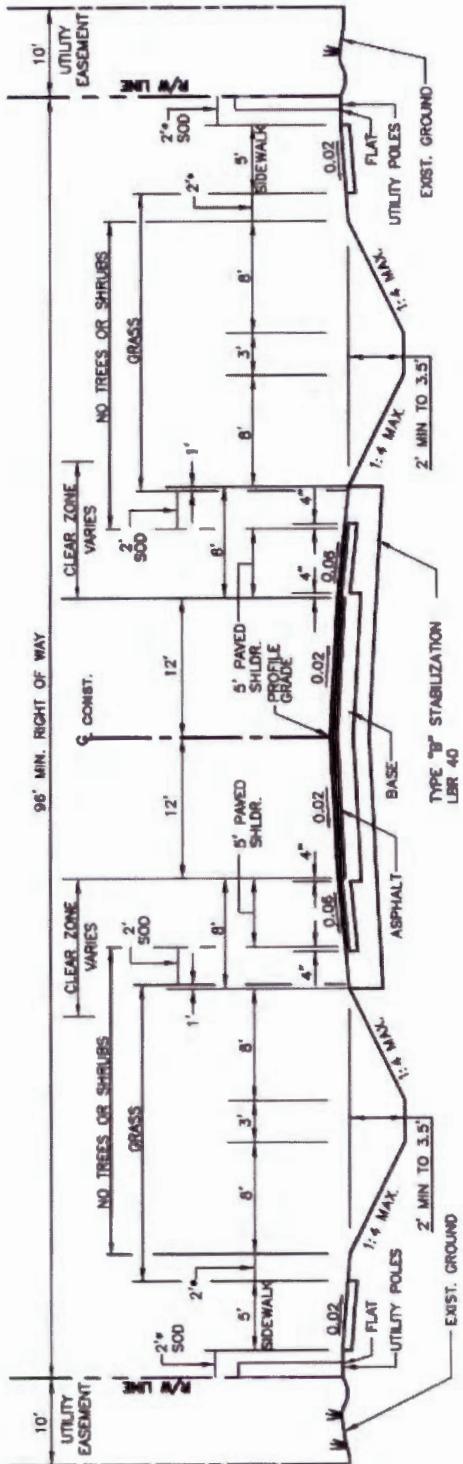
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Chris Grandlienard, AICP

Received March 28, 2
Development Service:



Received March 28, 2012
Development Services



TYPICAL SECTION M.T.S.
FOR LESS THAN 10,000 AADT
MAX. ALLOWABLE DESIGN SPEED = 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
 2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 4. SOO SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
 5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17 13	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7	SHEET NO. 1 OF 1
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**PARTY OF
RECORD**

NONE