

**Rezoning Application:** PD 25-0680  
**Zoning Hearing Master Date:** September 15, 2025  
**BOCC Public Hearing Date:** November 12, 2025

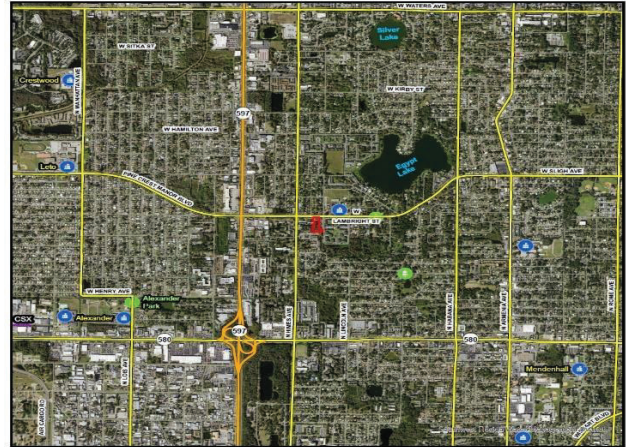


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Affordable Leasing Services, LLC  
**FLU Category:** R-20  
**Service Area:** Urban  
**Site Acreage:** 1.73 +/- acres  
**Community Plan Area:** None  
**Overlay:** None



### Introduction Summary:

This is a request to rezone from Planned Development (PD) that contains an existing one single-family home on Folio 31294.0000 and contiguous parcels 31296.0000, 31299.000 and 31303.0000 and Residential Single-family Conventional (RSC-9) to a new PD to develop 21 multi-family townhomes and one single-family home.

Zoning:	Existing		Proposed
District(s)	PD 95-0276	RSC-9	PD 95-0276
Typical General Use(s)	Single-Family Residential (Conventional Only) and Multi-Family	Single-Family Residential (Conventional Only)	Single-Family Residential and Multi-Family Residential
Acreage	1.48 +/- acres	4 units per acre	1.7 +/- acres
Density/Intensity	3.3 units per acre	4 units per acre	12.9 units per acre
Mathematical Maximum*	5 units	1 unit	22 units

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 95-0276	RSC-9	PD 95-0276
Lot Size / Lot Width	NA	5,000 sf / 50'	NA
Setbacks/Buffering and Screening	As depicted on the site plan – see Section 7.0	Front: 20' Side: 5' Rear: 20'	North: 25' East: 10' South: 15' West: 15'
Height	NA	35'	35'

### 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:**

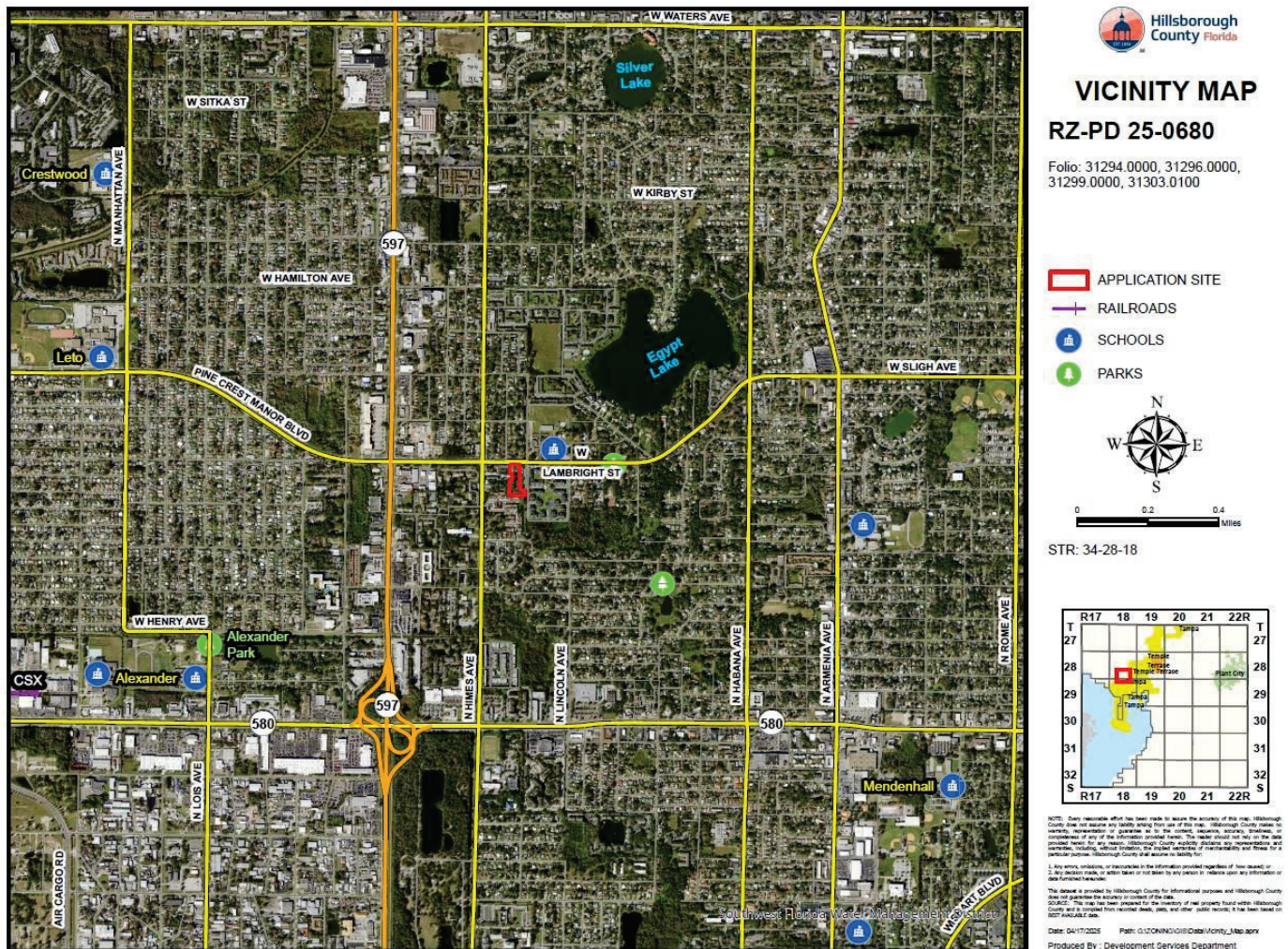
Inconsistent

**Development Services Recommendation:**

Not approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



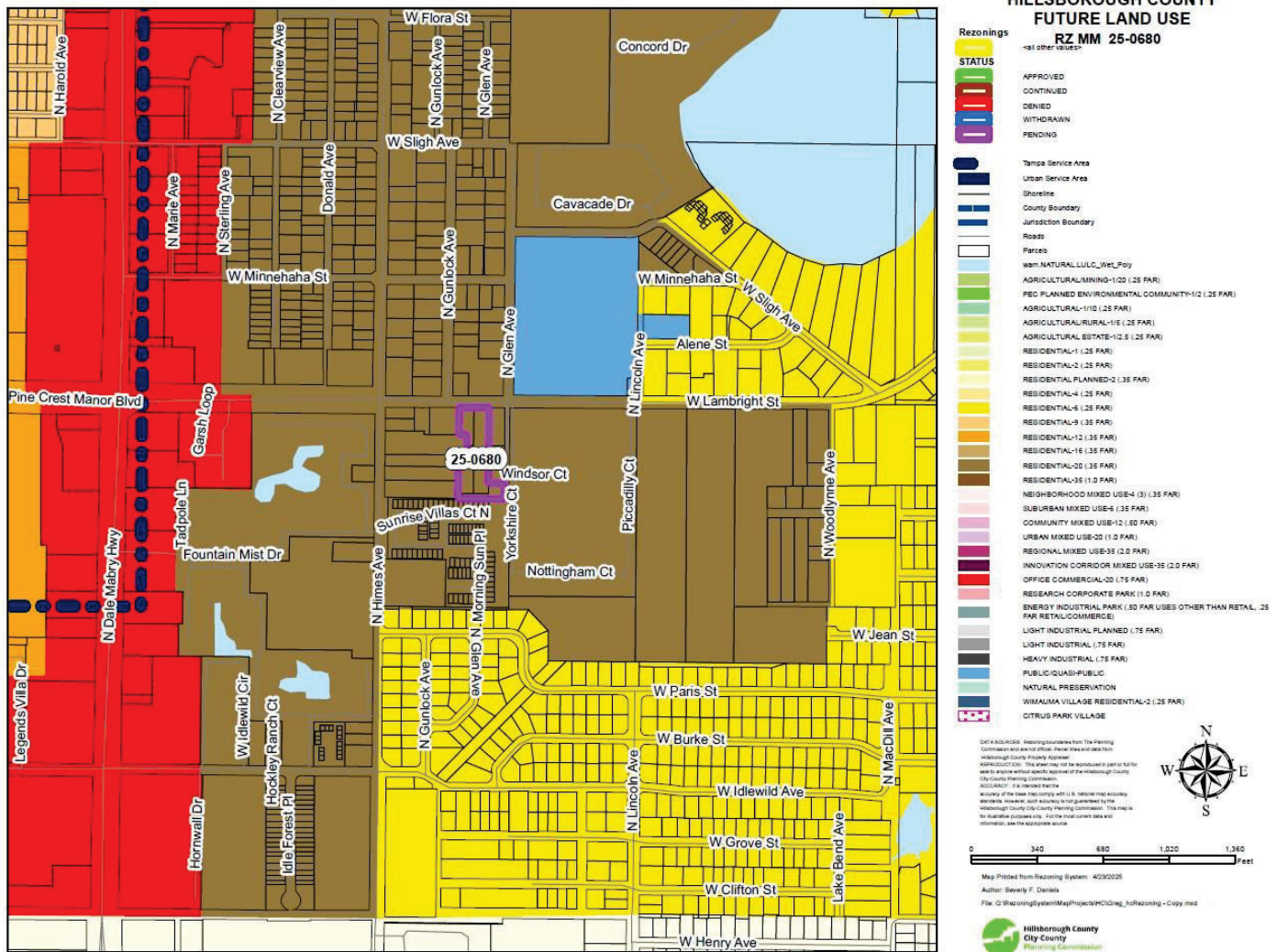
**Context of Surrounding Area:**

The subject site is located along the southside of West Lambright Street, west of Yorkshire Court and east of North Himes Avenue in the Egypt Lake Community Area. In the immediate vicinity is multi-family, single-family and businesses. Residential uses are located to the north, east and south and commercial and business professional offices to the west of the site.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:

Residential-20

Maximum Density/F.A.R.:

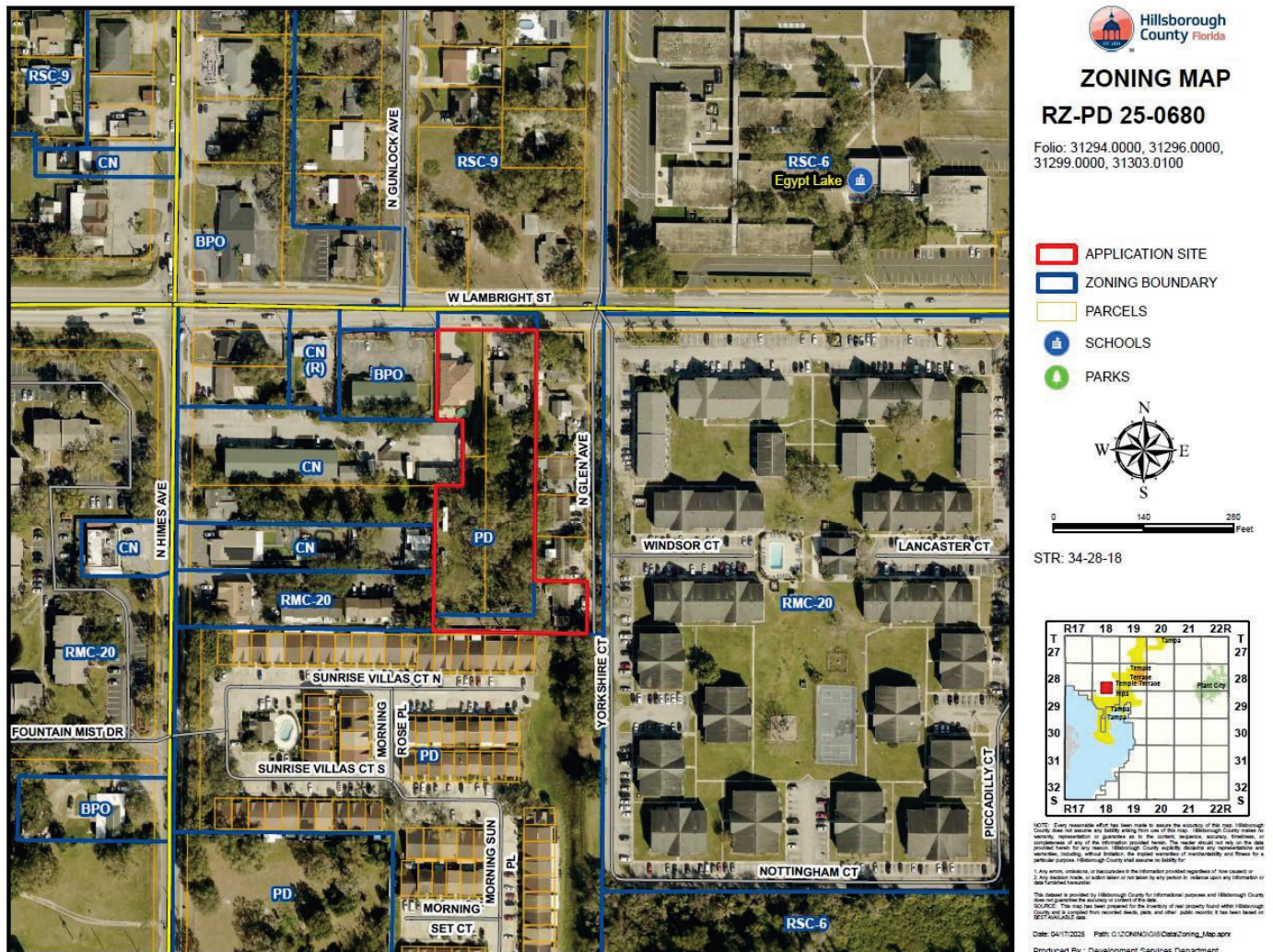
20 du/ga/0.75 FAR

Typical Uses:

Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



### Adjacent Zonings and Uses

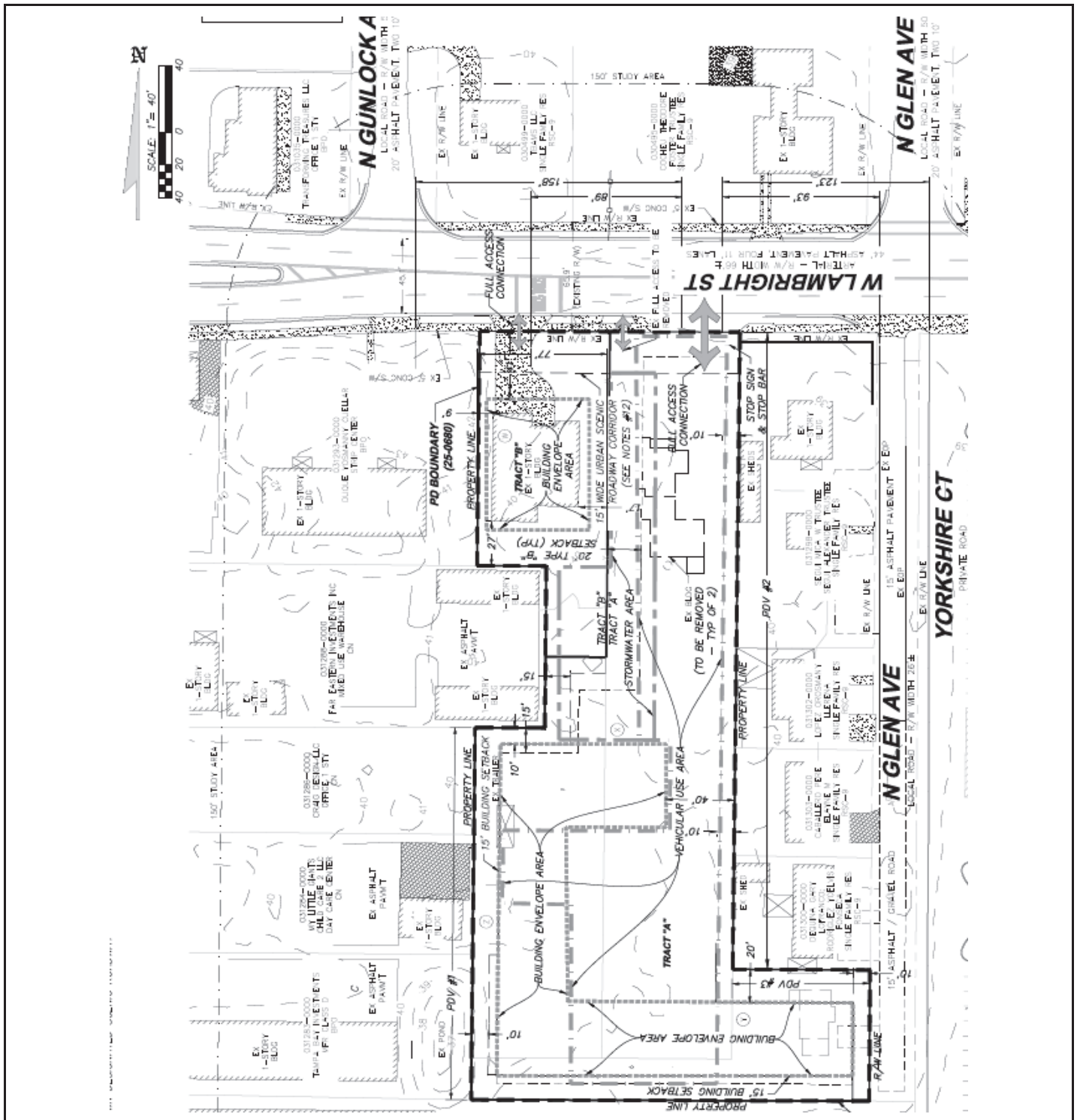
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 du per acre	Residential, Single-Family Conventional	Single-Family Conventional
	BPO	.20 FAR	Office uses	Dental Office
South	PD 95-0276	12.6 units	Multi-Family	Multi-Family
East	RMC-20	20 du per acre	Residential, Multi-Family Conventional	Multi-Family
	RSC-9	9 du per acre	Single-Family Conventional	Single-Family

West	CN	.20 FAR	Limited retail and personal services	Retail
	BPO	.20 FAR	Office uses	Medical Offices
	RMC-20	20 du per acre	Residential, Multi-Family Conventional	Educational



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

### 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
W. Lambright St.	County Collector - Urban	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. Glen Ave.	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 <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

#### Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	36	2	3
Proposed	220	30	31
Difference (+/-)	+184	+28	+28

\*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		Choose an item.	Choose an item.	Choose an item.
East		Pedestrian	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.

Notes:

#### Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
W. Lambright St. – Spacing Variance	Administrative Variance Requested	Approvable
W. Lambright St. – No. of Access Points	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

### 4.0 Additional Site Information & Agency Comments Summary

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



## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Change site plan note 11 to Wellhead Resource Protection Area
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 21 = \$139,881 Parks: \$1,957 * 21 = \$41,097 School: \$7,027 * 21 = \$147,567 Fire: \$249 * 21 = \$5,229 Total per Townhouse: \$15,894 (*21 = \$333,774)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The ± 1.7-acre subject site is located south of West Lambright Street, west of Yorkshire Court and east of North Himes Avenue. The site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The Planned Development is requesting to rezone from Planned Development (PD) and Residential Single-Family (RSC-9) to a new PD to develop 21 multi-family townhomes and one single-family home. The site is currently designated as having single-family residential uses and vacant land. Surrounding uses include multi-family to the east and south, as well single-family to the north across West Lambright Street. To the west, there are light commercial uses and a childcare center, as well as multi-family townhomes to the southwest of the site.

Proposed building height for the multi-family is 35 feet (2-stories). When applying the 2:1 setback requirement, the setback is to be 30 feet in addition to any required buffer. The multi-family building will be located within the southern area of the PD adjacent to single-family residential to the east, multi-family residential to the south and multi-family residential and commercial/office to the west.

	Required Setback:	Proposed Setback:
Area of Variance #1:	30 feet	15 feet
Area of Variance #2:	50 feet	40 feet
Area of Variance #3:	50 feet	20 feet
Southern PD Boundary:	30 feet	15 feet

(Variance #1) Properties to the west are multi-family and commercial/office, therefore, no buffering and screening along the west is required per the LDC (Variance #1, which is not applicable). The applicant proposes a 15-foot setback (a reduction of 15 feet from the required 30-foot setback due to the building height).

Properties to the south are developed with multi-family, requiring no buffering and screening. The proposed setback of 15 feet is a reduction of 15 feet from the minimum 30-foot setback (due to building height). The adjacent multi-family units to the south are limited to one-story in height per PD conditions, and a setback of 10 feet from the common boundary.

(Variance #2) Properties to the east are developed with single-family homes, which require a 20-foot-wide buffer with Type B screening in addition to the 30-foot setback (resulting in a total 50-foot building setback). The multi-family building is depicted to have a 40-foot setback and the area adjacent to these homes will be used as the vehicular use area. The 20-foot wide buffer is reduced by 10 feet to provide a 10-foot buffer. Type B screening is proposed. The result is a distance of 40 feet, which consists of a 10-foot buffer and 30-foot setback).

(Variance #3) Where adjacent to folio 31300.0000’s side yard, a 20-foot-wide buffer in addition to the 30-foot setback (resulting in a total 50-foot setback) is required, along with Type B screening. The applicant proposes a 20-foot wide buffer with a 5-foot wide sidewalk encroachment This reduces the buffer/setback by 35 feet. The applicant proposes to provide enhanced Type B screening with trees planting on 10-foot, rather than 20-foot centers.


The maximum density of the proposed project is 25 units (12.9 u/a); however, there is a lack of width and depth at the site to meet the setbacks requirements and buffering and screening requirements, most importantly where adjacent to single-family homes.

5.2 Recommendation

Based on the above considerations, staff does not support the proposed project.

6.0 PROPOSED CONDITIONS

N/A

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

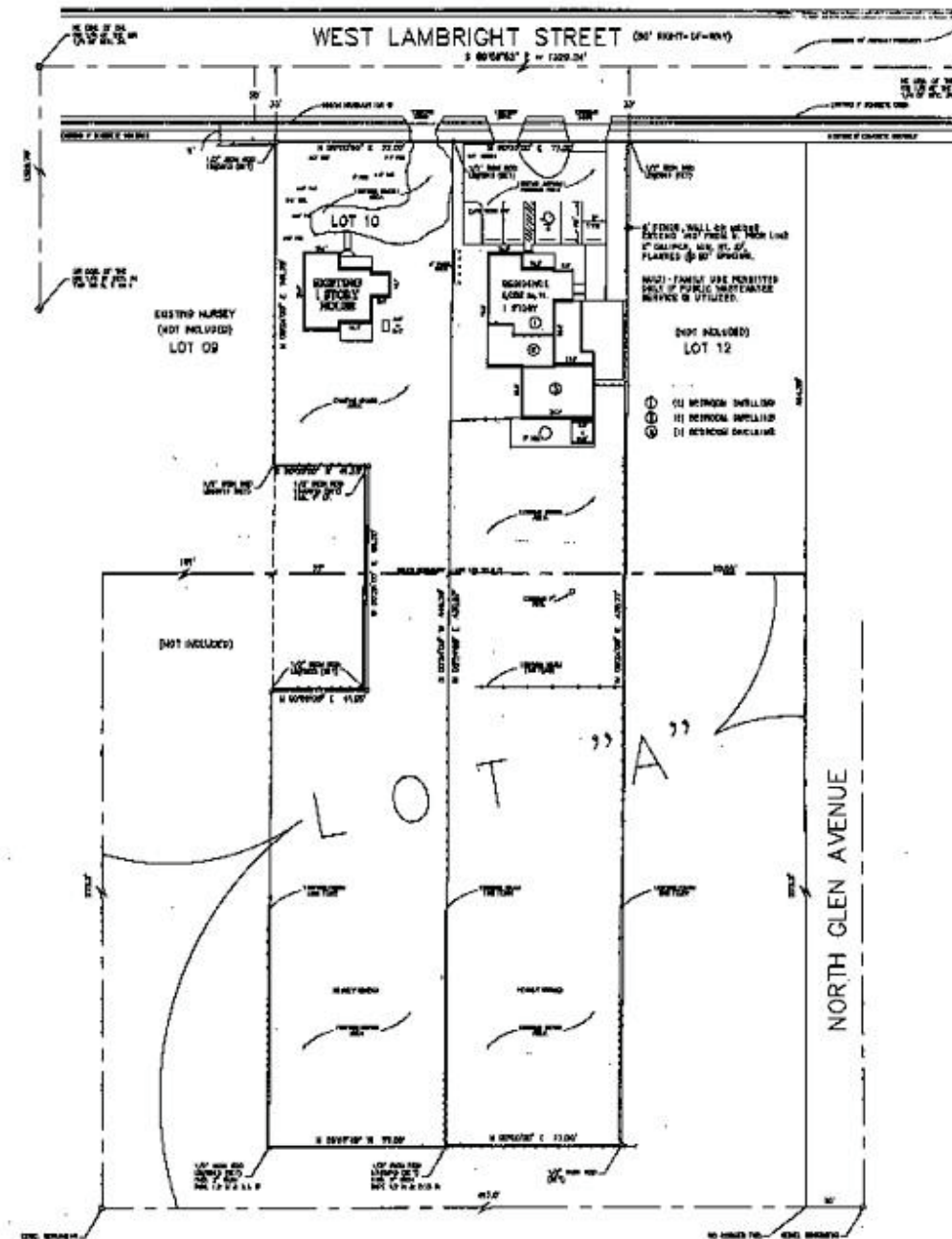


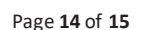
**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)**

PD Variation from Land Development Code 6.06.06 to allow:

- Variance #1: Proposes a 15-ft buffer with Type “B” screening where no buffering or screening is required. This variation request is not needed.
- Variance #2: Proposes a 10-ft buffer with Type “B” screening where a 20-ft buffer with Type “B” screening is required.
- Variance #3: Proposes a 20-ft buffer with a 5-ft wide sidewalk encroachment with enhanced Type “B” screening (trees on 10 foot centers) where a 20-ft buffer with Type “B” screening (trees on 20 foot center)

**PD 95-0276 Site Plan:**







APPLICATION NUMBER:	PD 25-0680	
ZHM HEARING DATE:	September 15, 2025	
BOCC PUBLIC HEARING DATE:	November 12, 2025	Planner: James E Baker, AICP

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 09/09/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 25-0680

- 
- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

1. The subject site shall be permitted two full vehicular and pedestrian access connections onto W. Lambright St.
  
2. The existing centrally located access connection onto W. Lambright St. and the existing access connection onto Glen Ave. shall be removed and restored, consistent with the existing conditions of the roadway. (sidewalk, sod, curb, etc.).
  
3. If PD 25-0680 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 30th, 2025 and submitted on August 12<sup>th</sup>, 2025) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on September 5<sup>th</sup>. 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing for the projects W. Lambright St connection as follows:
  - a. A variance of +/- 87ft from the closest access to the west (on the south side of the road), resulting in an access spacing of +/- 158ft; and,
  - b. A variance of +/- 225ft from the closest access to the east (on the north side of the road), resulting in an access spacing of +/- 20ft; and,
  - c. A variance of +/- 146ft from the closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
  - d. A variance of +/- 1567ft from the secondary project access to the west (on the south side of the road), resulting in an access spacing of +/- 89ft.

4. If PD 25-0680 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated September 4th, 2025, and submitted on September 5th, 2025) from the LDC Section 6.04.03.I, which governs the permitted number of access connections, which was found approvable on September 5th, 2025. Approval of this Administrative Variance will permit two (92) access connections to serve the project site.
5. As W. Lambright St is a substandard arterial roadway, the developer will be required improve the roadway, between the projects access onto W. Lambright St and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
6. Construction access shall be limited to those locations shown on the PD site plan which are also proposed with vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
8. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the developer will be required to provide the required level of parking in accordance with Section 6.05.00 of the Hillsborough County Land Development Code.

*PRIOR TO CERTIFICATION, the applicant will be required to amend the PD site plan to:*

- Remove note fourteen (14) under “Planning Notes” which requests a reduction in the required number of parking spaces.
- Include a statement that “parking will be provided in accordance with Hillsborough County Land Development Code Standards.”

## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone four parcels totaling +/- 1.73 acres from Planned Development (PD 95-0276) and RSC-9 to Planned Development (PD). The existing Planned



Development (PD) is approved for four (4) multi-family dwelling units and one (1) single family dwelling unit. The proposed Planned Development is seeking approval for twenty-one (21) multi-family townhome units. The site is located +/- 75ft west of the intersection of W. Lambright St. and N. Glen Ave. The Future Land Use designation of the site is Residential - 20 (R-20).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have 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, 11th Edition.

#### Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Low-Rise Multi-Family (ITE Code 215) 4 Units	26	1	2
PD, Single Family Detached (ITE Code 210) 1 Unit	10	1	1
<b>Total</b>	<b>36</b>	<b>2</b>	<b>3</b>

#### Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Low-Rise Multi-Family (ITE Code 215) 21 Units	210	29	30
PD, Single Family Detached (ITE Code 210) 1 Unit	10	1	1
<b>Total</b>	<b>220</b>	<b>30</b>	<b>31</b>

#### Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+184</b>	<b>+28</b>	<b>+28</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on W. Lambright St. and N. Glen Ave.

W. Lambright St. is a 4-lane, undivided, substandard county maintained, urban arterial roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 5ft sidewalks on both sides of the roadway, and within +/- 58ft of the right of way.

N. Glen Ave is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 15ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 26ft of the right of way.

### **SITE ACCESS**

The existing Planned Development is approved for three full pedestrian and vehicular access connections onto W. Lambright St.

With this application, the existing driveway centrally located along the project's northern frontage onto W. Lambright St. and the existing driveway located along the project's eastern boundary onto N. Glen Ave. are proposed to be removed with the subject site taking access onto W. Lambright St. via the remaining two existing full pedestrian and vehicular access connections. The easternmost driveway is to serve the proposed townhome use and the westernmost driveway to serve the existing single family dwelling unit.

### **PLANNED DEVELOPMENT PARKING VARIATION REQUEST**

A PD parking variation, requesting a reduction in the required number of parking units to 42 spaces, was submitted with this application. Staff is unable to support this variation request as the analysis provided by the applicant fails to demonstrate how the subject site creates a particular situation that is either usual, unique, or poses practical difficulty that would warrant the approval of a parking variation by the county Administrator and the Department of Engineering Services as required by Section 6.05.02.G of the Hillsborough County Land Development Code (LDC). The analysis provided by the applicant also does not include adequate technical justification such as an independent parking analysis, alternative ULI or ITE parking data, or similar justification we required by Section 6.05.02.G.3 of the Hillsborough County LDC. Neither the subject application or parking variation request submitted by the applicant provides the required information, such as the exact number of bedrooms per unit or the building height, as outlined in

the parking table provided in Section 6.05.02.E of the Hillsborough County LDC in order for staff to accurately determine the number of parking spaces that would be required for the proposed project.

At the time of site construction, the developer will be required to comply with Section 6.05.02 of the LDC.

#### **ADMINISTRATIVE VARIANCE – W. LAMBRIGHT STREET ACCESS SPACING**

The applicant's Engineer of Record (EOR) submitted dual Section 6.04.02.B Administrative Variance Requests (dated July 30th, 2025) from Section 6.04.07 of the Hillsborough County Land Development Code which governs spacing for the proposed W. Lambright Street access. In accordance with the table provided in Section 6.04.07 of the LDC, W. Lambright Street has been identified as a Class 6 45MPH roadway, which requires a minimum connection spacing of 245ft. This Administrative Variance requests a reduction of the minimum access spacing for the projects W. Lambright St connection as follows

- a) A variance of +/- 87ft from the closest access to the west (on the south side of the road), resulting in an access spacing of +/- 158ft; and,
- b) A variance of +/- 225ft from the closest access to the east (on the north side of the road), resulting in an access spacing of +/- 20ft; and,
- c) A variance of +/- 146ft from the closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d) A variance of +/- 1567ft from the secondary project access to the west (on the south side of the road), resulting in an access spacing of +/- 89ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 5<sup>th</sup>, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

#### **ADMINISTRATIVE VARIANCE – W. LAMBRIGHT STREET NUMBER OF ACCESS CONNECTIONS**

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance Requests (dated September 4th, 2025) from Section 6.04.03.I of the Hillsborough

County Land Development Code which governs the permitted number of access connections proposed onto W. Lambright Street. In accordance with Section 6.04.03.I of the LDC, due to the number of peak hour trips generated by the proposed project and that W. Lambright St. has been identified as a county collector roadway, this project would only be permitted a single access connection. This Administrative Variance requests an additional access connection, connecting to the existing single family dwelling unit on the subject site, for a total of two (2) access connections.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 5<sup>th</sup>, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

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

Level of Service (LOS) information for W. Lambright St. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
W. Lambright St.	Dale Mabry Hwy	Tampania Ave	D	C

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



**From:** [Williams, Michael](#)  
**To:** [McNeal, Christopher](#)  
**Cc:** [Carla Sansone](#); [Todd Pressman](#); [Baker, James](#); [Rose, Sarah](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)  
**Subject:** FW: RZ-PD 25-0680 - Administrative Variances Review  
**Date:** Friday, September 5, 2025 4:44:05 PM  
**Attachments:** [25-0680 AVAd 08-12-25.pdf](#)  
[25-0680 AVReq 09-05-25.pdf](#)  
[image001.png](#)

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Chris,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 25-0680 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](mailto: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](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

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P: (813) 307-1851  
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E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
W: HCFLGov.net

## Hillsborough County

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

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

**Sent:** Friday, September 5, 2025 2:31 PM

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

**Cc:** Rose, Sarah <RoseSJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

**Subject:** RZ-PD 25-0680 - Administrative Variances Review

Hello Mike,

The attached Administrative Variances are **Approvable** to me, please include the following people:

[cmcneal@mcnealengineering.com](mailto:cmcneal@mcnealengineering.com)

[csansone@mcnealengineering.com](mailto:csansone@mcnealengineering.com)

[todd@pressmaninc.com](mailto:todd@pressmaninc.com)

[bakerje@hillsboroughcounty.org](mailto:bakerje@hillsboroughcounty.org)

[rosesj@hcfl.gov](mailto:rosesj@hcfl.gov)

[drapacha@hcfl.gov](mailto:drapacha@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review & Site Intake Manager**

Development Services Department

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)

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

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](http://HCFL.gov)

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

**Hillsborough County Florida**

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**Hillsborough  
County Florida**  
Development Services

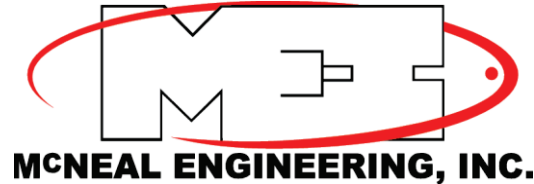
# Supplemental Information for Transportation Related Administrative Reviews

## 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](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input 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.)		
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request	<input type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Number of Access Points <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
<b>Important:</b> 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.			
<b>Project Name/ Phase</b>	Lambright Townhouses		
<b>Important:</b> 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.			
<b>Folio Number(s)</b>	31296.0000, 31299.0000, 31303.0100, 31294.0000		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> 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").			
<b>Name of Person Submitting Request</b>	McNeal Engineering c/o Christopher S. McNeal		
<b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
<b>Current Property Zoning Designation</b>	PD & RSC-9		
<b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.			
<b>Pending Zoning Application Number</b>	PD 25-0680		
<b>Important:</b> 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.			
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A		
<b>Important:</b> 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".			





Hillsborough County  
Development Services  
601 E Kennedy Blvd 20th Floor  
Tampa, FL 33602

Re: **LAMBRIGHT TOWNHOUSES**  
3424 W Lambright Street  
Hillsborough County  
Folios #31296.0000, 31299.0000,  
31303.0100, & 31294.0000  
**PD 25-0680**

Attn: Mr. Michael J. Williams, PE  
Hillsborough County Engineer

MEI File #23-100  
September 4, 2025

**REQUEST FOR ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS POINTS**

Mr. Williams,

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.03.I, Number of Access Points.

The applicant is requesting a PD of the referenced parcels which are currently zoned PD (95-0276, which includes Folios #31294.0000, 31296.0000, & 31303.0100) & RSC-9 (Folio #31299.0000). The purpose of the PD request is to include an additional parcel (Folio #31299.0000) to the PD boundary. The request for the additional parcel will support twenty-one (21) townhomes at 3424 W Lambright Street, on approximately 1.41 acres (Folios #31296.0000, 31299.0000, & 31303.0100) while maintaining the existing single-family residence on (Folio #31294.0000), which is approximate 0.30 acres.

The project site will have two direct access connections to Lambright Street. One connection will be for the single-family residence located on Folio #31294.0000, previously approved. The second connection will be for the requested townhouse project.

We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for number of accesses as it relates to the existing and proposed access points to Lambright Street. Pursuant to the Hillsborough County LDC, a request for Administrative Variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

**6.04.03.I. Number of Access Points**

We are requesting a variance to increase the number of allowed access points from one to two on a Class 6 roadway. The existing and proposed driveway locations would serve the existing single-family residence while allowing a second to serve the townhomes.

West Lambright Street adjacent to this project, is a 4-lane un-divided Urban Arterial roadway, with no dedicated Turn Lanes, Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 40 MPH. The land use is mostly Commercial and Residential.

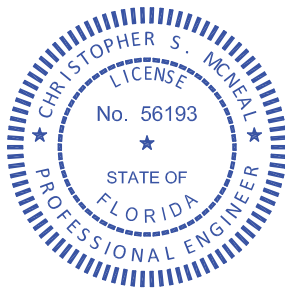
Our responses to review criteria a, b, and c are as follows:

- (a) The proposed project would have direct access to Lambright Street. The general vicinity for two proposed project access points was previously approved as a PD (95-0276) for a single-family (one access point) and multi-family project (two access points). One of the previously approved access points to Lambright Street is being removed. There are no other financially feasible options for eliminating a second project access point.

Mr. Michael J. Williams, PE  
LAMBRIGHT TOWNHOMES (PD 25-0680)  
MEI File # 23-100  
September 4, 2025  
Page 2 of 2

- (b) The proposed location for the project access points do not appear that it would produce conflicts with direct access to Lambright Street. There has been only one crash per year for the last four years within 1,000 feet of this proposed access location. In addition, the project trip generation should have minimal impacts to the existing roadway network.
- (c) The proposed access locations would provide reasonable access for the proposed Zoning Modification. Without individual access, the existing single-family residence would require detrimental modification and is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal  
DN: CN=Christopher S McNeal,  
dnQualifier=A01410D00000196C4B4215B00071362,  
O=McNeal Engineering Inc, C=US  
Date: 2025.09.04 21:16:13-04'00'

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher S. McNeal".

Christopher S. McNeal, PE  
**MCNEAL ENGINEERING, INC.**

attchs

- c: Affordable Leasing Services LLC c/o Yosmany Cuellar Duque *via* email  
Pressman & Associates, Todd Pressman *via* email

*Christopher S. McNeal,  
State of Florida,  
Professional Engineer,  
License No. 56193*

*This item has been digitally  
signed and sealed by  
Christopher S. McNeal, PE on  
the date indicated here.*

*Signature must be  
verified on any electronic copies.*

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

- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions
- \_\_\_\_\_ Disapproved

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

Sincerely,

Mr. Michael J. Williams, PE  
Hillsborough County Engineer

Intersection Summary			Injury Severity				Ped/Bike		Crash Type			Strategic Highway Safety Plan																
Top 50 Report			Total Serious Injuries	Total Fatalities	Total Injuries	Total Injuries	Fatal Crashes	Incap	Non Incap	Possible Injury	Ped	Bike	Angle	Left Turn	Right Turn	Head On	Comm. Veh	Work Zone	No Restraint	Speed Agr. Driving	Lane Depart	At Int.	Distract Driving	Teen Driver 15-19	Aging Driver 65+	Impaired	Motor Cycle	
HIMES AVE @ LAMBRIGHT ST			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

\* Total Injuries = Total Incapacitating and Total Non-Incapacitating injuries. Possible Injuries are not included in total.  
\* Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle









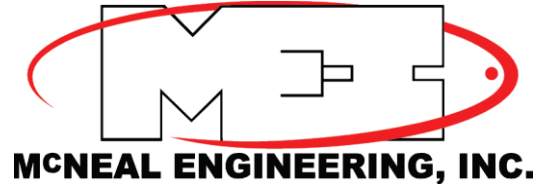
**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

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

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input 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.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Driveway Spacing - W Lambright St <input type="checkbox"/> 4. <input type="checkbox"/> 2. Driveway Spacing - W Lambright St <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. Driveway Spacing - W Lambright St <input type="checkbox"/> 6.
<b>Important:</b> 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.	
<b>Project Name/ Phase</b>	Lambright Townhouses
<b>Important:</b> 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.	
<b>Folio Number(s)</b>	31296.0000, 31299.0000, 31303.0100, 31294.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<b>Important:</b> 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").	
<b>Name of Person Submitting Request</b>	McNeal Engineering c/o Christopher S. McNeal
<b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
<b>Current Property Zoning Designation</b>	PD & RSC-9
<b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	PD 25-0680
<b>Important:</b> If a rezoning application is pending, enter the application number proceeded 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.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> 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".	



Hillsborough County  
Development Services  
601 E Kennedy Blvd 20th Floor  
Tampa, FL 33602

Re: **LAMBRIGHT TOWNHOUSES**  
3424 W Lambright Street  
Hillsborough County  
Folios #31296.0000, 31299.0000,  
31303.0100, & 31294.0000  
**PD 25-0680**

Attn: Mr. Michael J. Williams, PE  
Hillsborough County Engineer

MEI File #23-100  
July 30, 2025

**REQUEST FOR ADMINISTRATIVE VARIANCE – ACCESS SPACING**

Mr. Williams,

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

The applicant is requesting a PD of the referenced parcels which are currently zoned PD (95-0276, which includes Folios #31294.0000, 31296.0000, & 31303.0100) & RSC-9 (Folio #31299.0000). The purpose of the PD request is to include an additional parcel (Folio #31299.0000) to the PD boundary. The request for the additional parcel will support twenty-one (21) townhomes at 3424 W Lambright Street, on approximately 1.41 acres (Folios #31296.0000, 31299.0000, & 31303.0100).

The project site will have two direct access connections to Lambright Street. One connection will be for the single-family residence located on Folio #31294.0000, previously approved. The second connection will be for the requested townhouse project.

We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing as it relates to the townhome connection to Lambright Street only. Pursuant to the Hillsborough County LDC, a request for Administrative Variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

**6.04.07 Access Spacing**

We are requesting a variance to reduce the required access spacing for a Class 6 roadway from 245 feet (per LDC) to approximately 60 feet to the nearest driveway. The existing driveway locations less than 245 feet to the proposed site are listed as follows:

*South side of Lambright Street*

158 feet west to a commercial drive  
89 feet west to a private drive  
93 feet east to N Glen Avenue  
123 feet east to Yorkshire Court

*North side of Lambright Street*

158 feet west to N Gunlock Avenue  
20 feet east to a private drive  
99 feet east to N Glen Avenue

West Lambright Street adjacent to this project, is a 4-lane un-divided Urban Arterial roadway, with no dedicated Turn Lanes, Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 40 MPH. The land use is mostly Commercial and Residential.

Our responses to review criteria a, b, and c are as follows:

Mr. Michael J. Williams, PE  
LAMBRIGHT TOWNHOMES  
MEI File # 23-100  
July 30, 2025  
Page 2 of 2

- (a) The proposed project would have direct access to Lambright Street. The general vicinity for project access was previously approved as a PD for multi-family dwellings with direct access to Lambright Street. There are no other financially feasible options for project access.
- (b) The proposed location for project access does not appear that it would produce conflicts with direct access to Lambright Street. There has been only one crash per year for the last four years within 1,000 feet of this proposed access location. In addition, the project trip generation should have minimal impacts to the existing roadway network.
- (c) The proposed access location would provide reasonable access for the proposed Zoning Modification. Without access, the proposed use of the parcel is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.



Digitally signed by Christopher S McNeal  
DN: CN=Christopher S McNeal,  
dnQualifier=A01410D00000196C4B4215B00071362,  
O=McNeal Engineering Inc, C=US  
Date: 2025.08.11 16:39:25-04'00'

Sincerely,

A handwritten signature in black ink, appearing to read "Chris McNeal".

Christopher S. McNeal, PE  
**MCNEAL ENGINEERING, INC.**

attchs

- c: Affordable Leasing Services LLC c/o Yosmany Cuellar Duque *via* email  
Pressman & Associates, Todd Pressman *via* email

*Christopher S. McNeal,  
State of Florida,  
Professional Engineer,  
License No. 56193*

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

- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions
- \_\_\_\_\_ Disapproved

*This item has been digitally  
signed and sealed by  
Christopher S. McNeal, PE on  
the date indicated here.*

*Signature must be  
verified on any electronic copies.*

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

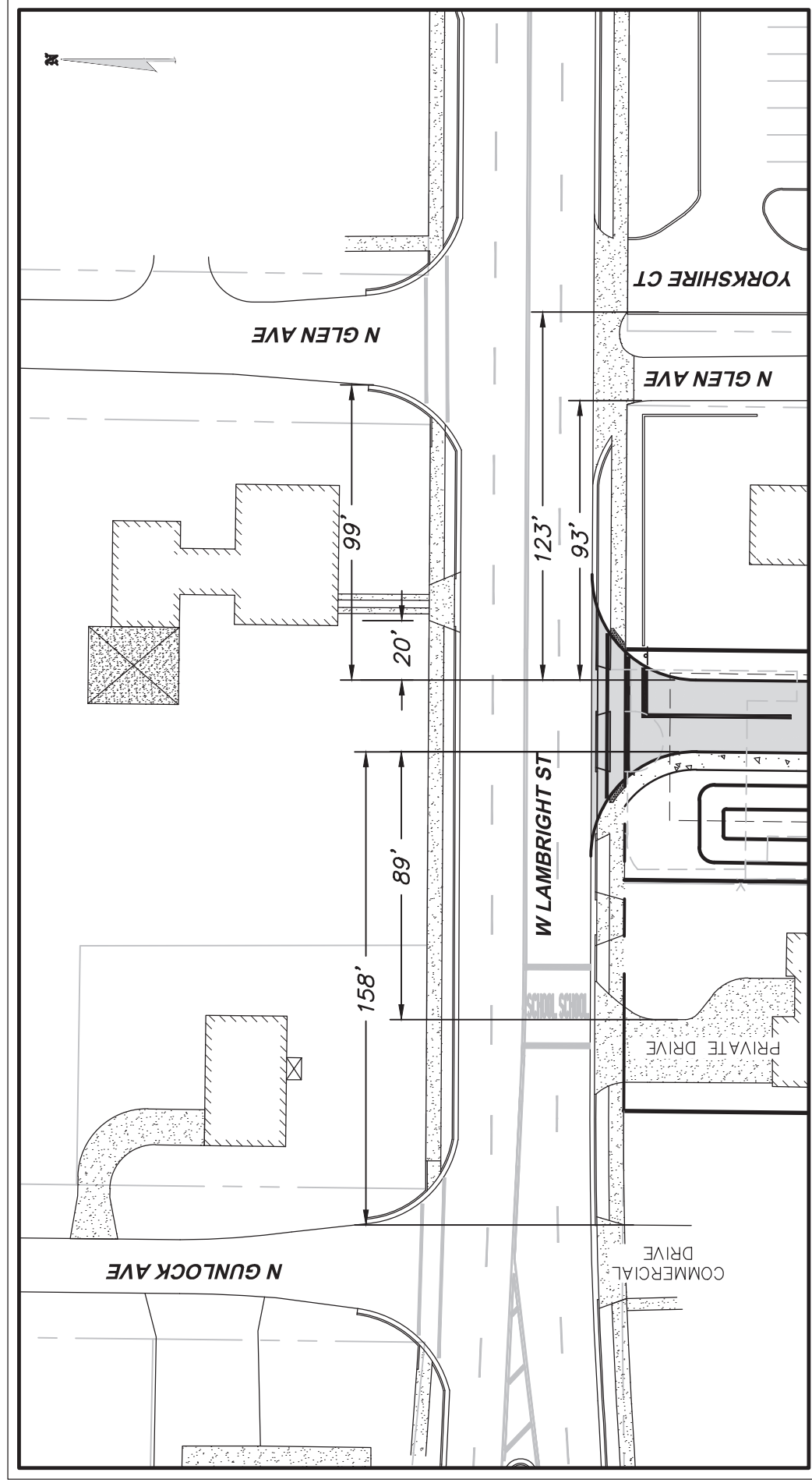
Sincerely,

Mr. Michael J. Williams, PE  
Hillsborough County Engineer



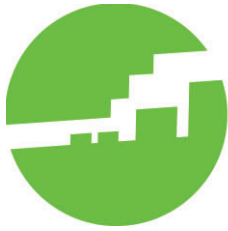
Intersection Summary				Injury Severity				Ped/Bike		Crash Type			Strategic Highway Safety Plan																
Top 50 Report				Total Crashes	Total Fatalities	Total Serious Injuries	Total Injuries	Fatal Crashes	Incap	Non Incap	Possible Injury	Ped	Bike	Angle	Left Turn	Right Turn	Head On	Comm. Veh	Work Zone	No Restraint	Speed Agr. Driving	Lane Depart	At Int.	Distract Driving	Teen Driver 15-19	Aging Driver 65+	Impaired	Motor Cycle	
HIMES AVE @ LAMBRIGHT ST				5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0

\* Total Injuries = Total Incapacitating and Total Non-Incapacitating injuries. Possible Injuries are not included in total.  
\* Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle



**SPACING EXHIBIT**  
SCALE: 1" = 20'

## CON



**Hillsborough County  
City-County  
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> September 15, 2025 <b>Report Prepared:</b> September 4, 2025	<b>Case Number:</b> PD 25-0680 <b>Folio(s):</b> 31299.0000, 31296.0000 & 31303.0100, 31294.0000 <b>General Location:</b> South of West Lambright Street, west of Yorkshire Court, and east of North Himes Avenue
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-20 (20 du/ga;0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Planned Development (PD) to develop 21 multi-family townhomes
<b>Parcel Size</b>	+/- 1.7 acres
<b>Street Functional Classification</b>	West Lambright Street – <b>County Arterial</b> Yorkshire Court – <b>Local</b> North Himes Avenue – <b>County Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-20	PD + RSC-9	Single-Family Residential + Vacant
North	Residential-20 + Public/Quasi-Public	RSC-9 + BPO	Single-Family Residential + Light Commercial
South	Residential-20 + Residential-6	PD + RSC-6	Single-Family Residential + HOA/Common Property
East	Residential-20 + Residential-6	RMC-20 + RSC-9 + RSC-6	Multi-Family + Educational
West	Residential-20 + Office Commercial-20	CN + BPO + RMC-20	Light Commercial + Multi-Family + Educational

**Staff Analysis of Goals, Objectives and Policies:**

The ± 1.7-acre subject site is located south of West Lambright Street, west of Yorkshire Court and east of North Himes Avenue. The site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The subject site has a Future Land Use designation of Residential-20 (RES-20), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. The applicant is requesting to rezone from Planned Development (PD) and Residential Single-family Conventional (RSC-9) to a new PD to develop 21 multi-family 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 currently designated as having single-family residential uses and vacant land. Surrounding land uses include single-family residential to the east and south, as well as to the north across West Lambright Street. To the west, there are light commercial uses and a childcare center, as well as multi-family townhomes to the southwest of the site.

The site is located within a designated Center and Connections (C&C) area, which is intended to promote focused growth within the Urban Service Area by encouraging a variety of densities, intensities, and forms of development fronting identified Connections and within Centers, as shown on the Centers and Connections Map. The purpose of the Centers and Connections framework is to focus on the County's



redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure, and leveraging reinvestment in these areas. In accordance with FLUS Policy 2.4.4, consideration of C&Cs should be given in the review of Future Land Use Map Amendments and rezoning applications. This policy further states that all new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category. Exceptions to this policy are permitted only under specific conditions that must be clearly met to justify a deviation from the minimum density requirement.

The first exception applies when the proposed development is incompatible with and would negatively impact the existing development pattern within a 1,000-foot radius. The second exception allows for deviation if the development would have an adverse impact on environmental features on the site or adjacent to the property. The third exception applies when the development is restricted to agricultural uses and would not permit the further subdivision of residential lots. The subject site is comprised of 1.7 acres, allowing for a maximum density of 34 units (1.7 acres x 20 du/acre = 34 units). To comply with the 75% minimum density requirement, a minimum of 25 units would be needed. The proposed development includes 21 townhomes and one existing single-family residence, totaling 22 units. An additional 3 units would be needed in order to fulfil the density requirement as outlined in FLUS Policy 2.4.4.

The applicant submitted a written request for relief from the minimum density requirement. In the request, the applicant cites the unusual configuration of the site, specifically the deep depth and limited width that would not be able to accommodate an additional 3 units. According to the applicant, adding three more units would either necessitate increased building height or result in overcrowded unit placement, which would negatively affect the functionality and livability of the residences. Planning Commission staff have reviewed the applicant's justification and determined that the request does not meet the criteria for the compatibility exception. The proposed townhomes are compatible with the surrounding development and would not adversely impact the existing area. The surrounding area includes townhomes and single-family residential uses as well as non-residential uses such as a daycare. As such, the compatibility-based exception is not applicable in this case and is not recommended for approval. Additionally, the environmental and agricultural exceptions also are not applicable to this site. While the proposed development of 21 townhomes aligns with the intent of the FLUS Objective 1.1, it does not satisfy the minimum density requirement established under the Centers and Connections policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-20 (RES-20) Future Land Use category, which is intended for high density residential development. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised primarily of light commercial, single-family residential, and multi-family residential uses. The

proposed request is consistent with the predominantly residential character of the area, particularly given the presence of nearby multi-family housing.

Overall, staff finds that while the proposed use is an allowable use in the Residential-20 Future Land Use category and is compatible with the existing development pattern found within the surrounding area, the request does not meet the requirements of the Centers and Connections (C&Cs) policies. Therefore, the proposed Planned Development (PD) would not allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

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## **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.

## **Centers and Connections**

**Objective 2.4:** Promote focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County's redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas.

**Policy 2.4.4:** Consideration of C&Cs should be given in the review of Future Land Use Map (FLUM) amendments and rezoning applications. Specifically:

- Higher density residential projects, defined as residential land use categories that are 9 units per acre or higher, should be encouraged in these areas.
- All new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the following criteria:
  - The development is not compatible (as defined in Policy 3.1.3) and would adversely impact the existing development pattern within a 1,000-foot buffer of the proposed development.
  - The development would have an adverse impact on environmental features on the site or adjacent to the property.
  - The development is restricted to agricultural uses and would not permit the further subdivision of residential lots
- All projects are encouraged to include context-sensitive multimodal facilities in site design and not preclude future connections to adjacent properties, consistent with policies adopted within the Mobility Section.

## **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.*

**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/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*

