

Rezoning Application: PD 25-1382
Zoning Hearing Master Date: February 23, 2026
BOCC Land Use Meeting Date: April 07, 2026

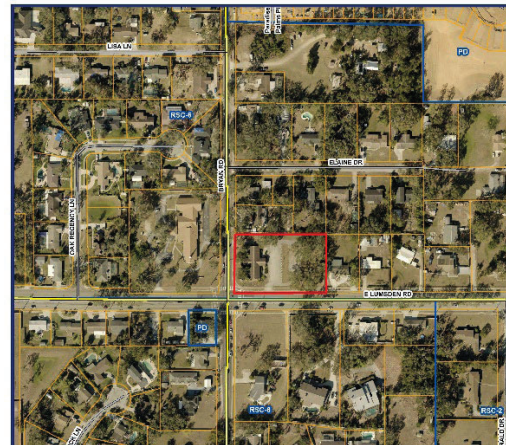


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Brent And Hannah Townend
FLU Category: RES-6
Service Area: Urban
Site Acreage: 1.42 AC
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

The existing zoning is RSC-6 (Residential, Single Family) which permits Single family residential uses pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow a 4,295 SF Dance Studio; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report within the existing building.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	Dance Studio
Acreage	1.42 AC	1.42 AC
Density/Intensity	6 DU/AC	0.069 FAR
Mathematical Maximum*	8 DU	4,295 sf

*number represents a pre-development approximation

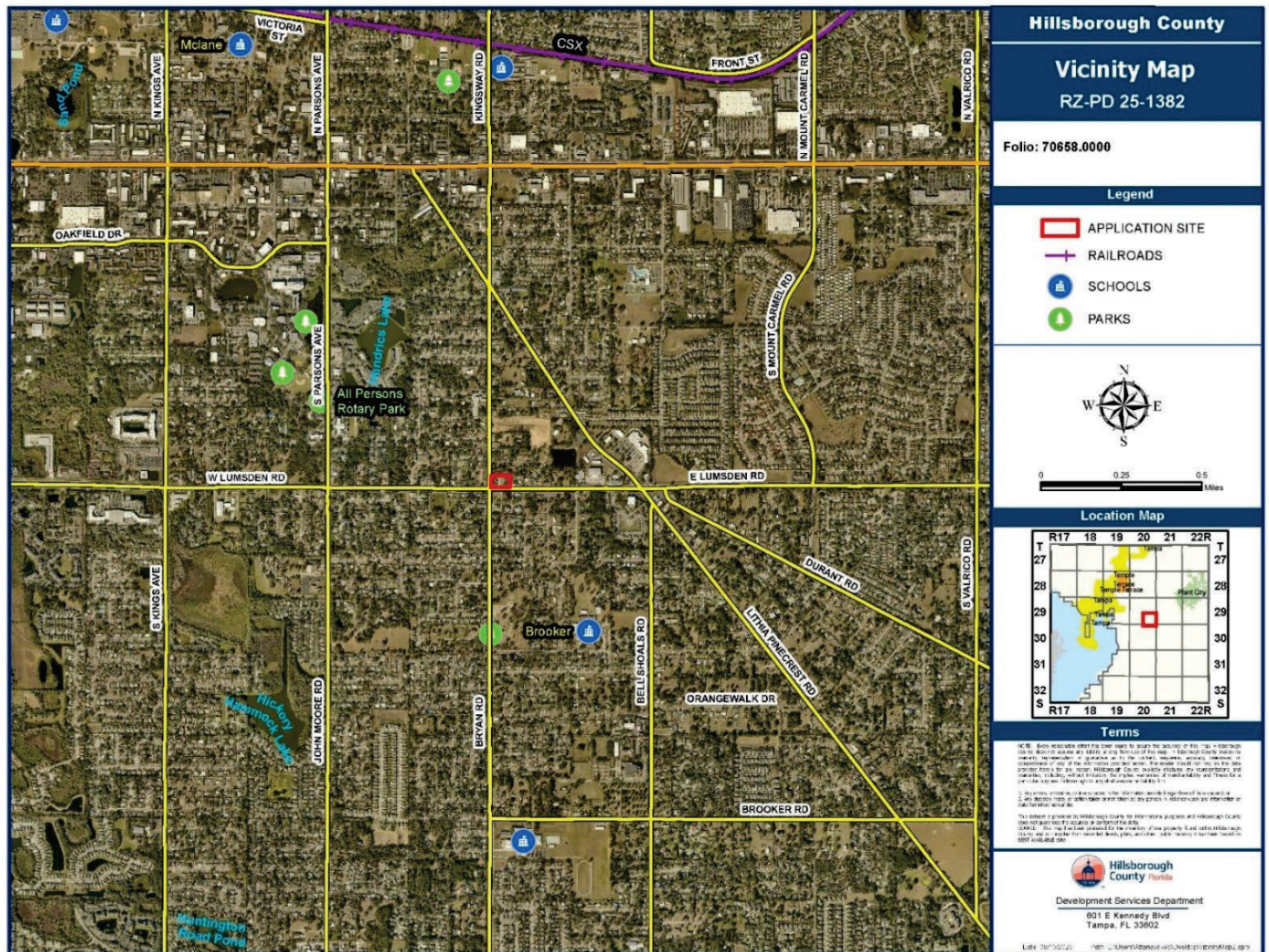
Development Standards:	Existing	Proposed
District(s)	RSC-6	PD
Lot Size / Lot Width	7,000 sf / 70'	Per site plan
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	37' West 47' North 42' South 195' East
Height	35'	18' - One Story

Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

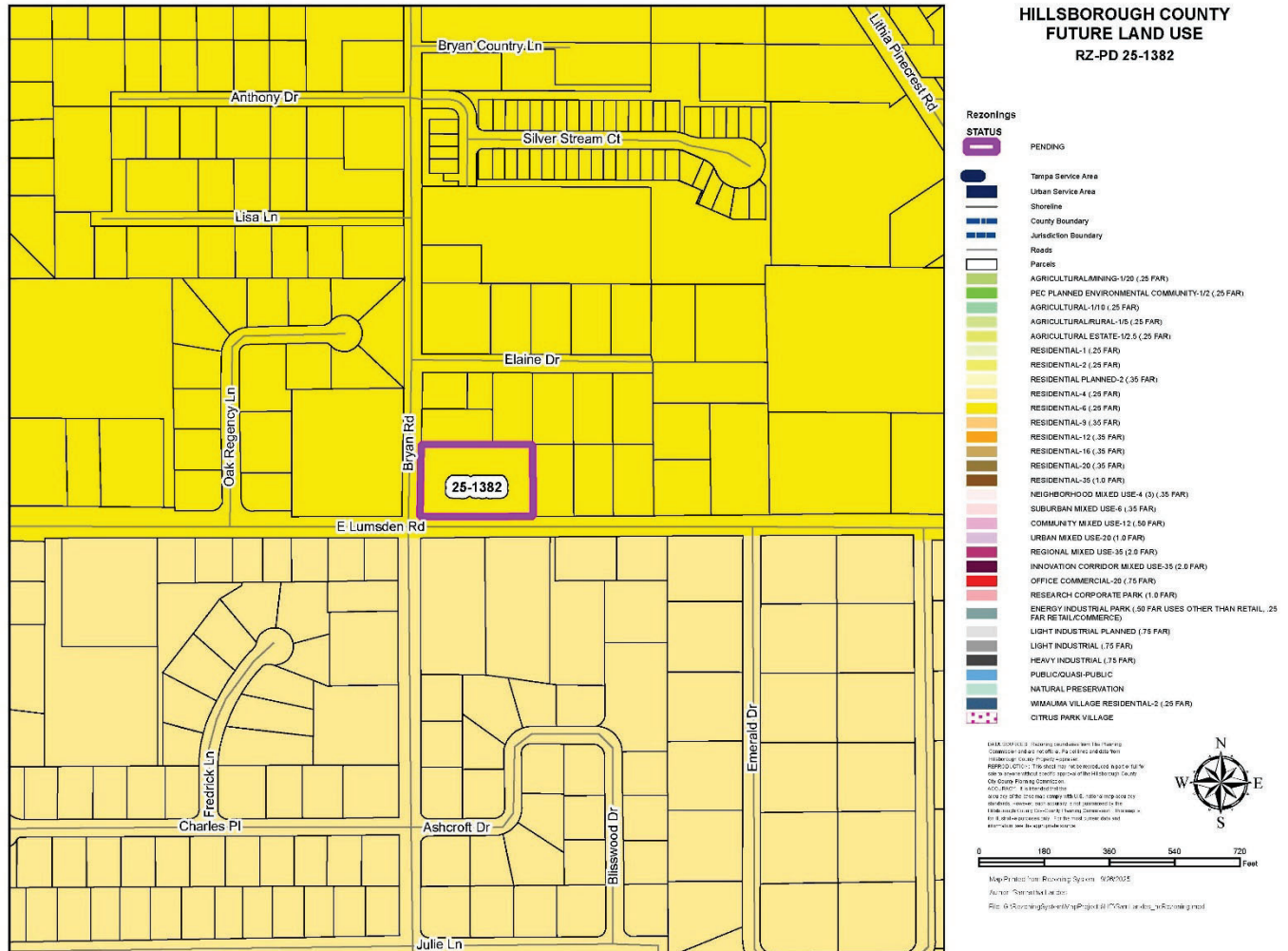


Context of Surrounding Area:

The parcel is located at the intersection of Bryan Road a 2 Lane roadway, and E Lumsden Rd, a 4 Lane roadway. The area surrounding the property to the north, south, east and west is zoned RSC-6, and is developed with single family homes, adult daycare and a Church. Across E Lumsden Rd to the southwest is a corner property zoned PD 13-0685 approved for Professional services uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

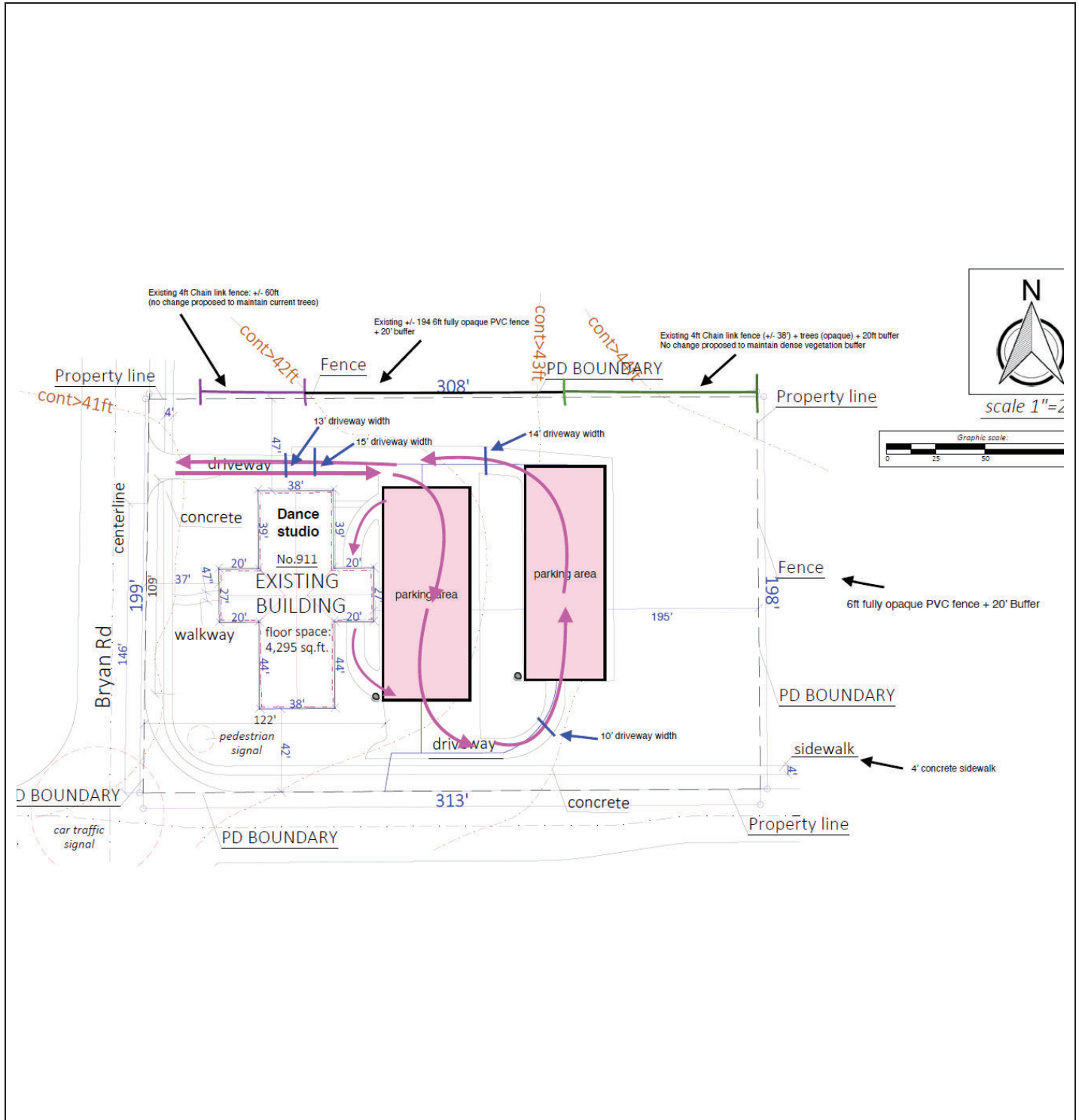
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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Case Reviewer: Tania C. Chapela

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 Lumsden Rd	County Arterial - Urban	4 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (Remove Existing Access)
Bryan Rd	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	72	6	8
Proposed	177	50	34
Difference (+/-)	+105	+44	+26

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

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bryan Rd/Access Spacing	Administrative Variance Requested	Approvable with Conditions
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Dance Studio (Per 1,000 sq ft) Mobility: \$7,256 * 4.295 = \$31,164.52 Fire: No additional fire assessment Church Credit (Per 1,000 sq ft)		Mobility: \$4,598 * 4.295 = \$19,748.41 Fire: No additional fire assessment Net Balance Due Mobility: \$11,416.11 Fire: No additional fire assessment		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development is compatible with the surrounding RSC-6 zoning district in terms of size, height, intensity. The one-story structure, with an approximate height of 18 feet, is comparable to typical single-family residential development permitted within RSC-6. The proposed building setbacks provide adequate separation from adjacent properties and help maintain the established residential pattern.

Additionally, the project does not propose any expansion of the existing building footprint or modifications to the current driveway configuration, except for removal of access to Lumsden Road. The proposed use would not materially alter the existing site layout or physical characteristics of the site.

The proposed use is compatible with surrounding development, including a church located to the west across Bryan Road, an Adult Day Care facility on the adjacent property to the north, and a property located to the southwest across E. Lumsden Road that is zoned PD 13-0685 and developed with a professional office. Additionally, the proposed use is limited to a neighborhood-scale dance school, which represents a low-intensity, indoor use with minimal operational impacts, and is therefore compatible with surrounding residential uses. Furthermore, the proposed FAR is under maximum permitted in the RES-6 Comprehensive Plan category.

Staff finds the requested variations supportable, as the proposed buffers meet or exceed minimum width requirements in key areas, preserve existing mature vegetation, and incorporate fencing that collectively provides effective screening and compatibility with adjacent residential and institutional uses while maintaining the established character of the area.

Given the above, staff finds the request to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommend approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan certification, the developer shall revise the PD site plan to:

Change the Proposed Use under the Site Data Table to reflect the LDC Article II terminology for the proposed use (Recreational Uses, General Indoor).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 30, 2026.

- 1. The project shall be limited to 4,295 SF for the general indoor/outdoor recreational use of a Dance Studio.
- 2. The site shall be developed in accordance with the following development standards:

Minimum front yard (west) setback:	37'
Minimum side yard (north) setback:	47'
Minimum front yard (south) setback:	42'
Minimum side yard (east) setback:	195'
Maximum building height:	18' feet – One Story
Maximum building coverage	7%
Maximum impervious coverage	60%
Maximum FAR	0.069

- 3. Buffer and screening shall be provided as follows:

- 3.1 Along the northern boundary, a minimum 20-foot-wide buffer shall be provided. Existing vegetation shall be preserved, unless otherwise directed to be removed by Natural Resources. A 4-foot-high chain-link fence shall be provided along the western and eastern portions of the northern boundary, and a 194-foot-long 6-foot high fully opaque PVC fence shall be provided along the central portion of the northern boundary, as depicted on the site plan.
- 3.2 Along the eastern boundary, a minimum 20-foot-wide buffer shall be provided with the preservation of existing vegetation (unless otherwise directed to be removed by Natural Resources), and a 6-foot-high fully opaque PVC fence shall be installed, as shown on the site plan.
- 3.3 Along the southern boundary, existing vegetation shall be preserved, unless otherwise directed to be removed by Natural Resources, in lieu of the Suburban Scenic Corridor planting requirements. No scenic corridor buffer shall be required.

4.The development shall be served by and limited to one (1) full-access connection to Bryan Road as shown on the PD Site Plan. Such access may be restricted in the future due to safety or operational considerations. The developer shall close the existing access to E Lumsden Road and restore curbing, sod, and sidewalks, as necessary.

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

6.As Bryan Road is a substandard collector rural roadway, the developer will be required to improve the roadway to current County standards between the project’s access and a roadway that meets applicable standards, unless otherwise approved through the Hillsborough County LDC Sec. 6.04.02.B Administrative Variance process. Deviations from

Transportation Technical Manual (TTM) requirements may be considered through the Design Exceptions (DEs) and Design Deviation Memoranda (DDM) processes, as applicable.

7.If PD 25-1382 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated January 16, 2026) which was found approvable by the County Engineer (on January 30, 2026) from the Section 6.04.07 access spacing standards for the project's access connection on Bryan Road. Approval of this Administrative Variance will permit the following deviations from the minimum 245-foot access spacing standard for the project's access on Bryan Road:

- A variance of +/- 8 feet, resulting in access spacing of +/- 237 feet from Elaine Drive to the north,
- A variance of +/- 102 feet, resulting in access spacing of +/- 143 feet from E Lumsden Road to the south,
- A variance of +/- 151 feet, resulting in access spacing of +/- 94 feet from the next closest driveway to the north (on the same side of the roadway), and
- A variance of +/- 102 feet, resulting in access spacing of +/- 143 feet from the next closest driveway to the north (on the opposite side of the roadway).

8.All construction ingress and egress shall be limited to the approved project access shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

9.Notwithstanding anything shown on the PD site plan to the contrary, the project shall be required to meet all applicable Transportation Technical Manual (TTM), Land Development Code (LDC), and other applicable standards at the time of plat/site/construction plan review unless varied through the appropriate process.

10. 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.

11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant is requesting variations to the buffer and screening requirements along multiple boundaries of the PD. Along the northern PD boundary, a 10-foot-wide buffer with Type A screening is required adjacent to a property developed with an Adult Day Care facility. A 20-foot wide buffer with Type B screening is required along the north where adjacent to single-family. The applicant proposes to provide a 20-foot-wide buffer along the entire northern PD boundary, which exceeds the width where adjacent to the adult day care facility. Screening will consist of existing site conditions along this boundary which includes mature trees and understory vegetation, as well as an existing approximately 4-foot chain-link fence, with an additional PVC fence proposed along the central approximately 194 feet of the northern boundary. The single-family residence to the north is located approximately 70 feet from the common property boundary and is not directly adjacent to the building or parking area.

Along the eastern boundary, where a 20-foot-wide buffer with Type B screening is required adjacent to a single-family residential property, the applicant proposes to maintain the existing vegetation, which consists primarily of mature canopy trees and dense natural understory, providing effective visual screening. In addition, the applicant proposes the installation of a 6-foot PVC fence to further screen from the adjacent residential use. The adjacent residence is located approximately 70 feet from the proposed building and parking area, further reducing potential impacts to the neighboring property.

Along the southern boundary, which is subject to scenic corridor requirements, the applicant is not proposing additional improvements. Staff notes that the existing building placement and driveway configuration predate the adoption of the scenic corridor standards, as supported by historic aerial imagery. Given the limited frontage depth and visibility at the intersection, the site does not reasonably accommodate full scenic corridor compliance without creating additional conflicts. The project does not propose any expansion of the building footprint or changes to the existing driveway location. Accordingly, staff finds the requested variations supportable.

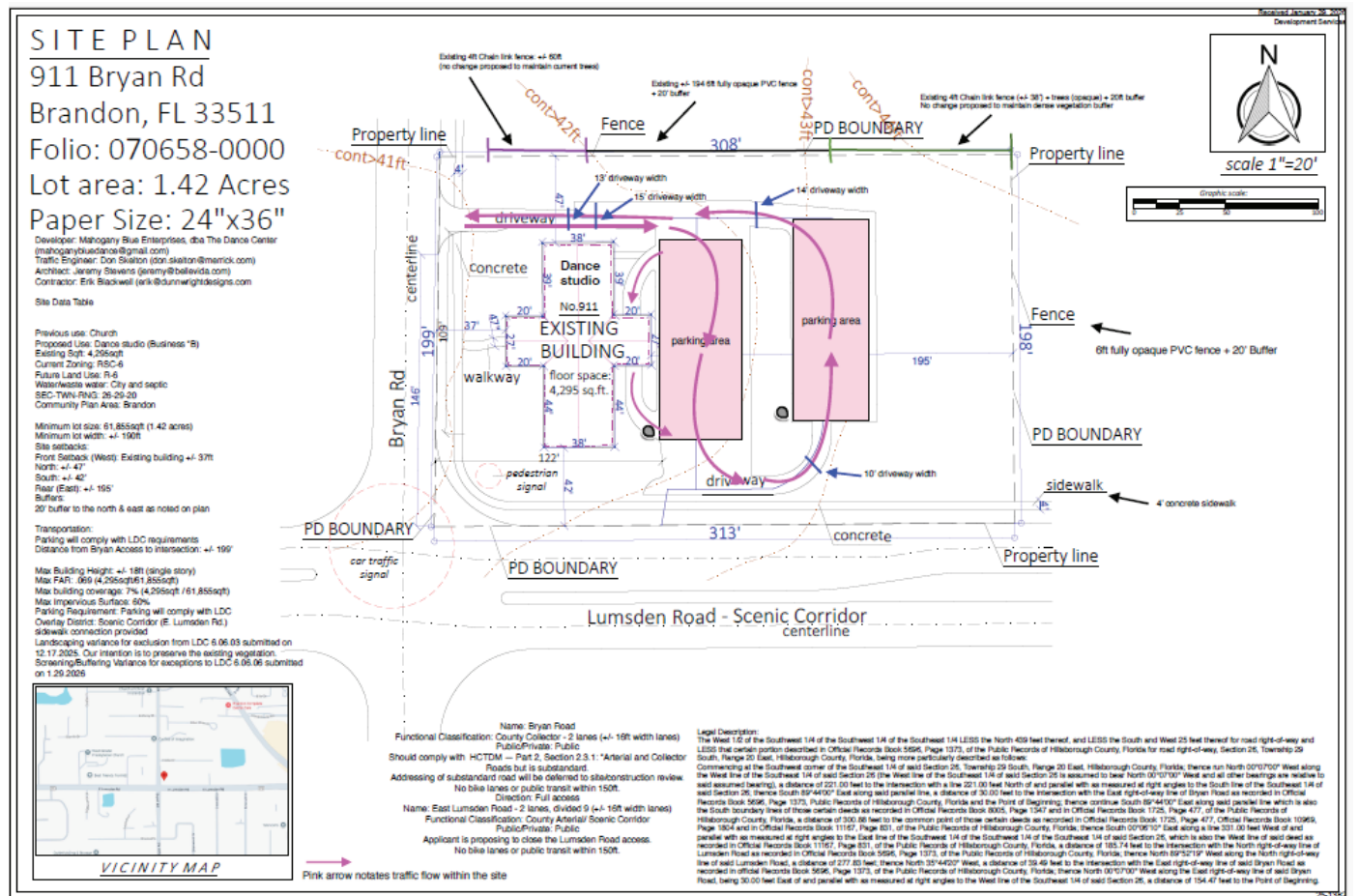
Staff finds the requested variations supportable, as the proposed buffers meet or exceed minimum width requirements in key areas, preserve existing mature vegetation, and incorporate fencing that collectively provides effective screening and compatibility with adjacent residential and institutional uses while maintaining the established character of the area.

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

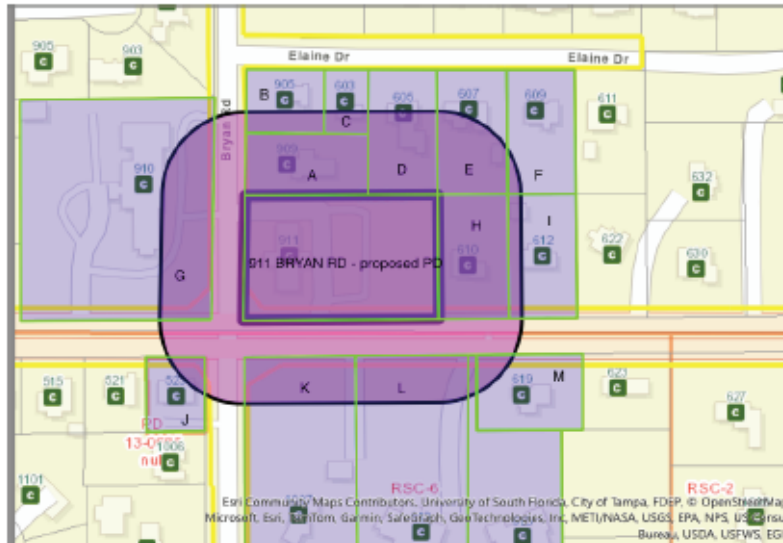


8.0 PROPOSED SITE PLAN (FULL)

Received January 29, 2026
Development Services

Land Use Information Outside the Project

Information for
properties within 150ft
listed below.



A - 909 Bryan Road, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 70660.0000 Current use: active adult care	B - 905 Bryan Road, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786610000 Current use: residential home	K - 1007 Bryan Road, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-4 Comprehensive Plan Designation: Brandon Folio: 72510.0000 Current use: single family residential
C - 603 Elaine Dr., Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786610100 Current use: residential home	D - 605 Elaine Dr., Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786620000 Current use: residential home	L - 613 E. Lumsden, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-4 Comprehensive Plan Designation: Brandon Folio: 72505.0100 Current use: single-family residential
E - 607 Elaine Dr., Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786650000 Current use: residential	F - 609 Elaine Dr., Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786700000 Current use: residential home	M - 619 E. Lumsden Rd., Brandon, FL 33511 Current zoning: RSC-6 FLU: R-4 Comprehensive Plan Designation: Brandon Folio: 72512.0000 Current use: single-family residential
G - 910 Bryan Road, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786800000 Current use: Church	H - 610 E. Lumsden Rd, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786710000 Current use: residential	N - 615 E. Lumsden, Brandon, FL 33511 Current zoning: RSC-6 FLU: R-4 Comprehensive Plan Designation: Brandon Folio: 8725850200 Current use: residential
I - 612 E. Lumsden Rd., Brandon, FL 33511 Current zoning: RSC-6 FLU: R-6 Comprehensive Plan Designation: Brandon Folio: 8786640000 Current use: residential	J - 523 E. Lumsden Rd., Brandon, FL 33511 Current zoning: PD FLU: R-4 Comprehensive Plan Designation: Brandon Folio: 8725290000 Current use: office space	

1

25-1382

APPLICATION NUMBER: PD 25-1382

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 07, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/16/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: PD 25-1382

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

CONDITIONS OF APPROVAL

- The development shall be served by and limited to one (1) full-access connection to Bryan Road as shown on the PD Site Plan. Such access may be restricted in the future due to safety or operational considerations. The developer shall close the existing access to E Lumsden Road and restore curbing, sod, and sidewalks, as necessary.
- Notwithstanding anything on the PD general site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- As Bryan Road is a substandard collector rural roadway, the developer will be required to improve the roadway to current County standards between the project's access and a roadway that meets applicable standards, unless otherwise approved through the Hillsborough County LDC Sec. 6.04.02.B Administrative Variance process. Deviations from Transportation Technical Manual (TTM) requirements may be considered through the Design Exceptions (DEs) and Design Deviation Memoranda (DDM) processes, as applicable.
- If PD 25-1382 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated January 16, 2026) which was found approvable by the County Engineer (on January 30, 2026) from the Section 6.04.07 access spacing standards for the project's access connection on Bryan Road. Approval of this Administrative Variance will permit the following deviations from the minimum 245-foot access spacing standard for the project's access on Bryan Road:
 - A variance of +/- 8 feet, resulting in access spacing of +/- 237 feet from Elaine Drive to the north,
 - A variance of +/- 102 feet, resulting in access spacing of +/- 143 feet from E Lumsden Road to the south,
 - A variance of +/- 151 feet, resulting in access spacing of +/- 94 feet from the next closest driveway to the north (on the same side of the roadway), and
 - A variance of +/- 102 feet, resulting in access spacing of +/- 143 feet from the next closest driveway to the north (on the opposite side of the roadway).

- All construction ingress and egress shall be limited to the approved project access shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- Notwithstanding anything shown on the PD site plan to the contrary, the project shall be required to meet all applicable Transportation Technical Manual (TTM), Land Development Code (LDC), and other applicable standards at the time of plat/site/construction plan review unless varied through the appropriate process.

Other Conditions

- Prior to PD Site Plan certification, the developer shall revise the PD site plan to:
 - Change the Proposed Use under the Site Data Table to reflect the LDC Article II terminology for the proposed use (Recreational Uses, General Indoor).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1.42-acre site from Residential, Single-Family Conventional (RSC-6) to Planned Development (PD). The applicant is proposing to use the existing 4,295 square foot building for a dance studio, an indoor recreational use.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 8 Single-Family Detached dwelling units (ITE LUC 210)	72	6	8

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4,295 SF Boutique Fitness Studio (ITE LUC 494)	177	50	34

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 105	+ 44	+ 26

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E Lumsden Road and Bryan Road.

E Lumsden Road is a 4-lane, divided, substandard urban arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition, no bike lanes, and +/- 5-foot-wide sidewalks along both sides of the roadway within the vicinity of the proposed project. The roadway lies within a +/- 90-foot-wide right-of-way.

The applicant has proposed removing this existing access and therefore will not be required to address substandard roadway improvements.

Bryan Road is a 2-lane, undivided, substandard rural collector roadway characterized by +/- 10-foot-wide lanes in average condition, and +/- 4-foot-wide to +/- 5-foot-wide sidewalks along the east side of the roadway within the vicinity of the project. The roadway lies within a +/- 60-foot-wide right of way.

SUBSTANDARD ROAD – BRYAN ROAD:

According to the Hillsborough County Transportation Technical Manual (TTM) a TS-4 urban collector/arterial (2-lane undivided) typical section has 11-foot-wide lanes with 7-foot-wide bike lanes and 5-foot-wide sidewalks on both sides within a minimum of 64 feet of right of way.

As Bryan Road is a substandard roadway, the applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request but was unable to resolve Staff's comments to stay concurrent with this zoning request. The applicant withdrew the request and elected to defer substandard road improvements for this roadway to the time of site/construction plan review stage.

SITE ACCESS AND CONNECTIVITY

There are two existing access connections to the subject site, one to E Lumsden Road and one to Bryan Road.

The project proposes to retain the full access connection to Bryan Road and proposes closing the E Lumsden Road access. The developer will be required to restore curbing, sod, and sidewalks with the closing of the existing E Lumsden Road access connection.

REQUESTED ADMINISTRATIVE VARIANCE, ACCESS SPACING – BRYAN ROAD:

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated January 16, 2026) from the Section 6.04.07. LDC requirement, governing access spacing. Per the LDC, Bryan Rd is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking the following variances relative to its project's existing-to-remain access connection on Bryan Road:

- A variance of +/- 8 feet, resulting in access spacing of +/- 237 feet from Elaine Drive to the north,
- A variance of +/- 102 feet, resulting in access spacing of +/- 143 feet from E Lumsden Road to the south,
- A variance of +/- 151 feet, resulting in access spacing of +/- 94 feet from the next closest driveway to the north (on the same side of the roadway), and

- A variance of +/- 102 feet, resulting in access spacing of +/- 143 feet from the next closest driveway to the north (on the opposite side of the roadway).

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on January 30, 2026). If PD 25-1382 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for E Lumsden Road and Bryan Road is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E Lumsden Road	Kings Avenue	Lithia Pinecrest Road	C	D
Bryan Road	Bloomington Avenue	SR 60/Brandon Boulevard	C	C

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



FW: RZ-PD 25-1382 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>

Date Fri 1/30/2026 3:38 PM

To ken.siu@merrick.com <ken.siu@merrick.com>

Cc don.skelton@merrick.com <don.skelton@merrick.com>; mahoganybluedance@gmail.com <mahoganybluedance@gmail.com>; erik@dunnwrightdesigns.com <erik@dunnwrightdesigns.com>; Kowal, Jessica <KowalJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

 1 attachment (2 MB)

25-1382 AVAdd 01-16-26_1.pdf;

Ken,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-1382 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

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From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Monday, January 26, 2026 10:10 AM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Kowal, Jessica <KowalJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: RZ-PD 25-1382 - Administrative Variance Review

Hello Mike,

The attached AV is Approvable to me, please include the following people in your response:

ken.siu@merrick.com

don.skelton@merrick.com

mahoganybluedance@gmail.com

erik@dunnwrightdesigns.com

kowalj@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

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Hillsborough County Florida

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From: Rivas, Keshia <RivasK@hcfl.gov>

Sent: Tuesday, January 20, 2026 3:17 PM

To: Andrea Stingone <andrea.stingone@hcps.net>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; D7.CommunityPlanning@dot.state.fl.us; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; ConservationPlanningServices <ConservationPlanningServices@MyFWC.com>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeeg@plancom.org>; Hudkins, Michael <HudkinsM@hcfl.gov>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcso.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blink, Jim <BlinkJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org; Lilyann Linehan <Linehanl@plancom.org>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; myersa <myersa@plancom.org>; Optix and Site Reviews <OptixandSiteReviews@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross <DickersonR@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>

Cc: Rome, Ashley <RomeA@hcfl.gov>; Chapela, Tania <ChapelaT@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>

Subject: RE RZ-PD 25-1382

Good Afternoon,

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: Tania Chapela

Contact: ChapelaT@hcfl.gov

Have a good day,

Keshia Rivas

Planning & Zoning Tech

Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

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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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Driveway Spacing - Bryan Road ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	PD 25-1382		
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)	070658-0000		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Hannah Townend (Listed Agent)		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	RSC-6		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	25-1382		
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".			



January 16, 2026

Michael J. Williams, PE
Development Review Director
Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

Subject: PD 25-1382 – The Dance Center
Section 6.04.02B. Administrative Variance (AV) Request – Driveway Spacing
Case Number: 25-1382
Applicant: Hannah Townend
Project Address: 911 Bryan Road, Brandon, FL 33511
Folio: 070658-0000

Dear Mr. Williams,

Please find enclosed the Administrative Variance Request for the above referenced project.

If you have any questions, please do not hesitate to call me at (813) 353-1227 or email don.skelton@merrick.com.

Sincerely,

Merrick and Company

Don Skelton, EI
Florida Private Development Lead

ADMINISTRATIVE VARIANCE REQUEST

The purpose of this report is to provide justification for the Administrative Variance (AV) request to the following section of the Hillsborough County Land Development Code (LDC):

- Section 6.04.07 to provide access on Bryan Road to proposed development.
 - The proposed driveway does not meet the Hillsborough County minimum spacing requirements per LDC Section 6.04.07. Minimum connection spacing for a Class 6 roadway is 245 feet.

Mahogany Blue Enterprises, LLC. proposes to remodel an existing building to create a 4,295 square-foot dance studio located in the northeast quadrant of Lumsden Road & Bryan Road (Folio Number 070658-0000) as shown on the project location map in Exhibit A. Access to the proposed development will be provided by a currently existing full access driveway on Bryan Road. It is proposed that the access on Lumsden Road be closed. The latest zoning site plan can be seen in Exhibit B. The criteria for the AV request are outlined in Section 6.04.02.B.3 of the Hillsborough County LDC. The criteria outlined in the LDC and the justification for allowing substandard driveway spacing is as follows:

(A) There is an unreasonable burden on the applicant:

The proposed driveway is located at the northern edge of the subject property. Because of the length of the available frontage (approximately 150 feet) the proposed driveway is unable to meet current driveway access standards, which require a minimum spacing of 245 feet for a Class 6 roadway with a posted speed less than or equal to 45 miles per hour (mph). The existing driveway is approximately 145 feet north of Lumsden Road. Relocating the driveway further south would place the driveway too close to the Lumsden Road intersection and would impact traffic operations at the intersection. Therefore, the ability for the proposed driveway to meet current driveway access management standards presents an unreasonable burden on the applicant.

(B) The variance would not be detrimental to the public health, safety, and welfare:

A review of crash history (see graphical crash summary in **Exhibit C**) indicates that there have been three crashes on the Bryan Road segment adjacent to the proposed development during the five-year period from January 1, 2020 to December 31, 2024. Due to the proximity of the Lumsden Road intersection (approximately 145 feet south of the proposed driveway), this segment of Bryan Road was analyzed as an intersection instead of a segment in regard to the crash rate comparison. During the five-year period, there were no reported bicycle or pedestrian crashes, and all three crashes were rear end crashes (see **Exhibit C** for a tabular summary of the crashes that occurred along Bryan Road). This location experienced an average crash rate of 0.205 crashes per million vehicle miles traveled (MVMT), approximately 45 percent lower than the statewide average crash rate for similar facilities in the State of Florida. Therefore, it is expected that maintaining the existing driveway on Bryan Road will not reduce the safety for users of the roadway facility.

(C) Without the variance, reasonable access cannot be provided:

The proposed driveway on Bryan Road is needed to provide reasonable access to the proposed site. The Hillsborough County LDC Section 6.04.07 states that the minimum driveway spacing is 245 feet. **Table 1** contains access points within the minimum spacing distance from the proposed site's driveway. The subject parcel has approximately 150 feet of available frontage along Bryan Road and due to the low number of projected trips, qualifies for only one driveway. Lumsden Road intersects Bryan Road to the south, making it difficult to relocate the driveway further south without impacting traffic operations at the intersection. Based on the dimensions of the subject parcel and the minimum driveway spacing requirements, reasonable access cannot be provided to the parcel without an administrative variance.

Table 1 – Access Points Within Minimum Spacing

Type of Access	Side of Roadway	Approximate Distance From Development Driveway (feet)	Direction	Deviation From Minimum Standard (feet)
Impact TLC Driveway	East Side	94	North	151
Brandon Christian Church Driveway	West Side	143	North	102
Lumsden Road (Cross Street)	East/West Side	143	South	102
Elaine Drive (Cross Street)	East Side	237	North	8

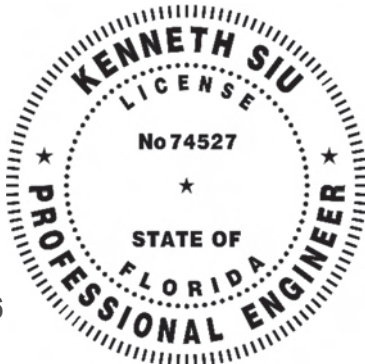
LICENSED PROFESSIONAL ENGINEER CERTIFICATION

I hereby certify that I am a professional engineer in the State of Florida practicing engineering for Merrick and Company and that I supervised the preparation of and approve the analysis, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: PD 25-1382 – The Dance Center
Section 6.04.02B. Administrative Variance (AV) Request
Applicant: Mahogany Blue Enterprises, LLC
Project Address: 911 Bryan Road, Brandon, FL 33511
Folio: 070658-0000

The engineering work represented by this document was performed through the following duly authorized engineering business:

Merrick and Company
2002 N. Lois Avenue, Suite 130
Tampa, FL 33607
Certificate of Authorization No. 32903
Kenneth Siu, P.E. No. 74527



January 16, 2026

Kenneth Siu

Name / PE No.: Kenneth Siu PE
FL PE# 74527
Date: January 16, 2026

HILLSBOROUGH COUNTY

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

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Sincerely,

Michael J. Williams, PE
Hillsborough County Engineer

Exhibit A - Project Location Map



Exhibit B - Site Plan

SITE PLAN

911 Bryan Rd

Brandon, FL 33511

Folio: 070658-0000

Lot area: 1.42 Acres

Paper Size: 24"x36"

Developer: Mahogany Blue Enterprises, dba The Dance Center
(mahoganyblueenterprises@gmail.com)
Traffic Engineer: Don Skerton (don@skerton.com)
Architect: Jeremy Stevens (jeremy@belleverda.com)
Contractor: Erik Blackwell (erik@dumwrightdesigns.com)

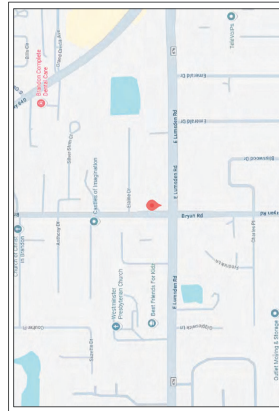
Site Data Table

Previous use: Church
Proposed Use: Dance studio (Business "B")
Existing Sqft: 4,295sqft
Current Zoning: RSC-6
Future Land Use: R-6
Water/waste water: City and septic
SEC-TWN-RNG: 26-29-20
Community Plan Area: Brandon

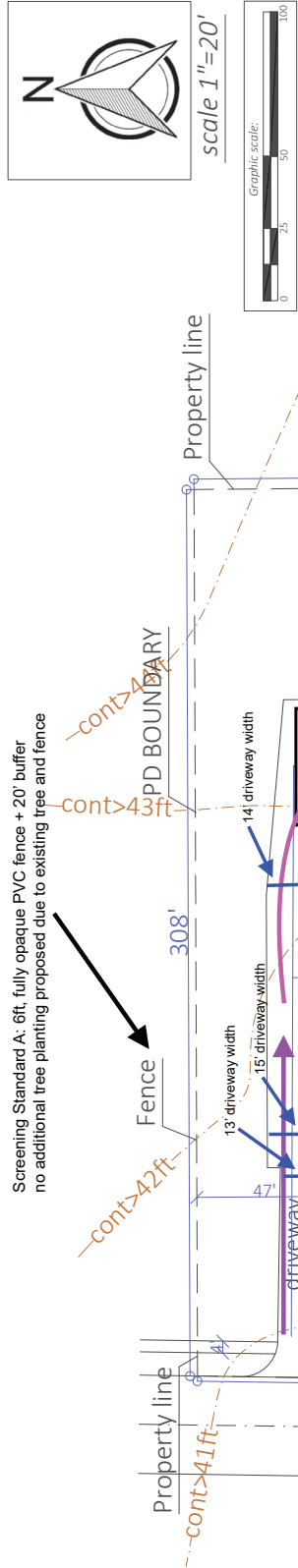
Minimum lot size: 61,855sqft (1.42 acres)
Minimum lot width: +/- 190ft
Site setbacks:
Front Setback (West): Existing building +/- 37ft
North: +/- 47'
South: +/- 42'
Rear (East): +/- 195'
Buffers:
20' buffer to the north & east as noted on plan

Transportation:
Parking will comply with LDC requirements
Distance from Bryan Access to intersection: +/- 199'

Max Building Height: +/- 18ft (single story)
Max FAR: .069 (4,295sqft/61,855sqft)
Max building coverage: 7% (4,295sqft / 61,855sqft)
Max Impervious Surface: 60%
Parking Requirement: Parking will comply with LDC
Overlay District: Scenic Corridor (E. Lumsden Rd.)
sidewalk connection provided
Landscaping variance for exclusion from LDC 6.06.03 submitted on 12.17.2025. Our intention is to preserve the existing vegetation.



VICINITY MAP



Screening Standard A: 6ft, fully opaque PVC fence + 20' buffer
no additional tree planting proposed due to existing tree and fence

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Exhibit C
Bryan Road Adjacent to the Proposed Development Site Safety Analysis Summary (Years 2020 –2024)

A. Crash Data

Historical crash data within the study area was obtained from *Signal Four Analytics* for the five-year period from January 1, 2020 to December 31, 2024. The historical crash data included crashes that occurred on Bryan Road adjacent to the proposed development site. The frequency, type, severity, lighting conditions (day versus night), and pavement surface conditions (wet versus dry) of crashes that occurred on Bryan Road are summarized in **Table 2**. There were three total crashes over the five-year period, with zero reported bicycle or pedestrian crashes. Of the three total crashes (0.6 crashes per year), two of the crashes were property damage only.

Table 2 – Bryan Road Adjacent to the Proposed Development Site Crash Summary (2020 – 2024)

Category	2020	2021	2022	2023	2024	Total	Mean	Percentage
CRASH TYPE								
Rear End	1	1	1	0	0	3	0.6	100.00%
Total	1	1	1	0	0	3	0.6	100.00%
SEVERITY								
No Injury	1	0	1	0	0	2	0.4	66.67%
Possible Injury	0	1	0	0	0	1	0.2	33.33%
Total	1	1	1	0	0	3	0.6	100.00%
LIGHTING CONDITION								
Daylight	1	1	1	0	0	3	0.6	100.00%
Total	1	1	1	0	0	3	0.6	100.00%
SURFACE CONDITION								
Dry	1	1	1	0	0	3	0.6	100.00%
Total	1	1	1	0	0	3	0.6	100.00%

Exhibit C (continued)
Bryan Road Adjacent to the Proposed Development Site Safety Analysis Summary (Years 2020 –2024)

B. Crash Analysis

An intersection crash rate was calculated and compared with the statewide average for similar roadway facilities throughout the State of Florida. The intersection crash rate for the segment of Bryan Road from Lumsden Road to the north limit of the subject parcel is shown in **Table 3**. This portion of Bryan Road experienced an average crash rate of 0.205 crashes per million vehicle miles entered (MVME), which is approximately 45 percent lower than the statewide average crash rate (0.375 crashes per MVME) for similar urban roadway facilities in the State of Florida.

Table 3 –Average Intersection Crash Rate Five Year (2020 – 2024)

Roadway Segment			Number of Crashes	Crash Rate (MVME)	Statewide Average Crash Rate
Roadway	From	To			
Bryan Road	Lumsden Road	North limit of project site	3	0.205	0.375

Exhibit D – Hillsborough County Spacing Standards

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft

CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft ≤45 mph 330 ft	N.A.	N.A.
CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤45 mph 660 ft
CLASS 6			
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft	N.A.	N.A.
CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft

March 1, 1991	Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		
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NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to $\frac{1}{4}$ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The $\frac{1}{4}$ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E Lumsden Rd	County Arterial - Urban	4 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (Remove Existing Access)
Bryan Rd	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	72	6	8
Proposed	177	50	34
Difference (+/-)	+105	+44	+26

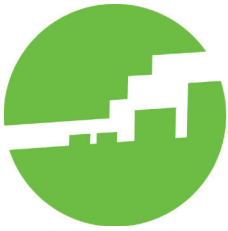
*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bryan Rd/Access Spacing	Administrative Variance Requested	Approvable with Conditions
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See Report



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
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18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: February 23, 2026 Report Prepared: February 12, 2026	Case Number: PD 25-1382 Folio(s): 70658.0000 General Location: North of East Lumsden Road and east of Bryan Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Rezone from Residential, Single Family Conventional-6 (RSC-6) to Planned Development (PD) to permit operation of a ballet/dance studio
Parcel Size	+/- 1.42 acres
Street Functional Classification	Lumsden Road – County Arterial Bryan Road – County Collector
Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-6	Multifamily
North	Residential-6	RSC-6 + PD	Single Family + HOA/Common Property + Vacant Land
South	Residential-4	RSC-2, RSC-6 + PD	Vacant Land + Single Family + Light Commercial + Public/Quasi-Public/Institutions
East	Residential-6	ASC-1, RSC-6, CG, BPO + PD	Single Family + Light Commercial + Heavy Commercial + Public/Quasi-Public/Institutions
West	Residential-6	RSC-6 + PD	Vacant Land + Single Family + Educational + Light Commercial + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 1.42 ± acre subject site is located north of East Lumsden Road and east of Bryan Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan, specifically the Suburban Character District. The applicant is requesting to rezone the site from Residential, Single Family Conventional-6 (RSC-6) to Planned Development (PD) to permit operation of a ballet/dance studio.

The subject 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. The subject site is surrounded by Residential Future Land Use categories, specifically the Residential-6 and Residential-4 categories, with a mix of residential and commercial zoning districts. The area is currently developed with residential and light commercial uses, with commercial uses oriented along East Lumsden Road, and heavier commercial uses oriented along East Lumsden Road and Lithia Pinecrest Road intersection located approximately 2,000 feet to east of the subject site. The commercial uses include professional offices, retail services, and fitness centers with the more intense uses including auto repair shops.

FLUS 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.” Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 and Policy 4.4.1 require new development to be compatible with the surrounding neighborhood. Based on the current development pattern that consists of residential uses with commercial uses oriented towards East Lumsden Road, and the proposed buffering and screening of a fence and 20-foot buffer along the north and east boundaries adjacent to single-family uses. There is a requested Planned Development variation request to modify the screening requirements to allow the applicant to maintain the existing chain link fencing on the northern property line. This request does not create any major compatibility concerns as removal of this fence would also require removal of existing dense vegetation that is contributing to the buffering and screening between the proposed ballet studio and the residential uses. The proposed rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. The Residential-6 Future Land Use category allows for a maximum of 0.25 FAR. With 1.42 acres, the subject site can be considered for up to 15,463 square feet ($1.42 \text{ acres} \times 43,560 \text{ square feet} = 61,855 \text{ square feet}$ X $0.25 \text{ FAR} = 15,463 \text{ square feet}$). The applicant intends to internally renovate the existing 4,295 square foot building and will not exceed the maximum allowable FAR in the Residential-6 category. The proposed rezoning is consistent with the uses allowed under the existing Future Land Use category and does not exceed the maximum allowable intensity in the Residential-6 category; therefore, the request is consistent with FLUS Goal 2 and FLUS Objective 2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. The Brandon Community plan delineates areas that are defined as “Character Districts.” The subject site is located within the Suburban Character District, which under Goal 6 is defined as a “primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations.”. The subject site meets Commercial Locational Criteria, as established by FLUS Objective 4.7 and its associated policies, as it is located on an intersection of roadways (East Lumsden Road and Bryan Road) that are both classified as a collector or arterial roadways per the Hillsborough County Functional Classification Map. Additionally, Goal 5 of the Community Plan seeks to provide recreational and cultural resources needed to support a family-friendly community. The addition of a ballet/dance studio increases the recreational opportunities to the adjacent residential

communities by providing a low-impact recreational use within the established community. The proposed rezoning is consistent with the vision and goals of the Brandon Community Plan.

Overall, staff finds that the proposed ballet/dance studio is compatible with the existing development pattern found within the surrounding area and supports the vision and goals of the Brandon Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Land Use Categories

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 described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Community Context and Compatibility

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

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

Relationship to Land Development Regulations

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

Development

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

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

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

Policy 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 and 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

Neighborhood and Community Serving Uses

Objective 4.7: *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 5: *Recreational and cultural resources need to be provided to support our family friendly community.*

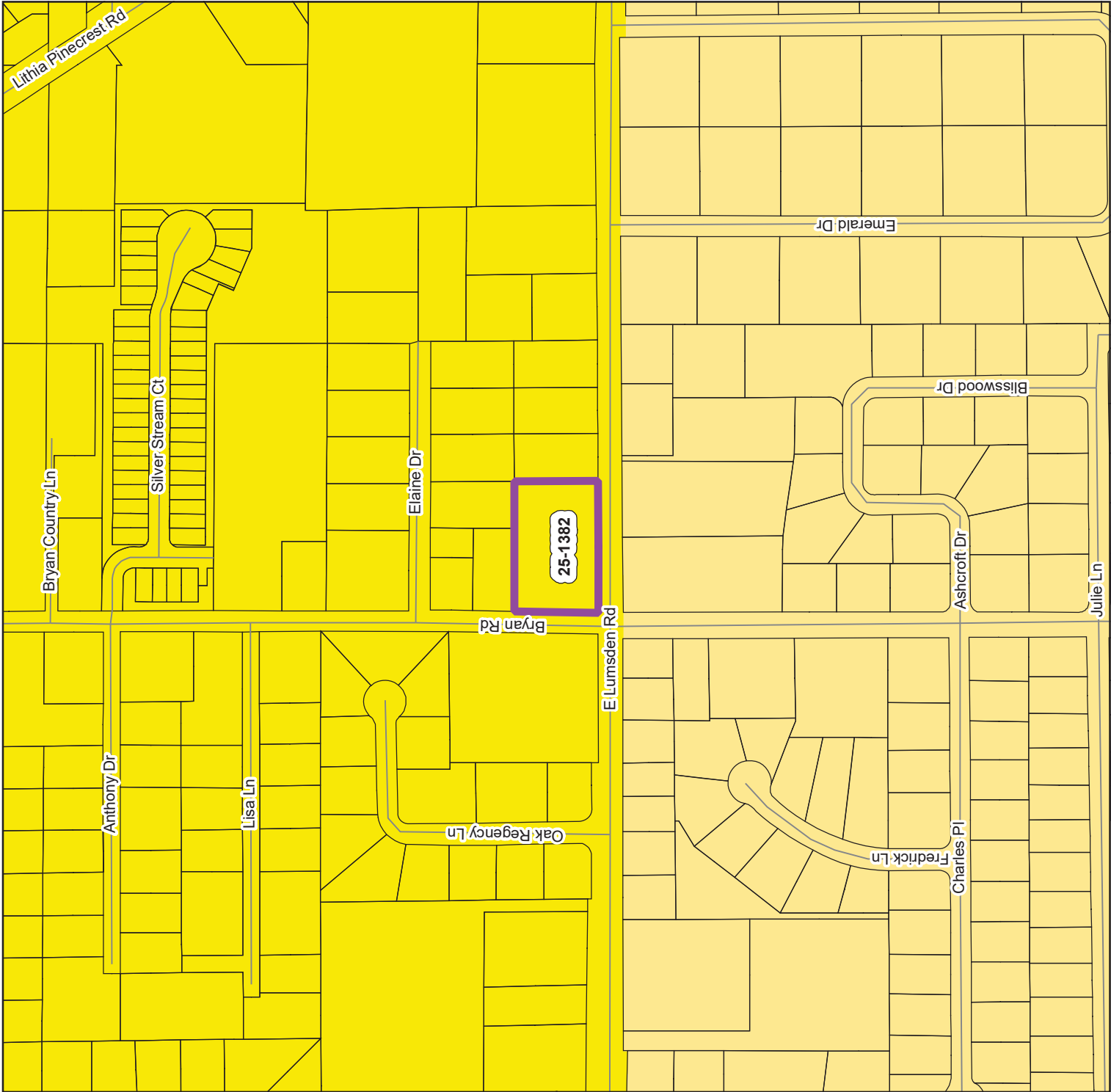
1. *Encourage new development to provide new or enhanced (to be defined) recreational amenities.*
2. *Encourage new development adjacent to the “Emerald Necklace” park system to connect to the system.*

Goal 6: *Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

d. **Suburban** - *Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 25-1382



Rezoning

STATUS

PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

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

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the City/County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 9/26/2025

Author: Samantha Lundes

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