Rezoning Application:

PD 25-0680

Zoning Hearing Master Date:

September 15, 2025

BOCC Public Hearing Date:

November 12, 2025



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:	Existin	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		

APPLICATION NUMBER: PD 25-0680

ZHM HEARING DATE: September 15, 2025
BOCC PUBLIC HEARING DATE: November 12, 2025 Planner: James E Baker, AICP

Planning Commission Recommendation:

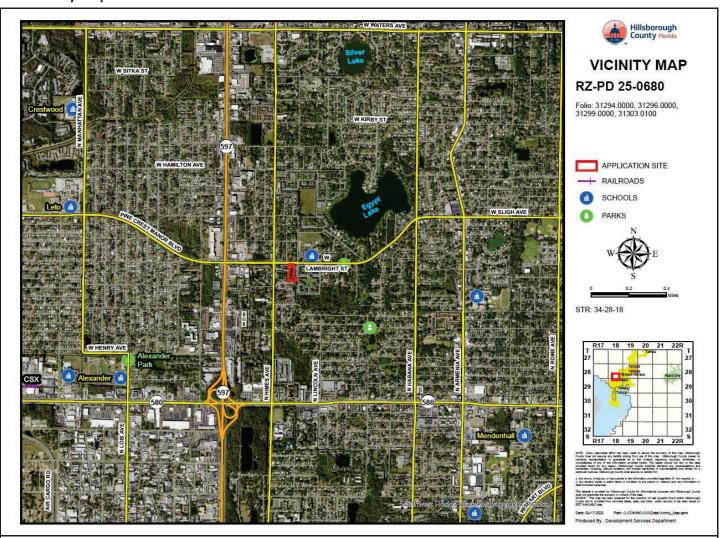
Inconsistent

Development Services Recommendation:

Not approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



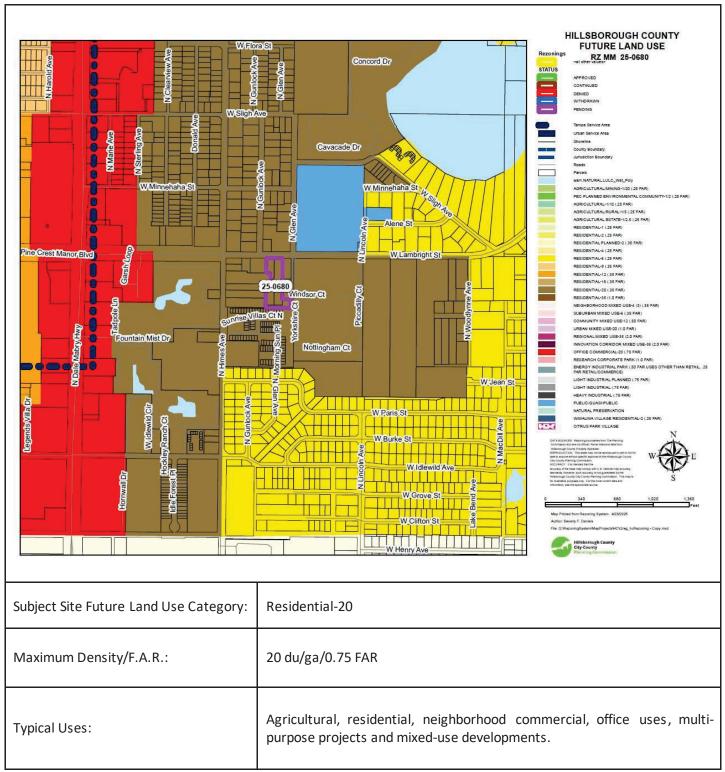
Context of Surrounding Area:

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.

ZHM HEARING DATE: September 15, 2025 BOCC PUBLIC HEARING DATE: November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

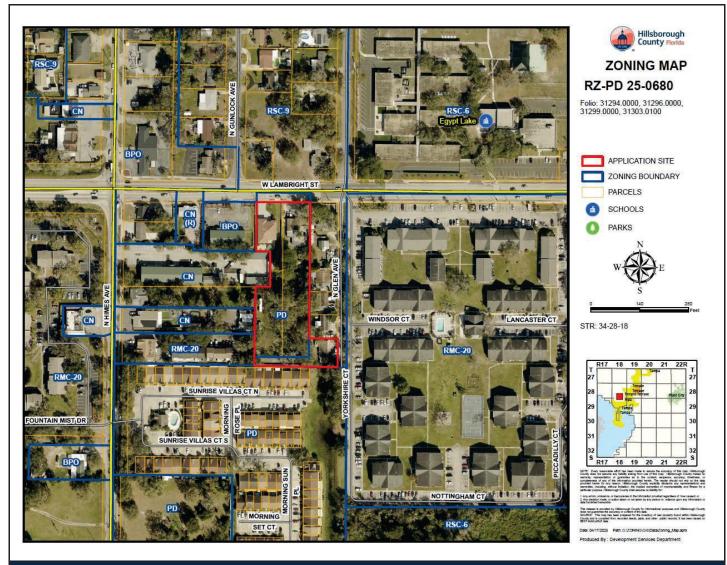


Planner: James E Baker, AICP

ZHM HEARING DATE: September 15, 2025 BOCC PUBLIC HEARING DATE: November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Planner: James E Baker, AICP

Adjacent Zonings and Uses					
Location:	Maximum Density/F.A.R. Permitted by Zoning District: Allowable Use:		Allowable Use:	Existing Use:	
North	RSC-9	9 du per acre	Residential, Single-Family Conventional	Single-Family Conventional	
North	ВРО	.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	

APPLICATION NUMBER: PD 25-0680

ZHM HEARING DATE: September 15, 2025

BOCC PUBLIC HEARING DATE: November 12, 2025 Planner: James E Baker, AICP

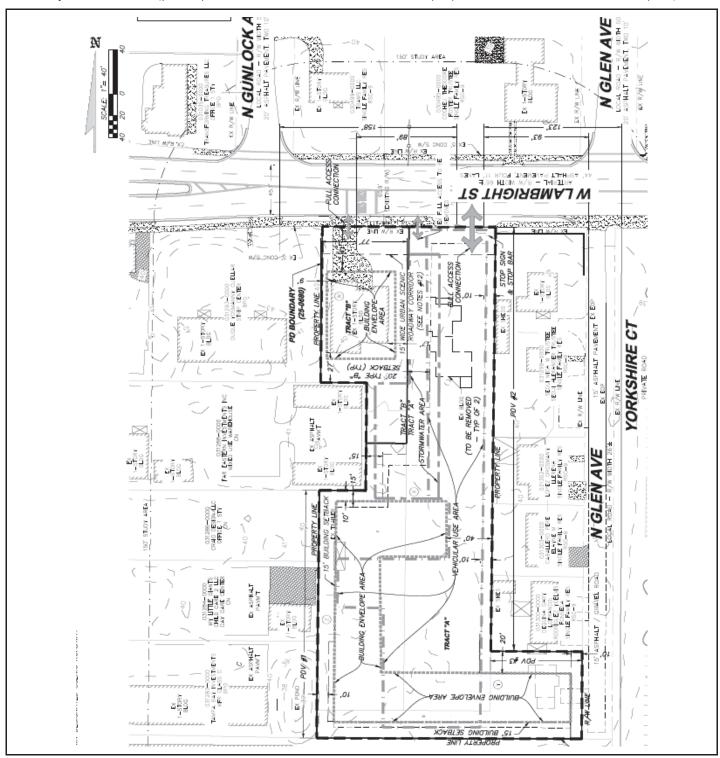
West	CN	.20 FAR	Limited retail and personal services	Retail
	ВРО	.20 FAR	Office uses	Medical Offices
	RMC-20	20 du per acre	Residential, Multi-Family Conventional	Educational

ZHM HEARING DATE: September 15, 2025 BOCC PUBLIC HEARING DATE: November 12, 2025

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)

Planner: James E Baker, AICP



APPLICATION NUMBER: PD 25-0680

ZHM HEARING DATE: September 15, 2025

BOCC PUBLIC HEARING DATE: November 12, 2025 Planner: James E Baker, AICP

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

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

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
		2 Lanes	☐ Corridor Preservation Plan
W. Lambright St.	County Collector	Substandard Road	☐ Site Access Improvements
	- Urban	Sufficient ROW Width	☐ Substandard Road Improvements
			☐ Other
		21222	☐ Corridor Preservation Plan
N. Glen Ave.	County Local -	2 Lanes	☐ Site Access Improvements
N. Glell Ave.	Rural		☐ Substandard Road Improvements
		_Sufficient ROW Width	☐ 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 - <u>54</u>	2 _ <u>3</u>	<u>3</u> _ <u>5</u>			
Proposed	220	30	31			
Difference (+/-)	+1 <u>66-<mark>84</mark></u>	+2 <u>7</u> -8	+2 <u>6-</u> 8			

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

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

APPLICATION NUMBER:	PD 25-0680
AFFEICATION NOIVIDEN.	FD 23-0000

ZHM HEARING DATE: September 15, 2025 BOCC PUBLIC HEARING DATE: November 12, 2025

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	Change site plan note 11 to Wellhead Resource Protection Area
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	See Staff Report
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 Townhouse (Fee estimate is based on a 1,500 s 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 = \$333,77)				
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	

Planner: James E Baker, AICP

APPLICATION NUMBER: PD 25-0680

ZHM HEARING DATE: September 15, 2025

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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.

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

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:

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.

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

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.

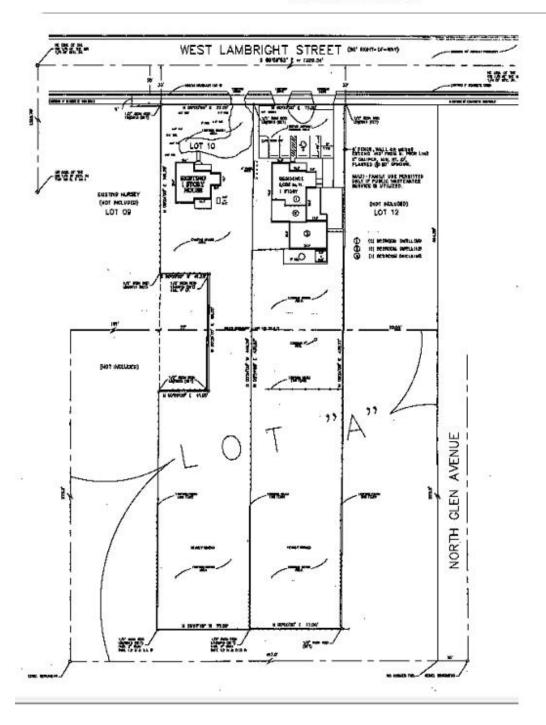
Variance #3: Proposes a 20-ft buffer with a 5-ft wide sidewalk encroachment with enhanced Type "B" screening (trees on 10 foot centers) where a 20-ft buffer with Type "B" screening (trees on 20 foot center)

ZHM HEARING DATE: BOCC PUBLIC HEARING DATE:

September 15, 2025 November 12, 2025

Planner: James E Baker, AICP

PD 95-0276 Site Plan:

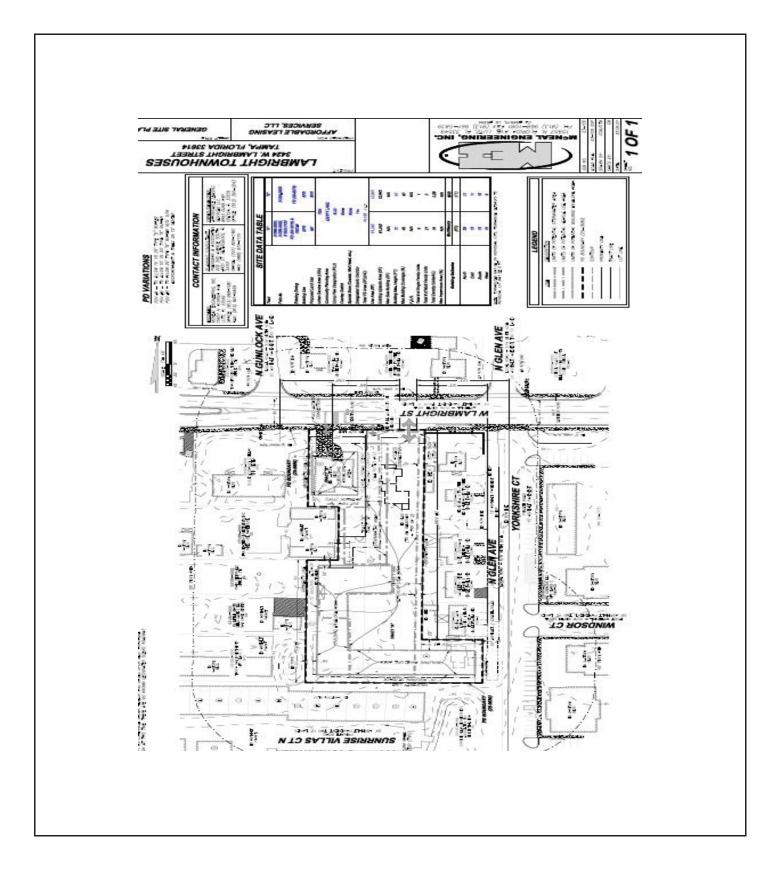


APPLICATION NUMBER:	PD 25-0680
APPLICATION NOIVIBER.	PD 23-0000

ZHM HEARING DATE: September 15, 2025 BOCC PUBLIC HEARING DATE: November 12, 2025

Planner: James E Baker, AICP

8.0 PROPOSED SITE PLAN (FULL)



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

REVI	Zoning Technician, Development Services Department EWER: Sarah Rose, Senior Planner INING AREA: Egypt Lake	Revised: 09/11/2025 AGENCY/DEPT: Transportation PETITION NO: RZ 25-0680
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted <u>and limited to</u> one full vehicular and pedestrian access connections for the single-family detached lot, and one full access connection for the multifamily units 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 <u>the roadway</u> 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 12th, 2025) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on September 5th. 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d. A variance of +/- 1568ft from the <u>project's western-most driveway to the</u> 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 9(2) access connections to serve the project site.
- 5. As W. Lambright St is a substandard arterial roadway, the developer will be required to 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. Nowthingstanding 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 shall be required to amend the PD site plan to:

- Remove Replace note fourteen (14) under "Planning Notes" which requests a reduction in the required number of parking spaces with a statement that "parking will be provided in accordance with Hillsborough County Land Development Code Standards."
- 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 Residential Single family Conventional – 9 (RSC-9) to Planned Development (PD). The existing 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-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-9, Single Family Detached (ITE Code 210) 2 Units	<u>18</u>	1	<u>2</u>
PD, Low-Rise Multi-Family (ITE Code 21520) 4 Units	26	1	2
PD, Single Family Detached (ITE Code 210) 1 Unit	10	1	1
Total	36 <u>54</u>	2 <u>3</u>	3 - <u>5</u>

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak
	Way Volume	Hour Trips

		AM	PM
PD, Low-Rise Multi-Family (ITE Code 24520) 21 Units	210	29	30
PD, Single Family Detached (ITE Code 210) 1 Unit	10	1	1
Total	220	30	31

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+1 <u>66</u> 84	+27 8	+2 <u>6</u>

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 +/- 26ft 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 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 which allows for an alternative parking plan to be considered.

ADMINISTRATIVE VARIANCE - W. LAMBRIGHT STREET ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d) A variance of +/- 1568ft from the <u>project's western-most driveway to the</u> 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 5th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

<u>ADMINISTRATIVE VARIANCE – W. LAMBRIGHT STREET NUMBER OF ACCESS CONNECTIONS</u>

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 arterial 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 5th, 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	То	LOS Standard	Peak Hr. Directional LOS	
W. Lambright St.	Dale Mabry Hwy	Tampania Ave	D	С	

Source: 2024 Hillsborough County Level of Service (LOS) Report

From: <u>Williams, Michael</u>
To: <u>McNeal, Christopher</u>

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: <u>25-0680 AVAd 08-12-25.pdf</u>

25-0680 AVReq 09-05-25.pdf

image001.png

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 (<u>DeLeonE@hillsboroughcounty.org</u> 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

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

-

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

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 csansone@mcnealengineering.com todd@pressmaninc.com bakerje@hillsboroughcounty.org rosesj@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

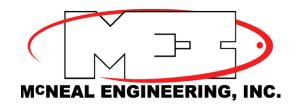
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 □1. Driveway Spacing - W Lambright St □4. □2. Driveway Spacing - W Lambright St □5. □3. Driveway Spacing - W Lambright St □6. 			
submittal number/name to each separate request. number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and uplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase Lambright Townh	ouses			
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 31296.0000, 3129	99.0000, 31303.0100, 31294.0000			
Tollo Nambel(s)	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	McNeal Engineering c/o Christopher S. McNeal			
Important: All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the			
Current Property Zoning Designation	PD & RSC-9			
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD 25-0680			
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM 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".

1 of 1

03/2025



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 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,

Christopher S. McNeal, PE

MCNEAL ENGINEERING, INC.

attchs

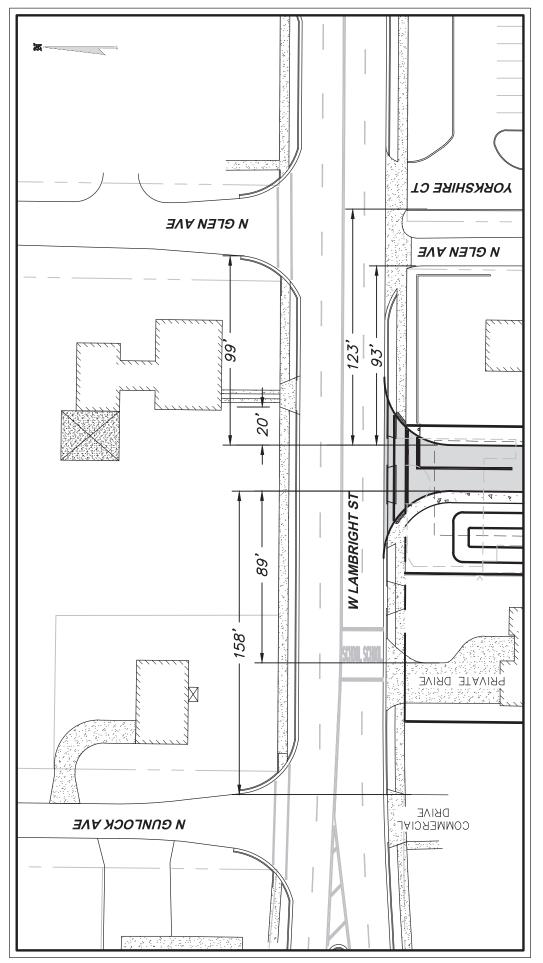
all		
c:	Affordable Leasing Services LLC c/o Yosmany Cuellar Duque <i>via</i> email Pressman & Associates, Todd Pressman <i>via</i> email	Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193
Ва	sed on the information provided by the applicant, this request is:	This item has been digitally signed and sealed by
	Approved	Christopher S. McNeal, PE on the date indicated here.
	Approved with Conditions	Signature must be verified on any electronic copies.
	Disapproved	
	nere are any further questions or you need clarification, please contact Sheid 3) 276-8364.	a Tirado, PE at
	Sincerely,	

Mr. Michael J. Williams, PE Hillsborough County Engineer

Lambright St

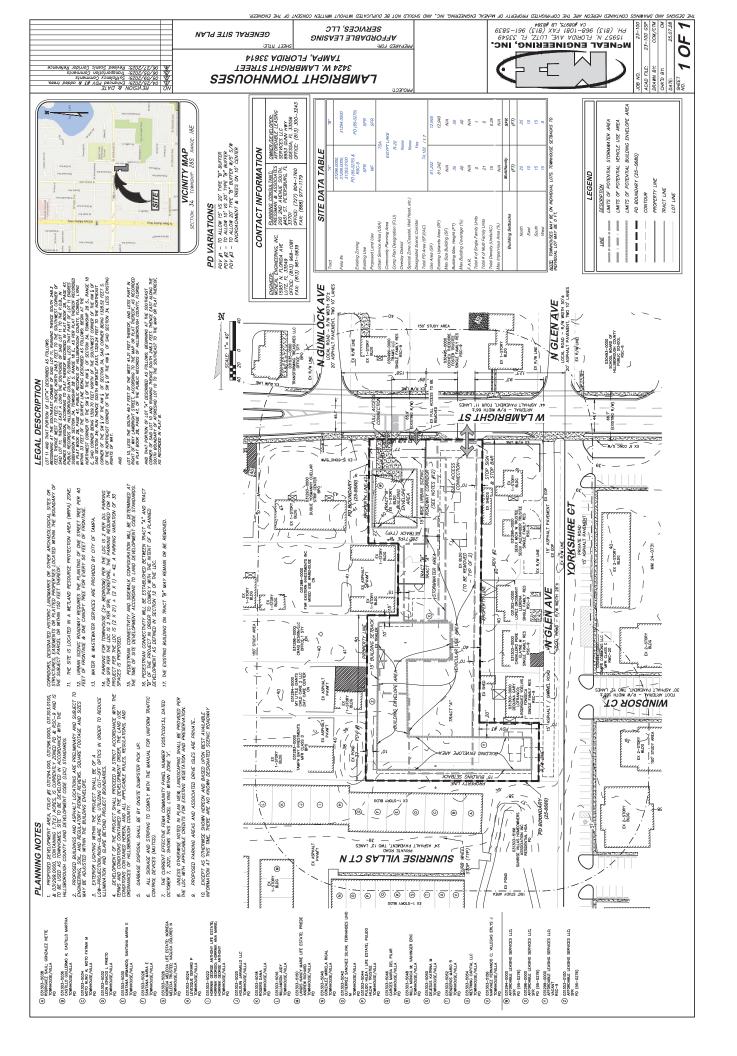
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^{*} Total Injuries = Total Incapacitating and Total Non-Incapacitating injuries. Possible Injuries are not included in total. * Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle



SPACING EXHIBIT SCALE: 1" = 20'

25-0680





Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

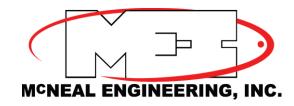
to complete this form:	
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	➤ New Request
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. Number of Access Points _4. _2. _5. _3. _6.
submittal number/name to each separate request number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Lambright Townh	iouses
Important: The name selected must be used on all fulf request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 31296.0000, 3129	99.0000, 31303.0100, 31294.0000
Tollo (valliber(s)	☐ Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided by	to a maximum of five. If there are additional folios, check the box to indicate such. Foliony the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	PD & RSC-9
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 25-0680
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 1M 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".

1 of 1

03/2025



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.

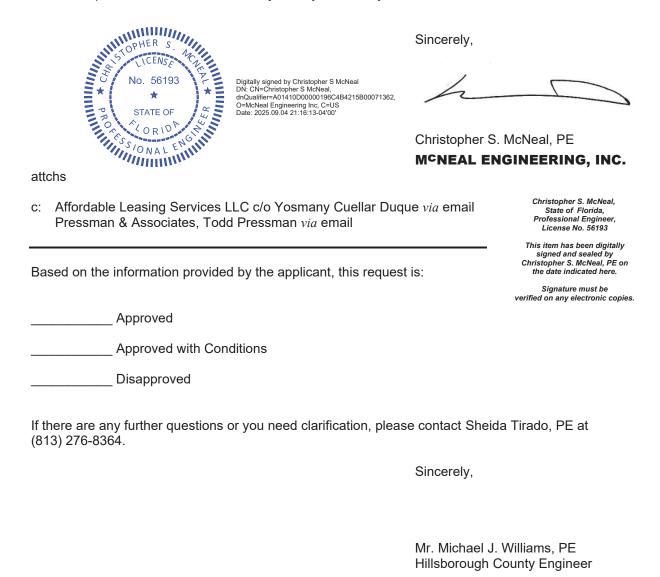
West Lambright Street adjacent to this this project, is a 4-lane un-divided Urban Arterial roadway, with no dedicated Turn Lanes, Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 40 MPH. The land use is mostly Commercial and Residential.

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 singlefamily (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.



Lambright St

Interception Cimmani						njury St	ury Severity		Ped/Bike	ike	Cra	Crash Type	0					Strategic	Highw	Strategic Highway Safety Plan	Plan			
ווובו זברווחו אחוווומו א			Total														Speed				reen /	Aging		
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^{*} 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

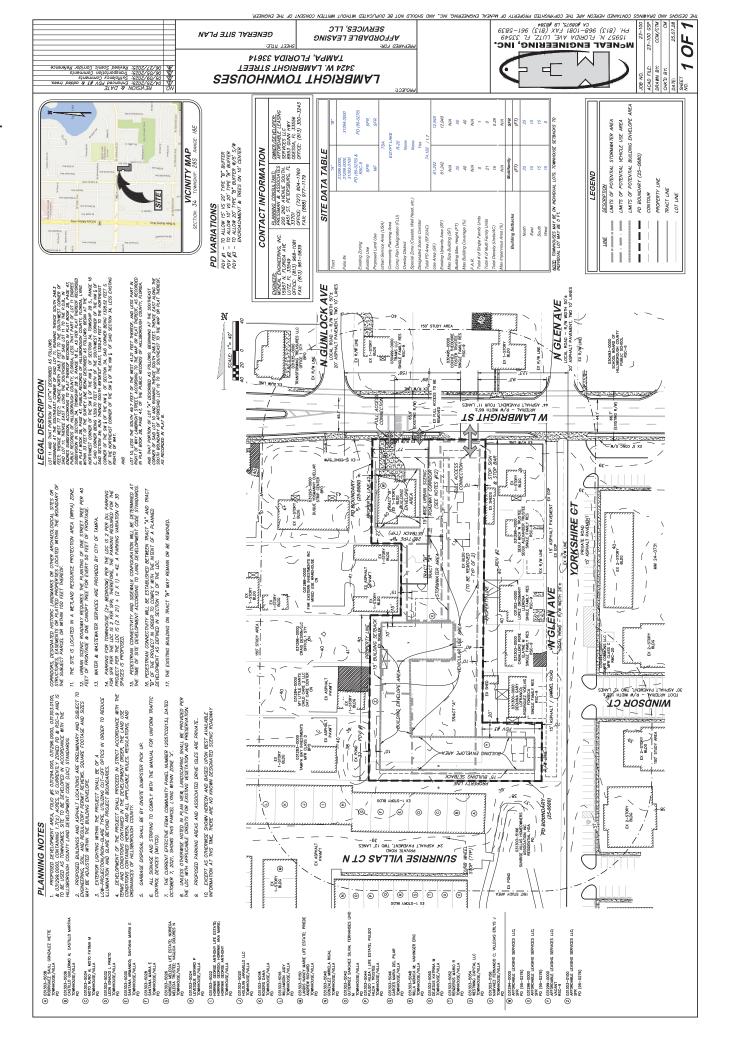
Development Services

PD 95-0276 TAMPA, FLORIDA APR 2°9" 1996 TURTLE CREEK 4906 CREEKSIDE DR. SUITE 3424 WEST LAMBRIGHT STREET FLORIDA CORSTAL, ENGINEERING, INC. ALICE HOLT 95-0376.6 AGENT:
MR. TOOD PRESSMAN
SUITE 300. S. HWY. 19 NORTH
SUITE 300.
CLEARWATER, FLORIDA 34621 SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST LEGEND SEWER SERVICE ARE WELL & SEPTIC. ZONING: PLANNED DEVELOPMENT (PD) 2,180 S.F. 900 S.F. NOTE: ALL PRESIDENT OF CHARGE SENSING MAY 0 1 1996 EXISTING USES & AREAS:

1 STORY MASONRY & FRAME HOUSE

1 STORY FRAME HOUSE UTILITIES INFORMATION:
POTABLE WATER AND SANITARY
CURRENTLY PROVIDED ON SITE BY PARKING REQUIREMENT:
PARKING REQUIRED =
PARKING PROVIDED = FLOOD ZONE: "C"
LOT 10 & 11: FIRM PNL NO. SETRACKS: FRONT = 25' SIDES = 10' DEVELOPER:
MRS. ALIVE A. HOLT
3424 WEST LAMBRIGHT S
TAMPA, FLORIDA PD-REZONING PLAN VICINIY MAP NE COB. OF THE NR 1/4 OF THE NR NORTH GLEN AVENUE 27.2 (1) BEDROOM DWELLING (1) BEDROOM DWELLING (1) BEDROOM DWELLING -6' FENCE, WALL OR HEDGE EXTEND 40' FROM N. PROP. LI 2' CALIPER, MIN HT. 10', PLANTED (\$) 20' SPACING. MULTI - FAMILY USE PERMITTED ONLY IF PUBLIC WASTEWATER SERVICE IS UTILIZED, (NOT INCLUDED) LOT 12 000 WEST LAMBRIGHT STREET (50" S 8009833" E ~ 1328124" CHSTALS DOLAN UNK FENCE 1/2" PON PICO 1843913 (SET) PIC 2" BOX PPE 12 N & C (NOT INCLUBED)
LOT 09 (NOT

25-0680



APPLICANT PROPOSED CONDITIONS

Application # RZ-PD 25-0680

Zoning Hearing Master Hearing Date: 8/18/25

BOCC Hearing Date: 10/07/25

1) The project shall be limited to 21 multi-family apartments & 1 single family unit.

2) Development standards shall be as follows:

Max. building height is 50'
Max. building coverage is is 40%
1 single family units
21 multi-0family units
Total density is 15 units/acre, multi-family
Total density is .29/acre for the single family
Building setbacks: 25' on the North, 10' on the East, 15' on the South,
Building setback on the West is 15' for the multi-family and 8' on the single family.

- 3) The site shall have one full access connection on Lambright as shown on the PD site plan.
- 4) There are 3 variations to required standards approved:

```
PDV #1 - TO ALLOW 15' VS 20' TYPE "B" BUFFER
PDV #2 - TO ALLOW 10' VS 20' TYPE "B" BUFFER
PDV #3 - TO ALLOW 20' TYPE "B" BUFFER W/5' S/W
ENCROACHMENT & TREES ON 10' CENTER
```

- 5) Internal project roadways shall be private. Gated access shall not be permitted.
- 6) Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 7) All construction ingress and egress shall be limited to the project access as shown on the PD site plan.
- 8) If PD 25-0680 is approved, the County Engineer will approve an Administrative Variance request (dated April 30, 2025) which was found approvable by the County Engineer (on? 2025) for the driveway spacing on Lambright Street.
- 9) If PD 25-0680 is approved, the County Engineer will approve an Administrative Variance request (dated September 4, 2025) which was found approvable by the County Engineer (on? 2025) for the number of access points on Lambright Street.

- 10) If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 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.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-0680
DATE OF HEARING:	September 15, 2025
APPLICANT:	Affordable Leasing Services, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-9 and PD to PD
LOCATION:	140 feet East of the intersection of W. Lambright St. and N. Gunlock Ave.
SIZE OF PROPERTY:	1.7 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-9 and PD 95-0276
FUTURE LAND USE CATEGORY:	RES-20
SERVICE AREA:	Urban

N/A

COMMUNITY PLANNING AREA:

а

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 25-0680

Zoning Hearing Master Date: September 15, 2025

BOCC Public Hearing Date: November 12, 2025



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	Single-Family Residential (Conventional	Single-Family Residential	Single-Family Residential and
Use(s)	Only) and Multi-Family	(Conventional Only)	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

Page **1** of **15**

ALL EIGHTION HOMBER.	15250000	
ZHM HEARING DATE:	September 15, 2025	
BOCC PUBLIC HEARING DATE:	November 12, 2025	Planner: James E Baker, AICP
Planning Commission Reco	ommendation:	Development Services Recommendation:
Inconsistent		Not approvable
		· ·
		I I

2.1 Vicinity Map



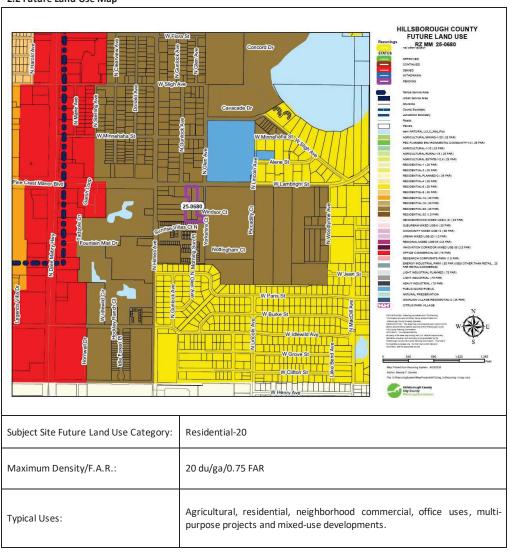
Context of Surrounding Area:

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.

Page **2** of **15**

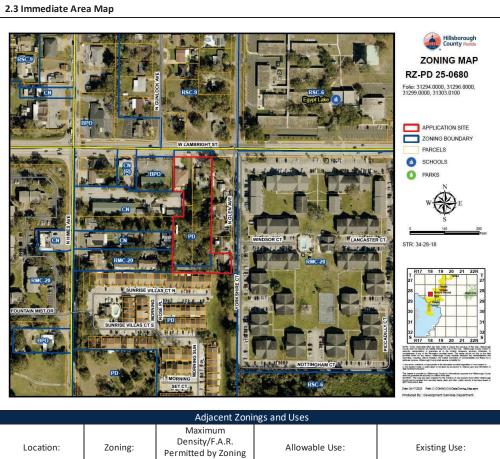
APPLICATION NUMBER:	PD 25-0680	
ZHM HEARING DATE:	September 15, 2025	
BOCC PUBLIC HEARING DATE:	November 12, 2025	Planner: James E Baker, AICP

2.2 Future Land Use Map



Page **3** of **15**

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



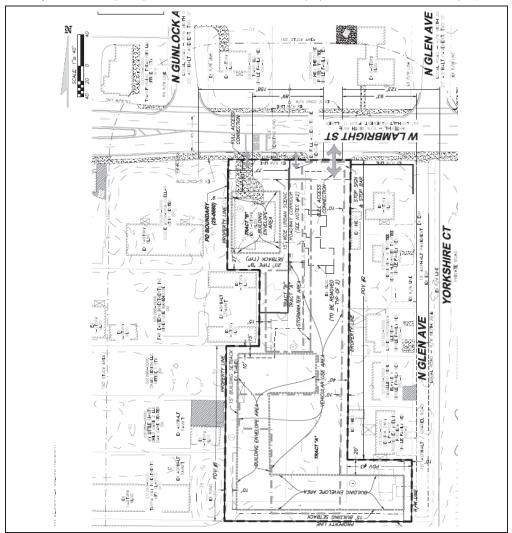
Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 du per acre	Residential, Single-Family Conventional	Single-Family Conventional
North	ВРО	.20 FAR	Office uses	Dental Office
South	PD 95-0276	12.6 units	Multi-Family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

Page **4** of **15**

APPLICATION NUMBER	R: PD 2	PD 25-0680		
ZHM HEARING DATE: BOCC PUBLIC HEARING		ember 15, 2025 mber 12, 2025	Planner: James E Baker, AICP	
West	CN	.20 FAR	Limited retail and personal services	Retail
West	ВРО	.20 FAR	Office uses	Medical Offices
	RMC-20	20 du per acre	Residential, Multi-Family Conventional	Educational

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

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



Page **6** of **15**

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

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

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

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		
		2 lanes	☐ Corridor Preservation Plan		
W. Lambright St.	County Collector - Urban		☐ Site Access Improvements		
W. Lamonghi St.		Sufficient ROW Width	☐ Substandard Road Improvements		
			☐ Other		
	County Local - Rural	2 Lanes	☐ Corridor Preservation Plan		
N. Glen Ave.		Substandard Road □Sufficient ROW Width	☐ Site Access Improvements		
			☐ Substandard Road Improvements		
			☐ 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 - <u>54</u>	2 _3	<u>3-5</u>	
Proposed	220	30	31	
Difference (+/-)	+1 <u>66</u> -84	+2 <u>7</u> -8	+2 <u>6-</u> 8	

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

Connectivity and Cross Access ☐Not applicable for this request						
Project Boundary Primary Access Additional Cross Access Finding						
North	Х	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:				

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

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	Change site plan note 11 to Wellhead Resource Protection Area
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes 図 No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☑ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significant☐ Coastal Hig☐ Urban/Sub	/ater Wellfield Prot : Wildlife Habitat gh Hazard Area ourban/Rural Sceni to ELAPP property		
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	See Staff Report
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 Townhouse (Fee estimate is based on a 1,500 s 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 = \$333,77				
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	

Page **9** of **15**

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The \pm 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	r: 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.

Page **10** of **15**

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

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:	
20111197141111111111111111111111111111111	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.

Page **11** of **15**

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. Todd Pressman 200 2nd Avenue South #451 St. Petersburg testified on behalf of the applicant. Mr. Pressman showed a PowerPoint presentation and stated the property is located just north of Hillsborough Avenue at West Lambright, east of Dale Mabry Highway. The property is comprised of four folio numbers. The request is to rezone 1.7 acres from RSC-9 and PD to PD for 21 multi-family dwelling units. He added that the existing structure will remain as is and described the multi-family building envelope. Mr. Pressman described the surrounding zoning districts and stated that the RMC-20 zoning district abuts on one side of the property and is also located across the street. Two Planned Development Variations are requested that are related to the shape of the property. The property is not wide but is very deep. The first variation is to reduce the required 20-foot buffer by 10 feet with Type B screening for the vehicular use area. He detailed the proximity to the adjacent single-family property to the south. Mr. Pressman testified that a variation is also requested to permit a 20-foot buffer with Type B screening with a 5-foot-wide sidewalk with trees on 10-foot centers. Regarding the Planning Commission's comments, Mr. Pressman stated that Policy 2.4.4 which addresses the designated center and connection C & C area is intended to promote focused growth within the Urban Service Area by encouraging a variety of densities and intensities in the development which is what is trying to be accomplished by the requested rezoning. He added that the Planning Commission states that the intent is to promote residential choices which is what the rezoning is trying to achieve. He added that there is an exclusion to the policy that if the project is incompatible with or negatively impacts the existing development within a 1,000-foot radius. He stated that is in conflict with the Land Development Code section requiring an additional setback for buildings over 20-feet in height. Mr. Pressman stated that the proposed 21 units is 3 units short of meeting the C & C provision and that if they were to add the 3 units, it would require a third story which would be incompatible with the surrounding area. He stated that the Planning Commission noted that the project is compatible with the existing development pattern at a height of 2 stories. He detailed Comprehensive Plan policies that the project complies with and stated the request meets the exclusion to the C & C policy and that the development would be an outstanding housing project in the area.

Hearing Master Finch stated that she read the Planning Commission's comments

regarding the 3 dwelling units and asked Mr. Pressman why the 3 dwelling units were not added back in. Mr. Pressman stated that the only option would be to increase the height of the buildings.

Hearing Master Finch asked Mr. Pressman about the Development Services Department recommendation to not support the rezoning due to the inability to meet the buffering setback standards and asked Mr. Pressman if that related to the additional setbacks for buildings over 20 feet in height. Mr. Pressman replied that was correct and that is the reason for the Planned Development variations.

Hearing Master Finch asked Mr. Pressman if it was correct that the project is put in the middle of the Planning Commission wanting the additional 3 dwelling units but then the buildings cannot meet the required 2 to 1 setback for buildings over 20 feet in height. Mr. Pressman replied that was correct.

Mr. James Baker, Development Services staff, testified regarding the County's staff report. Mr. Baker stated that the applicant is requesting a rezoning from Planned Development and RSC-9 to Planned Development to develop 21 multifamily townhomes and 1 single-family home. He detailed the location of the property and surrounding land uses and stated that staff is not recommending approval.

Hearing Master Finch asked Mr. Baker to confirm that the request is for two Planned Development variations. Mr. Baker replied that was correct.

Hearing Master Finch asked Mr. Baker if the basis for the Development Services Department not to support the rezoning is due to the project's inability to meet the 2 to 1 additional setback for buildings over 20 feet in height and the required landscaping and buffering. Mr. Baker replied yes.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Residential-20 Future Land Use category and within a designated Centers and Connection area which is intended to promote focused growth within the Urban Service Area and requires all new or redeveloped projects shall meet a minimum density of 75 percent of the allowable density of the applicable Future Land Use category. He added that there are exceptions to the policy which must be met to deviate from the policy. Mr. Royal testified that the applicant submitted a written request for relief from the minimum density requirement and stated that the property has an unusual configuration which cannot accommodate the addition 3 dwelling units needed to meet the policy as it would increase building height or result in overcrowding of the buildings. The Planning Commission does not support the request for the exception. He stated that the proposed townhomes are compatible with the surrounding area. He stated that based on the lack of meeting the minimum density requirement, the Planning Commission found the rezoning request inconsistent with the Hillsborough County Comprehensive Plan. Hearing Master Finch asked Mr. Royal to confirm that the project is 3 dwelling units short of meeting the minimum density requirement. Mr. Royal replied that was correct. Hearing Master Finch asked Mr. Royal why the Planning Commission did not support the requested relief to that policy. Mr. Royal replied that the additional 3 dwelling units would be compatible with the surrounding area and therefore the relief request does not meet the exception criteria.

Hearing Master Finch asked for members of the audience in support of the application.

Ms. Jairy Estevez 807 East Flora testified in support. Ms. Estevez stated that she lives in the community and wants to build houses that reset some of the area that are falling apart. She stated that the project will offer affordable housing to teachers, nurses, young professionals and retirees and a chance to invest in their community. She added that she owns a chiropractic office on Lambright and see 20 to 30 patients a day with travel nurses that are looking for housing. She described the area and stated that she would like to transform the area into a beautiful community that people can afford.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Rome submitted a revised County staff report into the record. Mr. Pressman submitted a copy of his PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject property is 1.7 acres in size and is currently zoned Residential Single Family Conventional-9 (RSC-9) (0.22 acres) and Planned Development (PD 95-0276) (1.48 acres) and is designated Residential-20 (RES-20) by the Comprehensive Plan. The property is located within the Urban Service Area.
- 2. The existing PD 95-0276 is approved for the development of 4 multifamily dwelling units and 1 single-family home for a total of 5 dwelling units.
- 3. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 21 multi-family townhomes and recognize the existing 1 single-family home for a total of 22 dwelling units.
- 4. Two Planned Development Variations are requested to the required additional setback for buildings over 20 feet in height and the required buffering and screening. The requested Variations are as follows:
 - 1) The applicant proposes to reduce the required 50-foot setback (20-foot-wide buffer plus 30-foot building height setback) to 40 feet on the east side of the property adjacent to single-family homes.
 - 2) The applicant proposes to reduce the required 50-foot setback (20-foot-wide buffer plus 30-foot building setback) to 20 feet adjacent to Folio # 31300.000 while enhancing the required screening with additional trees planted closer than required by the LDC.

The Variations requests do not meet Land Development Code Section 5.03.06.C.6(b) as they are not in harmony with the intent of the Land Development Code requirement and the proposed building height could negatively affect adjacent property owners. Although the Development Services Department staff report states that the proposed height of the multi-family structures is 35 feet (2-stories), the applicant's proposed zoning conditions which were received by Hillsborough County on September 5, 2025, state that the maximum building height is 50 feet.

- 5. The Planning Commission staff does not support the rezoning request. While staff found the request for townhomes to be an allowable use in the RES-20 Future Land Use category and consistent with the predominate residential character of the surrounding area, the Planning Commission staff stated that the request for 22 dwelling units (21 multi-family and 1 single-family home) does not meet the minimum density requirements of Policy 2.4.4 which states that all new development must meet a minimum density of 75% of the allowable density of the applicable land use category. In this case, the RES-20 land use category would permit the consideration of up to 34 dwelling units on-site (1.7 acres X 20 dwelling units). To comply with the 75% minimum density, the rezoning request would need to have 25 dwelling units instead of the request 22 dwelling units thereby 3 dwelling units short. The applicant requested an exception to the policy, but it was not supported by Planning Commission staff. Staff testified that the exception applies only to development that is not compatible with the surrounding area however staff found the subject townhomes compatible and therefore denied the exception request. the application to be inconsistent with the Comprehensive Plan.
- 6. The Development Services Department does not support the rezoning request. Staff stated that there is a lack of width and depth to the subject property that prohibits compliance with the required setbacks and buffering standards.
- 7. While the proposed 22 dwelling units do not meet the minimum density threshold as required by the Comprehensive Plan (25 required), the project serves to provide an alternative and possibly affordable housing option for County residents.
- 8. The proposed location of the multi-family portion of the subject project is adjacent to multi-family to the south and office, limited retail and a childcare center to the west.
- 9. The County's transportation review staff have no objection to the rezoning request subject to their proposed zoning conditions.
- 10. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 11. While the proposed townhomes are compatible with the development pattern in the area, the proposed maximum building height of 50 feet is incompatible with the single-family residential homes to the east given the stated inability to meet the required buffering and setback standards.

12. The rezoning request to PD for the development of 21 townhomes and 1 single-family home at a building height of 50 feet is incompatible with the existing development pattern in the area.

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

The rezoning request is not in compliance with and does not further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is not substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning from RSC-9 and PD #95-0276 to the PD zoning district for the development of 21 townhomes and 1 single-family home.

Two Planned Development Variations are requested to the required additional setback for buildings over 20 feet in height and the required buffering and screening. The Variations requests do not meet Land Development Code Section 5.03.06.C.6(b) as they are not in harmony with the intent of the Land Development Code requirement and could adversely impact the single-family residential homes to the east due to the proposed maximum building height of 50 feet.

The Planning Commission staff does not support the request as the project density does not meet the minimum 75% threshold of the number of dwelling units that could be considered under the RES-20 land use category. Specifically, the 75% minimum threshold would require 25 dwelling units, and the applicant is proposing 22 dwelling units. The Planning Commission found the request for townhomes consistent and compatible with the existing development pattern.

The Development Services Department does not support the rezoning request based upon the lack of compliance with the required buffering and screening and additional setbacks required for buildings over 20-feet in height.

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

The proposed location of the multi-family portion of the subject project is adjacent to multi-family to the south and office, limited retail and a childcare center to the west.

Although the Development Services Department staff report states that the proposed height of the multi-family structures is 35 feet (2-stories), the applicant's proposed zoning conditions which were received by Hillsborough County on September 5, 2025, state that the maximum building height is 50 feet. While townhomes are compatible with the development pattern in the area, the proposed maximum building height of 50 feet is incompatible with the single-family residential homes to the east given the inability to meet the required buffering and setback standards.

RECOMMENDATION

Based on the foregoing, this recommendation is for **DENIAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

October 4, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

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

PD 25-0680 2

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

PD 25-0680

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*.

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

PD 25-0680 4

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

PD 25-0680 5

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

PD 25-0680

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 25-0680 call other values>

CONTINUED DENIED Tampa Service Area Urban Service Area urisdiction Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR

LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION

Legends Villa Dr

CITRUS PARK VILLAGE

Map Printed from Rezoning System: 4/23/2025 Fle: G:/RezoningSystem/Mag

GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

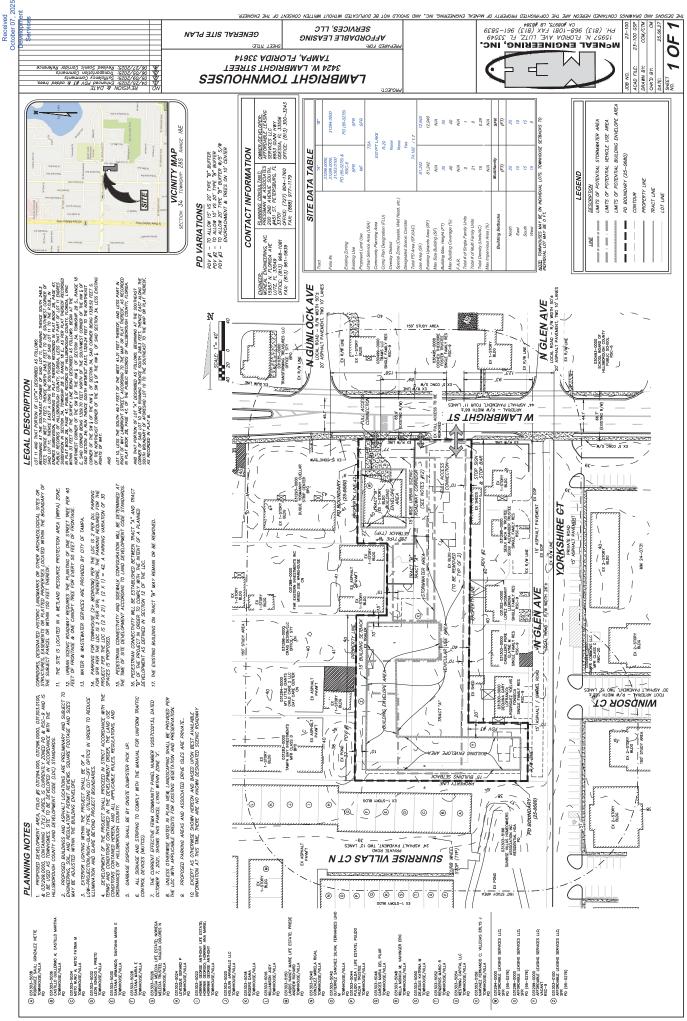
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD 25-068	0		
Zoning File: RZ-PD 25-0680	Modification: None		
Atlas Page: None	Submitted: 10/07/25		
To Planner for Review: 10/07/25	Date Due: ASAP		
Contact Person: PRESSMAN TODD	Phone: (727) 804-1760/Todd@Pressmaninc.com		
Right-Of-Way or Land Required for Dedication: Yes No			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.		
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:			
Reviewed by:	Date:		
Date Agent/Owner notified of Disapp	roval:		



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

REVI	Zoning Technician, Development Services Department EWER: Sarah Rose, Senior Planner INING AREA: Egypt Lake	Revised: 09/11/2025 AGENCY/DEPT: Transportation PETITION NO: RZ 25-0680
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached conditions.	
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted <u>and limited to</u> one full vehicular and pedestrian access connections for the single-family detached lot, and one full access connection for the multifamily units 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 <u>the roadway</u> 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 12th, 2025) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on September 5th. 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d. A variance of +/- 1568ft from the <u>project's western-most driveway to the</u> 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 9(2) access connections to serve the project site.
- 5. As W. Lambright St is a substandard arterial roadway, the developer will be required to 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. Nowthingstanding 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 shall be required to amend the PD site plan to:

- Remove Replace note fourteen (14) under "Planning Notes" which requests a reduction in the required number of parking spaces with a statement that "parking will be provided in accordance with Hillsborough County Land Development Code Standards."
- 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 Residential Single family Conventional – 9 (RSC-9) to Planned Development (PD). The existing 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-	Total Hour	
	Way Volume	AM	PM
RSC-9, Single Family Detached (ITE Code 210) 2 Units	<u>18</u>	1	<u>2</u>
PD, Low-Rise Multi-Family (ITE Code 21520) 4 Units	26	1	2
PD, Single Family Detached (ITE Code 210) 1 Unit	10	1	1
Total	36 <u>54</u>	2 <u>3</u>	3 - <u>5</u>

Proposed Uses:

Zanina Land Has/Siza	24 Hour Two-	Total Peak
Zoning, Land Use/Size	Way Volume	Hour Trips

		AM	PM
PD, Low-Rise Multi-Family	210	29	20
(ITE Code 2 15 20) 21 Units	210	29	30
PD, Single Family Detached	10	1	1
(ITE Code 210) 1 Unit	10	1	1
Total	220	30	31

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Hour	
	Way Volume	AM	PM
Difference	+1 <u>66</u> 84	+27 8	+2 <u>6</u>

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 +/- 26ft 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 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 which allows for an alternative parking plan to be considered.

ADMINISTRATIVE VARIANCE - W. LAMBRIGHT STREET ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d) A variance of +/- 1568ft from the <u>project's western-most driveway to the</u> 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 5th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

<u>ADMINISTRATIVE VARIANCE – W. LAMBRIGHT STREET NUMBER OF ACCESS CONNECTIONS</u>

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 arterial 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 5th, 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 Leve	l of Service	
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
W. Lambright St.	Dale Mabry Hwy	Tampania Ave	D	С

Source: 2024 Hillsborough County Level of Service (LOS) Report

From: <u>Williams, Michael</u>
To: <u>McNeal, Christopher</u>

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: <u>25-0680 AVAd 08-12-25.pdf</u>

25-0680 AVReq 09-05-25.pdf

image001.png

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 (<u>DeLeonE@hillsboroughcounty.org</u> 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

601 E. Kennedy Blvd., Tampa, FL 33602

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-

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

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 csansone@mcnealengineering.com todd@pressmaninc.com bakerje@hillsboroughcounty.org rosesj@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

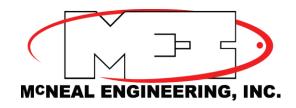
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 □1. Driveway Spacing - W Lambright St □4. □2. Driveway Spacing - W Lambright St □5. □3. Driveway Spacing - W Lambright St □6.
submittal number/name to each separate request. number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and uplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Lambright Townh	ouses
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 31296.0000, 3129	99.0000, 31303.0100, 31294.0000
Tollo Nambel(s)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided by	to a maximum of five. If there are additional folios, check the box to indicate such. Foliony the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	PD & RSC-9
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 25-0680
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM 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".

1 of 1

03/2025



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 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,

Christopher S. McNeal, PE

MCNEAL ENGINEERING, INC.

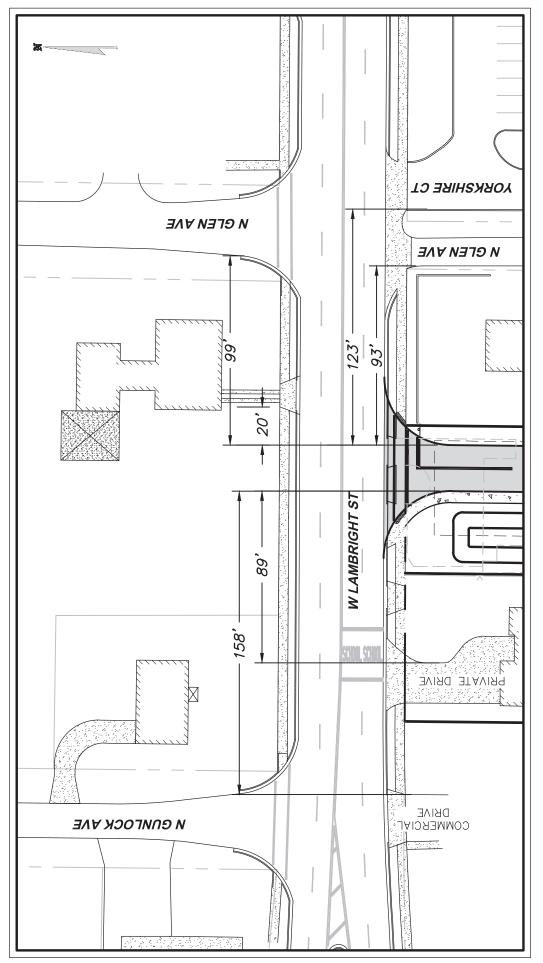
attchs

all		
c:	Affordable Leasing Services LLC c/o Yosmany Cuellar Duque <i>via</i> email Pressman & Associates, Todd Pressman <i>via</i> email	Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193
Ва	sed on the information provided by the applicant, this request is:	This item has been digitally signed and sealed by
	Approved	Christopher S. McNeal, PE on the date indicated here.
	Approved with Conditions	Signature must be verified on any electronic copies.
	Disapproved	
	nere are any further questions or you need clarification, please contact Sheid 3) 276-8364.	a Tirado, PE at
	Sincerely,	

Mr. Michael J. Williams, PE Hillsborough County Engineer

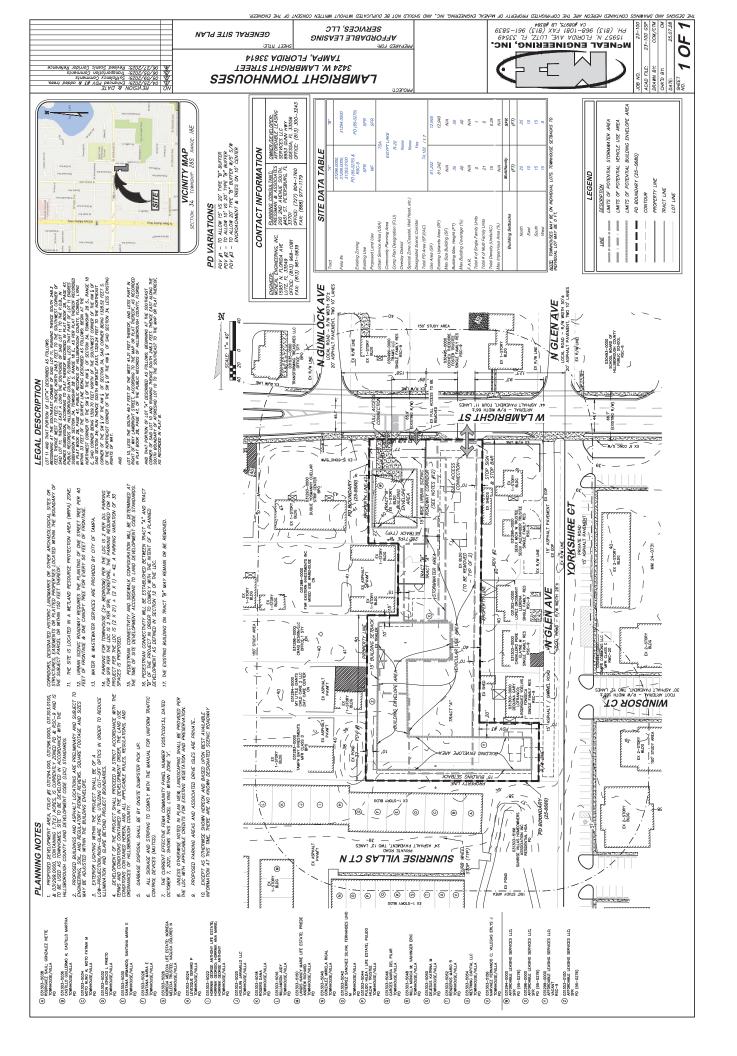
المحصصين منبحصما					-	njury Se	ury Severity		Ped/Bike	(e	Cras	Crash Type					0,	trategic	Highwa	Strategic Highway Safety Plan	lan			
mersection sammary			Total														Speed			Te	reen Ag	Aging		
Ton 50 Benort	Total	Total Ser	ious	Total Fatal	Fatal		Non Possible	ossible	000	Olpay	Left	Right	Head	Left Right Head Comm. Work	Work	No No	Agr.	Lane At	At D	Distract Driver	iver Dr	_	No.icom	Aotor
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HIMES AVE @ LAMBRIGHT ST	5	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
																								l

^{*} 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'

25-0680





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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

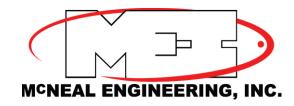
to complete this form:	
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	➤ New Request
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. Number of Access Points _4. _2. _5. _3. _6.
submittal number/name to each separate request number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Lambright Townh	iouses
Important: The name selected must be used on all fulf request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 31296.0000, 3129	99.0000, 31303.0100, 31294.0000
Tollo (valliber(s)	☐ Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Foliony the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
Important: All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	PD & RSC-9
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 25-0680
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 10 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".

1 of 1

03/2025



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.

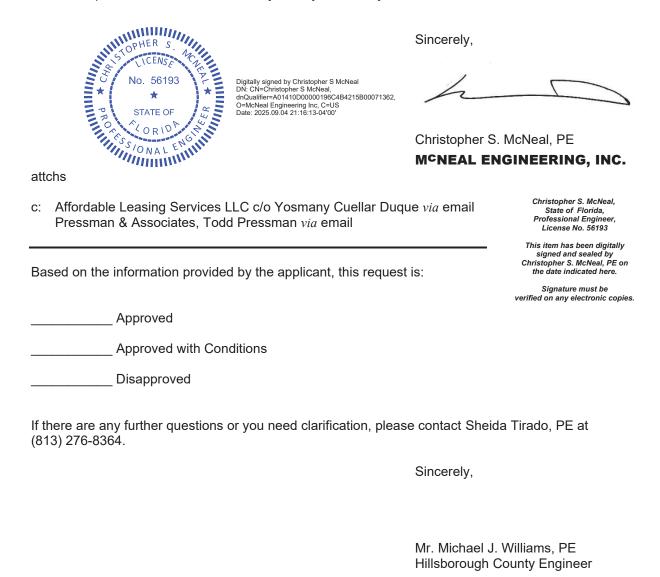
West Lambright Street adjacent to this this project, is a 4-lane un-divided Urban Arterial roadway, with no dedicated Turn Lanes, Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 40 MPH. The land use is mostly Commercial and Residential.

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 singlefamily (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.



Lambright St

Interception Cummery						njury St	ury Severity		Ped/Bike	ike	Cra	Crash Type	0					Strategic	Highw	Strategic Highway Safety Plan	Plan			
ווונבו אברווחוו אחווווומו א			Total														Speed				reen /	Aging		
Ton 50 Benort	Total	Total	Total Total Serious	Total Fatal	Fatal	200	Non	Possible	Pod	Olio	Left	t Righ	t Head	Right Head Comm. Work	Work	No	Agr.	Lane	At	Distract Driver	river	_		Motor
ind so we bout	Crashes	Crashes Fatalities Injuries	Injuries	Injuries	Crashes	IIIcab	Incap	Injury	no.	DING	Turr	Turn	Turn Turn On	Veh	Zone	Veh Zone Restraint Driving	Driving	Depart	Int.	Depart Int. Driving 15-19 65+	5-19	_	nball ed	Cycle
HIMES AVE @ LAMBRIGHT ST	5	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

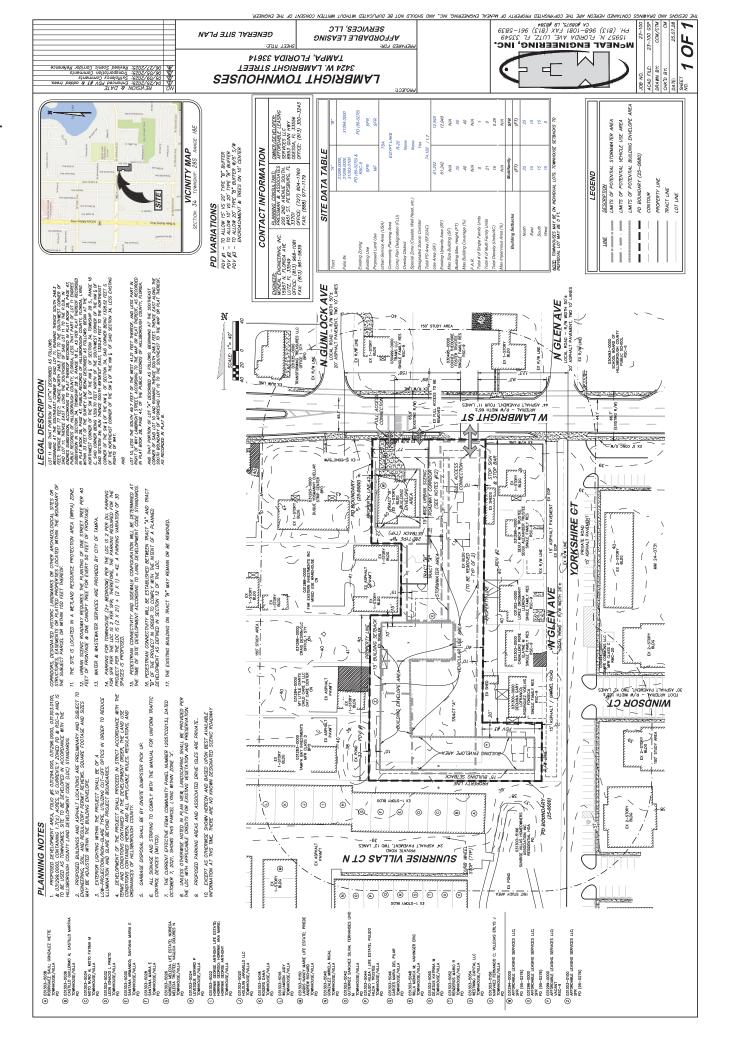
Development Services

PD 95-0276 TAMPA, FLORIDA APR 2°9" 1996 TURTLE CREEK 4906 CREEKSIDE DR. SUITE 3424 WEST LAMBRIGHT STREET FLORIDA CORSTAL, ENGINEERING, INC. ALICE HOLT 95-0376.6 AGENT:
MR. TOOD PRESSMAN
SUITE 300. S. HWY. 19 NORTH
SUITE 300.
CLEARWATER, FLORIDA 34621 SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST LEGEND SEWER SERVICE ARE WELL & SEPTIC. ZONING: PLANNED DEVELOPMENT (PD) 2,180 S.F. 900 S.F. NOTE: ALL PRESIDENT OF CHARGE SENSING STREET OF CHARGE SENSING MAY 0 1 1996 EXISTING USES & AREAS:

1 STORY MASONRY & FRAME HOUSE

1 STORY FRAME HOUSE UTILITIES INFORMATION:
POTABLE WATER AND SANITARY
CURRENTLY PROVIDED ON SITE BY PARKING REQUIREMENT:
PARKING REQUIRED =
PARKING PROVIDED = FLOOD ZONE: "C"
LOT 10 & 11: FIRM PNL NO. SETRACKS: FRONT = 25' SIDES = 10' DEVELOPER:
MRS. ALIVE A. HOLT
3424 WEST LAMBRIGHT S
TAMPA, FLORIDA PD-REZONING PLAN VICINIY MAP NE COB. OF THE NR 1/4 OF THE NR NORTH GLEN AVENUE 27.2 (1) BEDROOM DWELLING (1) BEDROOM DWELLING (1) BEDROOM DWELLING -6' FENCE, WALL OR HEDGE EXTEND 40' FROM N. PROP. LI 2' CALIPER, MIN HT. 10', PLANTED (\$) 20' SPACING. MULTI - FAMILY USE PERMITTED ONLY IF PUBLIC WASTEWATER SERVICE IS UTILIZED, (NOT INCLUDED) LOT 12 000 WEST LAMBRIGHT STREET (50" S 8009833" E ~ 1328124" CHSTALS DOLAN UNK FENCE 1/2" PON PICO 1843913 (SET) PAC 2" BOX PPE 12 N & C (NOT INCLUBED)
LOT 09 (NOT

25-0680



COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Ioshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZON	NING
HEARING DATE: 7/21/2025	COMMENT DATE: 5/5/2025
PETITION NO.: 25-0680	PROPERTY ADDRESS: 3430, 3424, 3426 W
EPC REVIEWER: Melissa Yañez	Lambright St, 6502 N Glen Ave, Tampa, FL 33614
CONTACT INFORMATION: (813) 627-2600 x1360	FOLIO #: 0312990000, 0312960000, 0313030100, and 0312940000
EMAIL: yanezm@epchc.org	STR: 34-28S-18E

REQUESTED ZONING: Major mod to PD

FINDINGS					
WETLANDS PRESENT	NO				
SITE INSPECTION DATE	NA				
WETLAND LINE VALIDITY	NA				
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and				
SOILS SURVEY, EPC FILES)	EPC file search				

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

Note 11 on the site plan says "The site is located in a Wetland Resource Protection Area", it should be labeled as "Wellhead Resource Protection Area".

Future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-0680 May 5, 2025 Page **2** of **2**

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".

Once approved, the formal wetland delineation would be binding for five years.

My/cb

ec: <u>cuellaryosmany@yahoo.com</u> / <u>todd@pressmaninc.com</u>



Adequate Facilities Analysis: Rezoning

Date: May 13, 2025 **Acreage:** 1.7(+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 25-0680 Future Land Use: R-20

HCPS #: RZ-695

Maximum Residential Units: 21

Address: W Lambright St and N Gunlock Ave

Residential Type: Single Family Attached

Parcel Folio Number(s): 31294.0000 31296.0000 31299.0000 31303.0100

School Data	Egypt Lake Elementary	Pierce Middle	Hillsborough High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	708	1245	2081
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	491	878	1685
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	69%	71%	81%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/13/2025	7	54	49
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	2	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	71%	75%	83%

Notes: At this time, adequate capacity exists at Egypt Lake Elementary, Pierce Middle, and Hillsborough High School for the proposed rezoning.

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

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 07/21/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Affordable Leasing Services, LLC **PETITION NO:** 25-0680

LOCATION: 200 2nd Ave South, #451

FOLIO NO: 31299.0000 31296.0000 31303.0100 31294.0000

Estimated Fees:

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)

Project Summary/Description:

Urban Mobility, Northwest Parks/Fire - 21 townhomes

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 5/12/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/27/2025

PROPERTY OWNER: Affordable Leasing Services LLC PID: 25-0680

APPLICANT: Affordable Leasing Services LLC

LOCATION: 6502 N. Glen Ave. Tampa, FL 33614

3424 W. Lambright St. Tampa, FL 33614 3426 W. Lambright St. Tampa, FL 33614

FOLIO NO.: 31299.0000, 31296.0000, 31294.0000, 31303.0000

AGENCY REVIEW COMMENTS:

According to the application request, the applicant is requesting a PD for "Lambright Townhouses" for 21 multi-family townhomes where public water and sewer are immediately available.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within the Wellhead Resource Protection Area (WRPA) Zone 2. Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with WRPA Zone 1 which can be found in Section 3.05.03.A. and Section 3.05.04.A. of the Hillsborough County Land Development Code (LDC).

Based on the information provided, Hillsborough County Environmental Services Division has no objection to the applicants' request as it relates to the Wellhead Resource Protection Area Zone 2.

AGENCY COMMENT SHEET

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

FROM: Reviewer: Andria McMaugh Date: 05/06/2025

Agency: Natural Resources **Petition #:** 25-0680

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

COMMENTS:				

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.	RZ-PD 25-0680	REVIEWED BY:	Clay Walker, E.I.	DATE: $4/18/2025$	
FOLI	O NO.:	31294.0000, 312	296.0000, 31299.00	000, 31303.0100		
	WATER					
\boxtimes				Water Service Area ility of water service.	Γhe applicant should	
	site) however	there could be a	 additional and/or dif	he site), (approximaths this will be the likely ferent points-of-conner not a reservation of the site.)	point-of-connection, ection determined at	
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.					
	WASTEWATER					
\boxtimes				Wastewater Service availability of wastew		
	feet fron however	n the site) there could be a	 additional and/or dif	(adjacent to the site), This will be the likely ferent points-of-conne s not a reservation of	point-of-connection, ection determined at	
	connection and will r	on to the County need to be compl	,'s wastewater syst	nts will need to be tem. The improvemen prior to issuance of tem.	ts include	
COMN	ΛΈΝΤS: _					

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING OFFICER HEARINGS

ZONING HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, September 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 7:50 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate) -Second Floor Boardroom 601 East Kennedy Boulevard

Tampa, Florida 33601

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

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

Our next application's Item D.2, PD 25-1 MS. HEINRICH: The applicant is requesting to rezone property from PD 2 95-0276 and RSC-9 to Planned Development. James Baker with 3 4 Development Services will provide staff findings after the 5 applicant's presentation. 6 HEARING MASTER: All right. Is the applicant here? 7 Good evening. Thank you. Good evening, Hearing 8 MR. PRESSMAN: Todd Pressman, 200 2nd Avenue South, Number 451, in 9 Officer. 10 Saint Petersburg. 11 This is PD 25-0680. You can see we're located just 12 north of Hillsborough Avenue, more specifically, at West 13 Lambright, east of Dale Mabry. This is a project site of four 14 separate folios. You can see Lambright running on the right, 15 and you can see the four different properties that are included 16 in this project. 17 This is a PD and RSC-9 seeking PD for 1.7 acres for 21 18 multi-family units. And this is the site plan. I've darkened 19 the two areas of structures. The one on the right is an 20 existing structure and that will remain as is. And then, the 21 building envelope on the left, the L, is the proposed multi-22 family. You can see the access point and virtually, pretty 23 much, everything else is parking and buffering. 24 When you look at the zoning of the area, it is quite a

mix from multi-family, RMC-20, RSC-9, BPO, CN, so it is a mix,

25

but frequently, or significantly, throughout all the abutting zoning categories. I think it's important to emphasize the RMC-20, which abuts on one side and is across the street, Glen Avenue, a small street on the other. Future Land Use Map is all R-20 in the entire vicinity. So look at the vicinity across Glen, which is the small side street, is a significant multifamily. And it continues, abutting west multi-family, and abutting south is also multi-family.

So we have two remaining variations, which really have to do with the shape of the property. It is somewhat of a -- it's not a wide property, but it is very deep. Looking at the first variation, asking for 10 feet versus 20 feet of a B buffer. Now, critically, that's a buffer to the vehicular use area. So you have single-family, which are next door.

And then, you have this line which is seeking the buffer. And this is showing you the vehicular drive area and the single-family. So it is, in effect, a reduction of a buffer, but only to the vehicular drive area. And really, there's only one portion of the multi-family that comes close to the single-family property to the south, which as measured here is 40 feet. The rest of the structure is about 100 feet, more or less, from that property line.

The third variation is to allow a 20-foot type B buffer with a 5-foot sidewalk encroachment with trees on 10-foot center, we've increased the planting of trees to a 10-foot

center. So this is in this small portion of the plan, as you can see here. And what we're proposing is keeping the 20 foot. It does have a five-foot sidewalk in it. And you can see the conceptual of the type B buffer. And this is another schematic of it. So you can see 10 feet is actually green, 5 feet sidewalk, but we're still providing the 20, and the shade trees with 10 foot on center with the course of the fence. So our intent is to increase the density of landscaping, still require enough buffer area.

Now, looking at the Planning Commission comment, they have an interesting comment I haven't seen before, which is Policy 2.4.4, which reads as a designated center and connection C&C area. This is well documented in the report. But they note it's to promote focused growth within the USA by encouraging a variety of densities and intensities in the forms of development, which is what I believe we are doing here. I think we are moving towards that goal that the Planning Commission wants.

They note in the report that it's the focus on the County's redevelopment and infill efforts to promote residential commercial choices. We think we are promoting a different type of residential style in the area, and encouraging economic growth, which I believe we're doing as well.

That being said, on the other hand, there is an exclusion to the C&C policy, which we think we do meet the

exclusion. The exclusion is, if you're incompatible with, or negatively impact, the existing development pattern within a thousand-foot radius. And we believe that it's in conflict with, and shows that, to be under the zoning code, Section 6.01.01, which requires significantly more setback two to one, the higher you go.

So we have 21 units. We're only short three units from this policy. If we were to add the three units, we would have to go up another level, which would then be a third level, third story, which there are none in the area. It would then have impact on the surrounding multi-family that's two story, which the Code recognizes at a pretty significant setback required. So we believe that, number one, that we meet the intent, or desire, of the C&C policy, yet at the same time, we believe that the forcing of the issue of the 21 units to 25 units, 3 additional units, would cause incompatibility within a thousand feet of the project site.

At the same time, the Planning Commission does note that we are compatible with the existing development pattern found within the surrounding area, at the two stories. They note Objective 2.2 Future Land Use Categories outlying range and land uses allowed in each category. Notes proposal meets intent of Objective 4.4 or 4.4.1, new development to be compatible and is consistent. But there are quite a number of other categories, or other policies, under housing which are not

mentioned, which we do believe support this request. Which Goal Number 1 and Objective 1.1 is, support a range of housing options to affordably meet the needs of current and future residents, which is absolutely the case in this area.

These would be very nice townhomes for what's referred to sometimes now, the missing middle, which would provide homeownership and a different type of housing and home ability for residents in the area. Housing Policy 1.18 encourage a variety of housing types, including single, and multi-family, and missing middle housing to diversify the housing stock and provide Hillsborough County with more housing options across a range of income levels.

And 1.2.6, promote residential infill development within the Urban Service Area through measures not limited to flexible building envelope, which is, I think, one of the elements here in terms of having a flexible building envelope, parking access, and setbacks, while maintaining safety standards. I think those policies speak to this particular request very strongly.

And linking housing and transportation, Objective 1.5, strategically locate housing in conjunction with supportive transportation infrastructure, which there is a HART station well within walking distance, just less than a minute, or maybe a minute, from the proposed project.

So looking over the issues, Planning Commission saying

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

that we aren't compatible, not meeting their one critical 1 element of C&C. We believe that, not only do we meet that, but 2 we meet their exclusion, and that this would be an outstanding 3 4 housing product for this particular area. So with that, we appreciate your attention, and happy to answer any questions you might have. 6 HEARING MASTER: I -- thank you. I noticed that section of the Planning Commission's report as well, about the 8 9 three dwelling units, and so forth. 10 MR. PRESSMAN: Yes. 11 HEARING MASTER: I picked that up as well. I had a 12 question, and you explained that as to -- my question was -- to 13 you was going to be, why don't you put the three units back in? 14 It's a height issue? And is that --15 MR. PRESSMAN: The only place that they can go is up. 16 HEARING MASTER: Yeah. And the other question is, the 17 Development Services Department talks about -- well, their 18 recommendation not to support this is based on the inability of 19 the site to meet the buffering -- setback requirements, which 20 I'm assuming are about two to one setbacks for that additional 21 height for buildings over 20 feet. 22 MR. PRESSMAN: Correct. 23 HEARING MASTER: Okay. 24 MR. PRESSMAN: So yes, we are asking for variations to 25 that, yes.

HEARING MASTER: Okay. And so that kind of puts you 1 in the middle of, they would like additional units, but then you 2 can't meet the two to one setbacks. 3 MR. PRESSMAN: Correct. And we see it as a conflict 4 5 between policy -- well, policies and code, quite frankly, which 6 I think you recognize. HEARING MASTER: Understood. All right. And then, the staff report -- the Development Services staff report talks 8 9 about variances, which is the two to one, but it's just a part 10 of the PD. It's not an actual variance request (indiscernible). 11 MR. PRESSMAN: Variation under the PD, yes. 12 HEARING MASTER: Understood. All right. Those are my 13 questions. 14 MR. PRESSMAN: Thank you. 15 HEARING MASTER: Thank you. Don't forget to sign it. 16 Development Services. Good evening. 17 MR. BAKER: James Baker, Development Services. 18 Request is to Rezone from Planned Development, PD, 19 that contains existing one single-family home on Folio 20 31294.0000 and contiquous parcels 31296.000, 31299.000, and 21 31303.000, and Residential Single-Family Conventional, RSC-9, to 22 a new PD to develop 21 multi-family townhomes and 1 singlefamily home. 23 24 The subject site is located along the south side of 25 West Lambright Street, west of Yorkshire Court, and east of

North Himes Avenue in the Egypt Lake Community Area. In the 1 immediate vicinity is multi-family, single-family, and 2 businesses. Residential uses are located to the north, east, 3 4 and south; and commercial and business professional offices to the west of the site. There are three variances that are being 6 They are primarily dealing with landscaping and buffering, LDC part 6.06.06. As mentioned earlier, staff is recommend not 8 9 approvable. 10 HEARING MASTER: Does that complete your presentation? 11 Okay. Oh, don't go yet. I have a question. 12 MR. BAKER: Sure. 13 HEARING MASTER: Okay. Thank you. I just want to 14 clarify for the record. Your staff report -- I think Mr. 15 Pressman noted this as well -- Variance -- what's labeled 16 Variance Number 1 is not needed. So I just want to confirm that 17 we're down to two Planned Development variations, which in your 18 staff report would be 2 and 3; is that correct? 19 MR. BAKER: That's correct. 20 HEARING MASTER: Okay. All right. And then, back to 21 my question you heard me ask Mr. Pressman. So the basis for 22 Development Services' recommendation not to support the request 23 is based on their inability to meet that two to one building 2.4 height --25 MR. BAKER: Yes.

1 HEARING MASTER: -- setback? And also, those 2 landscaping buffering --MR. BAKER: That's correct 3 HEARING MASTER: -- variations. And that's it. All 5 right. Thank you so much. That was my question. 6 Planning Commission. MR. ROYAL: Good evening. Tyrek Royal, Planning Commission staff. 8 9 The subject site has a Future Land Use designation of 10 Residential-20, which allows for consideration of agricultural, residential, neighborhood commercial, office uses, multipurpose 11 projects, and mixed-use developments. The site is located 12 within a designated Centers and Connection area, which is 13 14 intended to promote focused growth within the Urban Service Area 15 by encouraging a variety of densities, intensities, and forms of 16 development fronting identified Connections and within Centers 17 as shown on the Centers and Connections Map. The purpose of the Center's Connection framework is to 18 19 focus on the County's redevelopment and infill efforts by 20 promoting residential and commercial choices, encouraging 21 economic growth, improving present conditions of infrastructure, 22 and leveraging reinvestment in those areas. In accordance with 23 FLUS Policy 2.4.4, considerations of C&C should be given in a 2.4 review of Future Land Use Map amendments and rezoning

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applications.

This policy further states that all new developments or redevelopment shall meet minimum density of 75 percent 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 applicant submitted a written request for relief from the minimum density requirement, and the request applicant cites an unusual configuration of the site, specifically the deep depth and limited width that would not be able to accommodate an additional three units. According to the applicant, adding three more units would either necessitate increased building height or resort 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 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 residences uses, as well as non-residential uses such as the 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 are also not applicable to the site. While the proposed development of 21 townhomes aligns with the intent of FLUS Objective 1.1, it does not satisfy the minimum density requirement established under Centers and Connections policies.

2.4

Based upon these considerations, Planning Commission staff finds the proposed plan development inconsistent with the Unincorporated Hillsborough County Comprehensive Plan. Thank you.

HEARING MASTER: All right. Thank you. Mr. Royal, let me ask you a couple follow-up questions along the lines of what I've asked Mr. Pressman. In summary, they're short three building units, so they don't meet that minimum density threshold.

MR. ROYAL: That's correct.

HEARING MASTER: Okay. And then second, they applied for relief from that policy. And why was the Planning Commission not supportive of that?

MR. ROYAL: Because -- so under Policy 2.4.4, all the developments and redevelopment shall be a minimum density of 75 percent, unless certain criteria -- the criteria they mentioned was that the development's not compatible and would adversely impact the existing development pattern. We, as Planning Commission, determined that the site of -- to add additional three dwelling units would not be incompatible. Therefore, they don't fall under that category.

1 HEARING MASTER: I see. So you believe they have the ability to do it; therefore, they don't meet relief from that 2 policy. 3 4 MR. ROYAL: Yes. HEARING MASTER: That's what you mean. Thank you so 6 much. I appreciate it. All right. We'll call for anyone that would like to speak in support. Anyone in favor? Good evening. 8 9 MS. ESTEVEZ: Good evening. 10 What's your name and address? HEARING MASTER: 11 MS. ESTEVEZ: Hello. My name is Jairy Estevez, and I live at 807 East Flora, Tampa, Florida. 12 And I want to thank you guys all for this evening. 13 14 It's taken us three years to get to this point to be in front of 15 you. And I really want to ask you guys for your support. I 16 live in this community. I am from this community. I've always 17 lived in this community, and I live in this community now. 18 I just wanted to say that this isn't just a project for us 19 simply to build houses, it's to build a community and to reset 20 some of the areas that are really falling apart. 21 If you've been in this area, you can see the 22 apartments and all the subdivisions from the '70s and the '80s. 23 We know that housing's one of the greatest challenges facing our 24 city, but by offering affordable housing, this project will give

teachers, nurses, young professionals, and retirees a chance to

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invest back in our community. We -- right on Lambright, we own, like, a chiropractic office. We have over 20, 30 patients a day, travel nurses, everyone's looking for housing that's not falling apart, that's going to have a new fridge, that's going to have parking, that's going to feel safe, that's going to have lights.

It's an amazing school district to have people come here. And I personally committed to something that's not just for the community, but to people to be proud of their homes. We're also focusing that it's not going to just be about building this neighborhood. It's also landscaping, new trees, new shrubberies, new flowers, people feeling proud and have pride in their community.

If you've been in our area, Lowry Park just redid the entrance of their sign, which was thousands of dollars. HART line just replaced all the bus stops to be shaded and safe. I mean, we're trying to build this area to be walkable, friendly, affordable, then we have to stand by it.

So we've been here trying to do this for three years.

And I'm really excited to be around. So I really want to thank

you guys to see my tax dollars at work. It's the first time

I've ever been to a zoning, so I thank everyone for their time.

And in closing, I just humbly ask you for your support and

approving the zoning challenge. Together, we can transform this

vacant, empty, depressing, sad lot into a beautiful home and

1	community that people can afford. So thank you.
2	HEARING MASTER: Thank you so much. Don't forget to
3	sign in.
4	MS. ESTEVEZ: Oh, sorry.
5	HEARING MASTER: Anyone else who would like to speak
6	in support? All right. Seeing no one.
7	Anyone in opposition to this request? All right.
8	Seeing no one.
9	Ms. Heinrich, anything you want to add?
10	MS. HEINRICH: No, ma'am.
11	HEARING MASTER: All right. Mr. Pressman, you have
12	the last word.
13	MR. PRESSMAN: Thank you.
14	HEARING MASTER: All right. Thank you.
15	And with that, we'll close Rezoning 25-0680, and go to
16	the next case.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE \angle OF \angle

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

DATE/TIME: 9/15/2025 6pm HEARING MASTER: Susan Finch

DI FASE PRINT CLEARLY THIS INFORMATION WILL BE USED FOR MAILING

PLEASE PRINT CLE	EARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Christian E Guevara		
RZ 25-0435	MAILING ADDRESS 10350 Celts Ach Dr		
	CITY Ruskin STATE FL ZIP 38573 PHONE 813-296-4909		
APPLICATION #	NAME Kami Cor bett		
RZ 25-1143	MAILING ADDRESS 101 & Kennedy Poll Ste 3700		
	MAILING ADDRESS 101 & Kennedy Polad Ste 3700 CITY TAM PA STATE FC ZIB360 > PHONE 8 B 227 842		
APPLICATION #	NAME NICOU MACINNES		
RZ 25-0588	MAILING ADDRESS 2002 W Cleveland Sweet		
K- 13 - 23	CITY TAMPA STATE FL ZIP 3309 PHONE 913-407-1696		
APPLICATION #	NAME David M. Smith		
RZ 25-0588	MAILING ADDRESS 401 E. Jackson Stut Sule 2100		
	CITY Tanya STATE FI ZIP33601 PHONE 8/3 222-5010		
APPLICATION #	PLEASE PRINT Dainy ESTEVEZ		
RZ 25-0680	MAILING ADDRESS 807 & Flora St.		
	CITY Tampa STATE ZIP PHONE 310-733-164		
APPLICATION #	PLEASE PRINT ON TUESSING IS		
Rz 25-0680	MAILING ADDRESS 200 0 14 19 5 #451		
	CITY STATE ZIP ZIP PHONE SCY		
	180		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 2

DATE/TIME: 9/15/2025 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Gina Grimes MAILING ADDRESS 1001 Water St. Ste 1000 RZ 25-0703 CITY Tampe STATE FL ZIP 5402 PHONE 813-559-5506 NAME OSA B. Johnson APPLICATION # MAILING ADDRESS 98 5 5 TIMMONS KD RZ 25-0703 CITY HONOTOSASS ASTATE PLA 33592 PHONES 13-830-016 NAME FREEMON Grayes JR APPLICATION # MAILING ADDRESS 2501 Pemberton CKDR. RZ 25-0703 CITY SEFFIER STATEFL ZIP 3358/PHONE 813-158-8778 PLEASE PRINT APPLICATION # NAME Elise Batsel MAILING ADDRESS 401 E. Jackson Suite 2100 RZ 25-0919 CITY TAMPA STATE FL ZIP PHONE 813 222 PLEASE PRINT Charles Davis **APPLICATION #** MAILING ADDRESS 100 S. Ashley Dr. Ste 2000 mm 25-0920 CITY Lampa STATE & ZIP3366 PHONE 8/17218772 PLEASE PRINTI APPLICATION # MAILING ADDRESS WI Flewrigh Blas mm 25-0933 CITY AWW STATE ZIP PHONE STA

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 9/15/2025

HEARING MASTER:

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1143	Kami Corbettt	Application Presentation Packet	No
RZ 25-0680	Ashley Rome	1. Revised Staff Report	No
RZ 25-0680	Todd Pressman	2. Application Presentation Packet	No
RZ 25-0703	Gina Grimes	Application Presentation Packet	No
RZ 25-0919	Elise Batsel	Application Presentation Packet	Yes
MM 25-0933	Ashley Rome	1. Revised Staff Report	No

SEPTEMBER 15, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 15, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0435

Michelle Heinrich, DS, called RZ 25-0435.

Testimony provided.

🛂 Susan Finch, ZHM, closed RZ 25-0435.

C.2. RZ 25-1143

Michelle Heinrich, DS, called RZ 25-1143.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1143.

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

D.1. RZ 25-0588

Michelle Heinrich, DS, called RZ 25-0588.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0588.

D.2. RZ 25-0680

- Michelle Heinrich, DS, called RZ 25-0680.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0680.

D.3. RZ 25-0703

- Michelle Heinrich, DS, called RZ 25-0703.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0703.

D.4. RZ <u>25-0919</u>

- Michelle Heinrich, DS, called RZ 25-0919.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0919.

D.5. MM 25-0920

- Michelle Heinrich, DS, called MM 25-0920.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0920.

D.6. MM 25-0933

- Michelle Heinrich, DS, called MM 25-0933.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0933.
- E. ZHM SPECIAL USE None.

MONDAY, SEPTEMBER 15, 2025

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 7:50 p.m.

Rezoning Application:

PD 25-0680

Zoning Hearing Master Date:

September 15, 2025

BOCC Public Hearing Date:

November 12, 2025



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

Application No. RZ 25-0680

Name: Ashley Rome

Entered at Public Hearing: 24m

Exhibit # _ | Date: 9/15/25

APPLICATION NUMBER:	PD 25-068

ZHM HEARING DATE: September 15, 2025 BOCC PUBLIC HEARING DATE: November 12, 2025

Planner: James E Baker, AICP

Planning Commission Recommendation:

Inconsistent

Development Services Recommendation:

Not approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



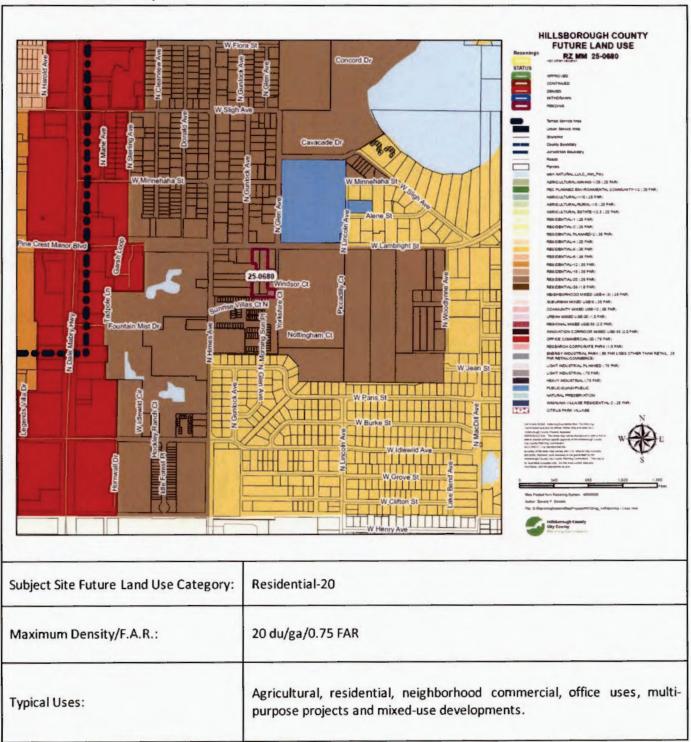
Context of Surrounding Area:

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.

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



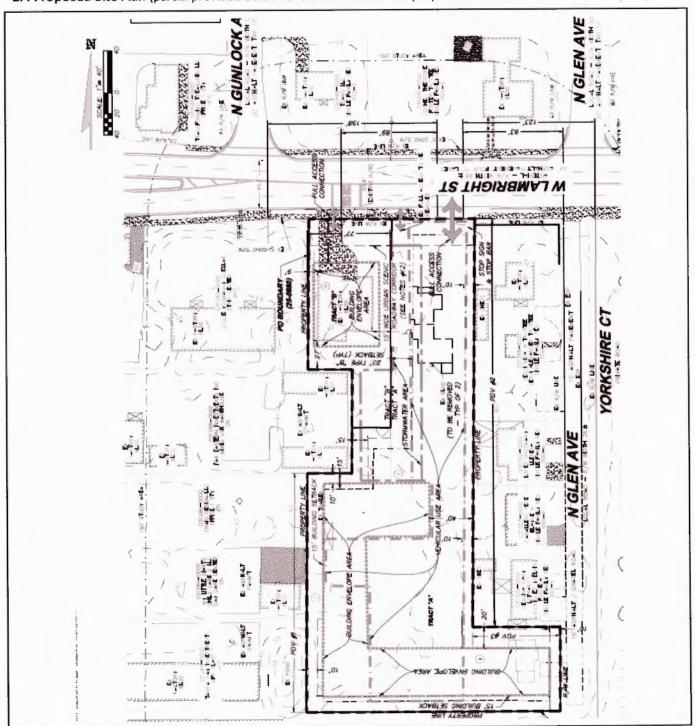
		Adjacent Zoni	ngs and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 du per acre	Residential, Single-Family Conventional	Single-Family Conventional
North	вро	.20 FAR	Office uses	Dental Office
South	PD 95-0276	12.6 units	Multi-Family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

APPLICATION NUMBER: ZHM HEARING DATE: BOCC PUBLIC HEARING DATE:		PD 25-0680 September 15, 2025 November 12, 2025	Planner: James E Baker,	AICP
	CN	.20 FAR	Limited retail and personal services	Retail
West	ВРО	.20 FAR	Office uses	Medical Offices
	RMC-20	20 du per acre	Residential, Multi-Family Conventional	Educational

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

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)



APPLICATION NUMBER:

PD 25-0680

ZHM HEARING DATE: BOCC PUBLIC HEARING DATE: September 15, 2025 November 12, 2025

Planner: James E Baker, AICP

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 ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
N. Glen Ave.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	36 -54	2 3	3 -5
Proposed	220	30	31
Difference (+/-)	+166-84	+27-8	+26-8

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

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:	- W			

Road Name/Nature of Request	Туре	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.

APPLICATION NUMBER:	PD 25-0680
All I Elecation Hombers	

ZHM HEARING DATE: BOCC PUBLIC HEARING DATE: September 15, 2025 November 12, 2025

Planner: James E Baker, AICP

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	Change site plan note 11 to Wellhead Resource Protection Area
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	□ Yes 図 No	☐ Yes ☑ No	☐ Yes 図 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	See Staff Report
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 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
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☑ Inconsistent☐ Consistent	□ Yes ⊠ No	

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

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.

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

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:

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.

APPLICATION NUMBER:	PD 25-0680	
ZHM HEARING DATE: BOCC PUBLIC HEARING DATE:	September 15, 2025 November 12, 2025	Planner James C Pales, AICD
	11070111001 12, 2023	Planner: James E Baker, AICP

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)

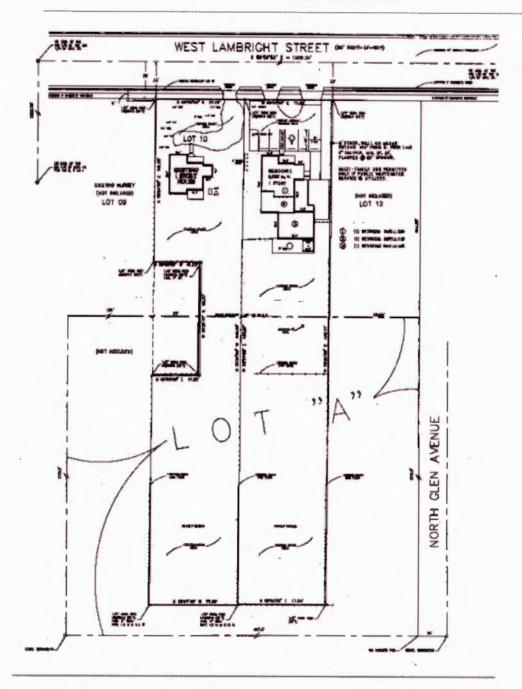
APPLICATION NUMBER:

PD 25-0680

ZHM HEARING DATE: BOCC PUBLIC HEARING DATE: September 15, 2025 November 12, 2025

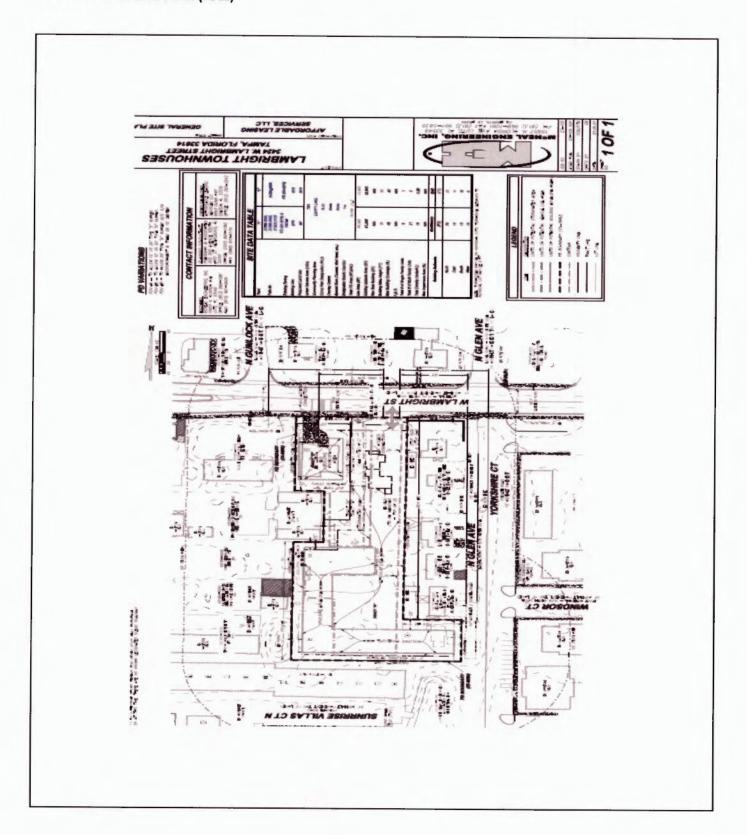
Planner: James E Baker, AICP

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

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:	PD 25-0680		10 N
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 REVIEWER: Sarah Rose, Senior Planner		DATE: 09/09/2025 Revised: 09/11/2025	
		AGENCY/DEPT: Transportation	
PLA	PLANNING AREA: Egypt Lake PETITION NO:		
	This agency has no comments.	1	
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached	ed conditions.	
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

- The subject site shall be permitted <u>and limited to</u> one full <u>vehicular and pedestrian</u> access connections for the single-family detached lot, and one full access connection for the multifamily units onto W. Lambright St.
- The existing centrally located access connection onto W. Lambright St. and the existing
 access connection onto Glen Ave. shall be removed and the roadway 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 12th, 2025) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on September 5th. 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 <u>project's western-most driveway to the</u> closest access to the west (on the south side of the road), resulting in an access spacing of +/- 158ft; and,
 - A variance of +/- 225ft from the <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d. A variance of +/- 1568ft from the <u>project's western-most driveway to the</u> 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 9(2) access connections to serve the project site.
- 5. As W. Lambright St is a substandard arterial roadway, the developer will be required to 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. Nowthingstanding 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 shall be required to amend the PD site plan to:

- Remove Replace note fourteen (14) under "Planning Notes" which requests a reduction in the required number of parking spaces with a statement that "parking will be provided in accordance with Hillsborough County Land Development Code Standards."
- 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 Residential Single family Conventional – 9 (RSC-9) to Planned Development (PD). The existing 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
RSC-9, Single Family Detached (ITE Code 210) 2 Units	18	1	2
PD, Low-Rise Multi-Family (ITE Code 24520) 4 Units	26	1	2
PD, Single Family Detached (ITE Code 210) 1 Unit	10	1	1
Total	36 <u>54</u>	2-3	3-5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak
Zonnig, Lund Osc/Size	Way Volume	Hour Trips

		AM	PM
PD, Low-Rise Multi-Family (ITE Code 2 15 20) 21 Units	210	29	30
PD, Single Family Detached (ITE Code 210) I Unit	10	1	1
Total	220	30	31

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+166 84	+278	+268

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 +/- 26ft 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 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 which allows for an alternative parking plan to be considered.

ADMINISTRATIVE VARIANCE - W. LAMBRIGHT STREET ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a 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 <u>project's western-most driveway to the closest</u> 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 <u>project's western-most driveway to the</u> 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 <u>project's western-most driveway to the</u> closest access to the east (on the south side of the road), resulting in an access spacing of +/- 99ft; and,
- d) A variance of +/- 1568ft from the <u>project's western-most driveway to the</u> 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 5th, 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 arterial 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 5th, 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

	FDO	Γ Generalized Level	of Service	
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
W. Lambright St.	Dale Mabry Hwy	Tampania Ave	D	С

Source: 2024 Hillsborough County Level of Service (LOS) Report

From: <u>Williams, Michael</u>

To: <u>McNeal, Christopher</u>

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 AVReg 09-05-25.pdf

image001.png

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 (<u>DeLeonE@hillsboroughcounty.org</u> 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

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

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 csansone@mcnealengineering.com todd@pressmaninc.com bakerje@hillsboroughcounty.org rosesj@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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

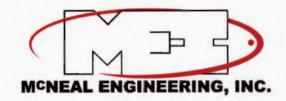


Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not
 accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

	✓ 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 											
Request Type (check one)												
	(Reference LDC Sec. 6.05.02.G.1. and G.2.)											
Submittal Type (check one)	☐ New Request ☐ Additional Information											
Submittal Number and	1. Driveway Spacing - W Lambright St ☐ 4.											
Description/Running History	2. Driveway Spacing - W Lambright St 5.											
(check one and complete text box using instructions provided below)	ヌ 3. Driveway Spacing - W Lambright St 6.											
Important: To help staff differentiate multiple rec	quests (whether of the same or different type), please use the above fields to assign a unique											
number previously identified. It is critical that the o	it. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence to information related to a previously submitted request, then the applicant would check the											
Project Name/ Phase Lambright Town	houses											
Important: The name selected must be used an all If request is specific to a discrete phase, please also	future communications and submittals of additional/revised information relating to this variance o list that phase.											
Folio Number(s) 31296.0000, 312	299.0000, 31303.0100, 31294.0000											
rollo Nulliber(s)	Check This Box If There Are More Than Five Folio Numbers											
numbers must be provided in the format provided	up to a maximum of five. If there are additional folios, check the box to indicate such. Fali by the Hillsborough County Property Approiser's website (i.e. 6 numbers, followed by a hypher 6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789"											
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal											
Important: All Administrative Variances (AV) and L State of Florida.	Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the											
Current Property Zoning Designation	PD & RSC-9											
Designation. Typing "N/A" or "Unknown" will result County Zaning Atlas, which is available at https://n	omily Conventional – 9" or "RMC-9". This is not the some as the property's Future Land Use (FLU t in your application being returned. This information may be obtoined via the Official Hillsboroug <u>naps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</u> . For additional assistance r for Development Services at (813) 272-5600 Option 3.											
Pending Zoning Application Number	PD 25-0680											
	enter the application number proceeded by the case type prefix, otherwise type "N/A" or "No MM for major modifications, PRS for minor modifications/personal appearances.											
Related Project Identification Number (Site/Subdivision Application Number)	N/A											
	nter far Development Services Intake Team for all Certified Parcel, Site Construction, Subdivisions. 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 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=A0141000000196C4B4215B00071362, O=McNeal Engineering Inc, C=US Date: 2025.08.11 16:39:25-0490' Sincerely,

Christopher S. McNeal, PE

MCNEAL ENGINEERING, INC.

attchs

c: Affordable Leasing Services LLC c/o Yosmany Cuellar Duque via en Pressman & Associates, Todd Pressman via email	Mail Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193
Based on the information provided by the applicant, this request is:	This item has been digitally signed and sealed by Christopher S. McNeal, PE on
Approved	the date indicated here.
Approved with Conditions	Signature must be verified on any electronic copies.
Disapproved	

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

Sincerely,

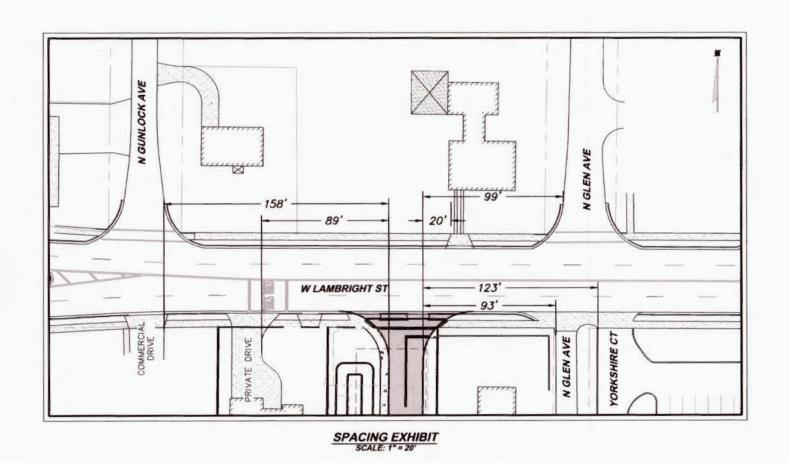
Mr. Michael J. Williams, PE Hillsborough County Engineer

Received August 12, 2025 CDMS - Crash Direvelopment Setvices

Lambright St

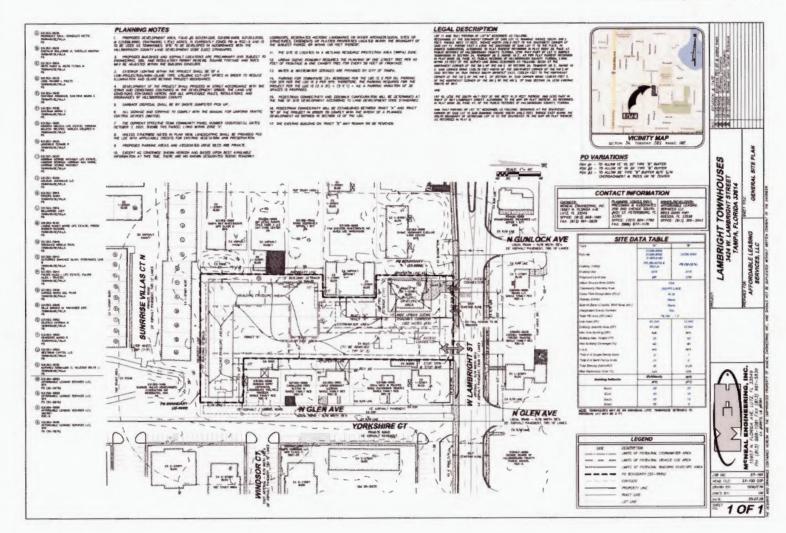
Interception Community					Injury Severity				Ped/Bike		Crash Type			Strategic Highway Safety Plan											
Intersection Summary			Total		22/00							1,11					1105	Speed				Teen	Aging	Fig. 1- Co.	The Court
Top 50 Report	Total	Total	Serious	Total	Fatal	Incan	Non	Possible	Ped	Bike	Angle	Left	Right	Head	Comm.	Work	No	Agr.	Lane	At	Distract	Driver	Driver	Impaired	Motor
Top 30 Report	Crashes	Fatalities	Injuries	Injuries	Crashes	шсир	Incap	Injury	reu	UIII	CHIRT	Turn	Turn	On	Veh	Zone	Restraint	Driving	Depart	Int.	Driving	15-19	65+	mipanea	Cycle
HIMES AVE @ LAMBRIGHT ST	5	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 injuires are not included in total.
* Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle



25-0680

Received August 12, 2025 Development Services



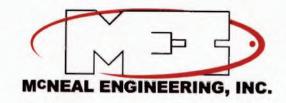


Supplemental Information for Transportation Related Administrative Reviews

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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form											
	Section 6.04.02.B. Administrative Variance										
	 ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) 										
Request Type (check one)											
	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										
Submittal Number and	≥ 1. Number of Access Points										
Description/Running History	□2. □5.										
(check one and complete text box											
using instructions provided below)	□3. □6.										
submittal number/name to each separate reque number previously identified. It is critical that the	equests (whether of the same or different type), please use the above fields to assign a unique est. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence. In a information related to a previously submitted request, then the applicant would check the										
Project Name/ Phase Lambright Town	nhouses										
Important: The name selected must be used an all if request is specific to a discrete phase, please als	future communications and submittals of additional/revised information relating to this variance. so list that phase.										
Salie Number(s) 31296.0000, 31	299.0000, 31303.0100, 31294.0000										
Folio Number(s)	Check This Box If There Are More Than Five Folio Numbers										
numbers must be provided in the format provided	up to a moximum of five. If there ore additional folios, check the bax to indicate such. Folio d by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, -6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;										
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal										
Important: All Administrative Variances (AV) and State of Florida.	Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the										
Current Property Zoning Designation	PD & RSC-9										
Designation. Typing "N/A" or "Unknown" will resu County Zaning Atlas, which is available at https://	Family Canventional — 9" ar "RMC-9". This is not the same as the property's Future Land Use (FLU) of the your application being returned. This information may be obtained via the Official Hillsbarough imaps. hillsbaroughcounty.org/maphillsbarough/maphillsbarough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.										
Pending Zoning Application Number	PD 25-0680										
	enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Na MM for major modifications, PRS for minor modifications/personal appearances.										
Related Project Identification Number (Site/Subdivision Application Number)	N/A										
	enter far Development Services Intake Team far all Certified Parcel, Site Construction, Subdivision										



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.

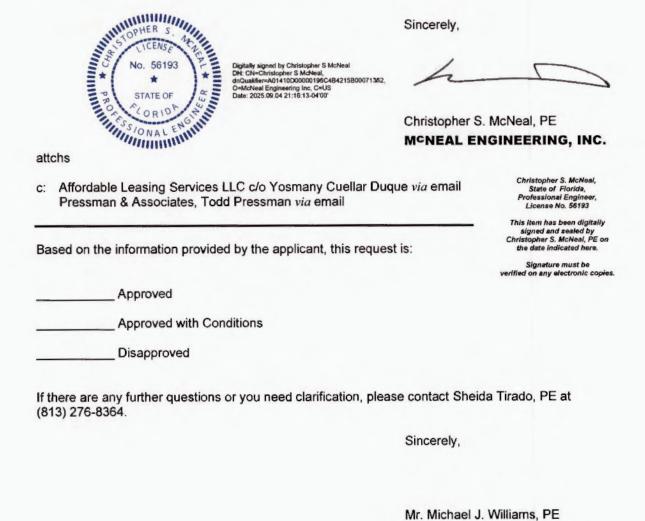
West Lambright Street adjacent to this this project, is a 4-lane un-divided Urban Arterial roadway, with no dedicated Turn Lanes, Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 40 MPH. The land use is mostly Commercial and Residential.

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 singlefamily (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.



Hillsborough County Engineer

Received September 5, 2025 CDMs - Crash Development Setvices

25-0680

Lambright St

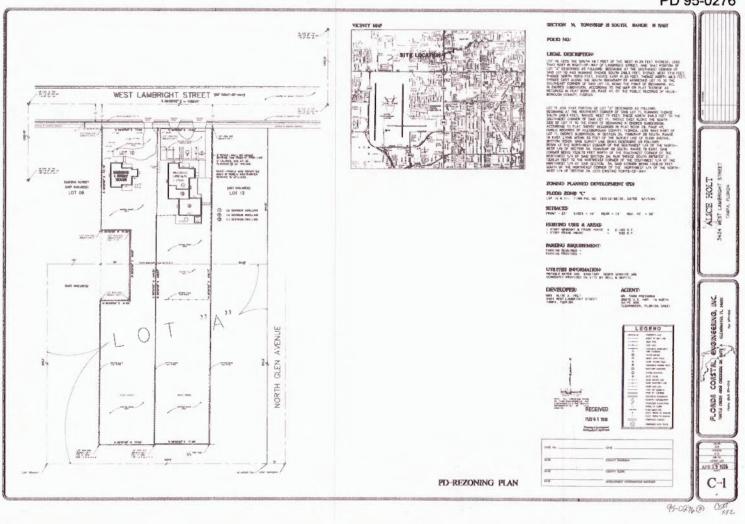
					Injury Severity					Ped/Bike Crash Type					Strategic Highway Safety Plan												
Intersection Summary Top 50 Report	Total Crashes	Total Fatalities	Total Serious Injuries	Total Injuries	Fatal Crashes	Incap	Non Incap	Possible Injury	Ped	Bike	Angle	Left Turn	Right Turn	Head On	Comm. Veh	Work Zone	No 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	1	1	0	0	0	0	0		

^{*} Total Injuries = Total Incapacitating and Total Non-Incapacitating injuries. Possible Injuires are not included in total.

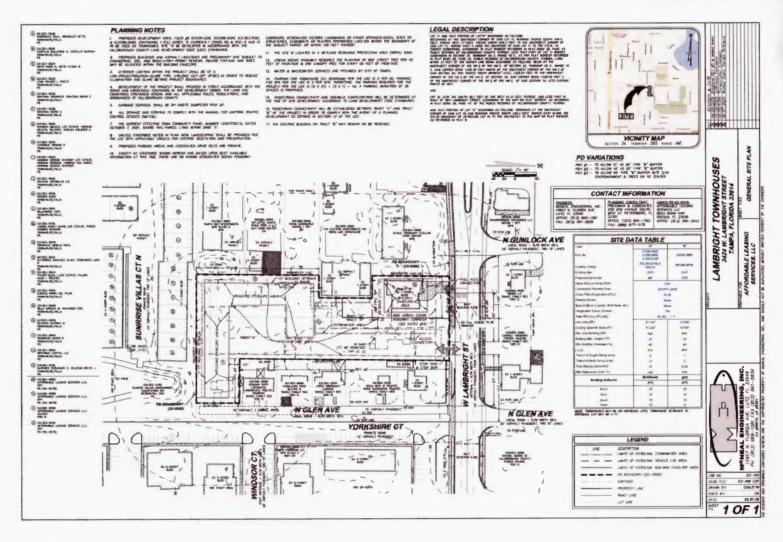
* Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle

Received September 5, 2025 Development Services



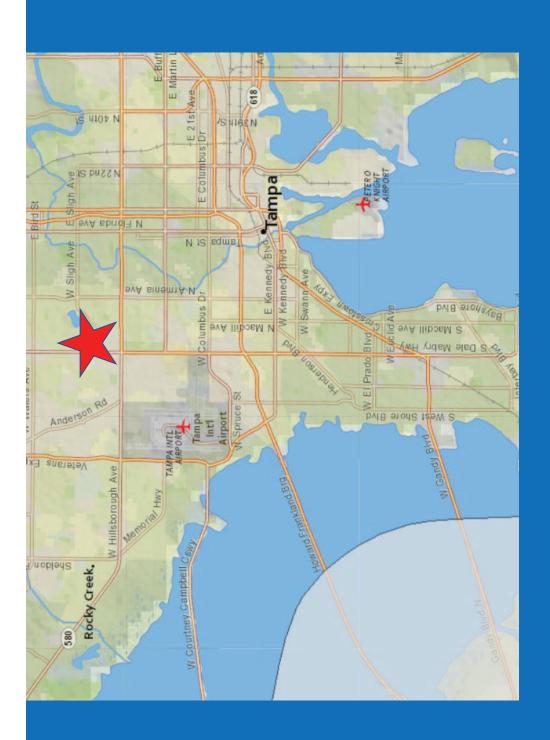


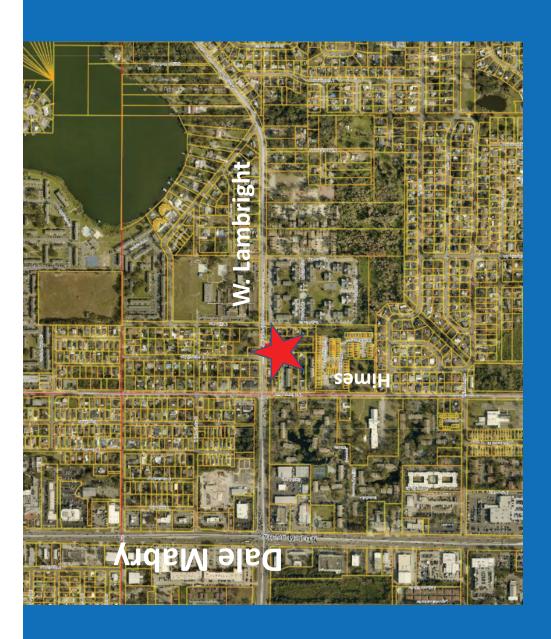
Received September 5, 2025 Development Services



Application No.RZ 25-0680Name:Todd PressmanEntered at Public Hearing:ZHMExhibit #:2Date:9/15/2025

PD 25-0680





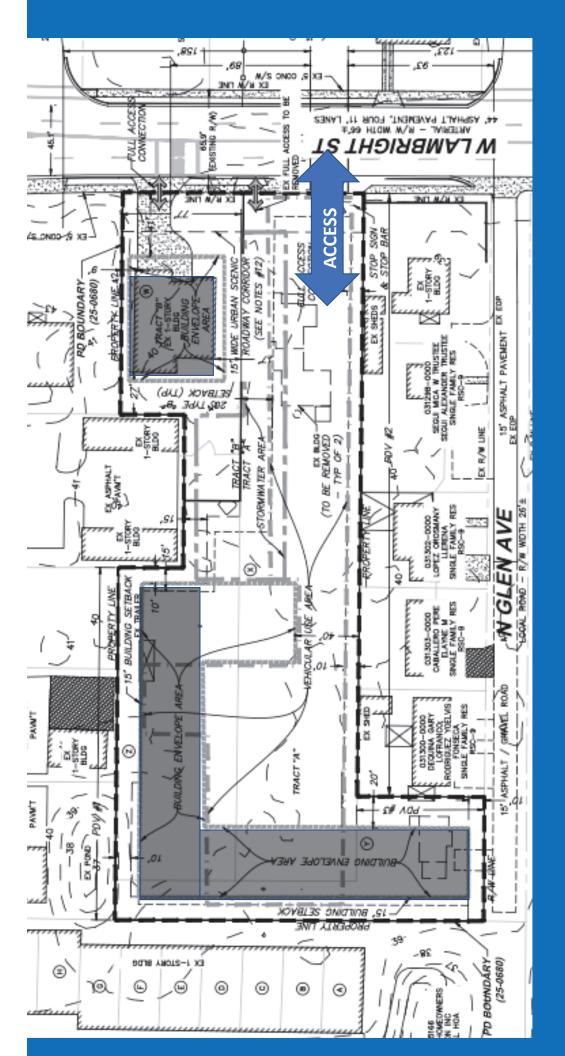


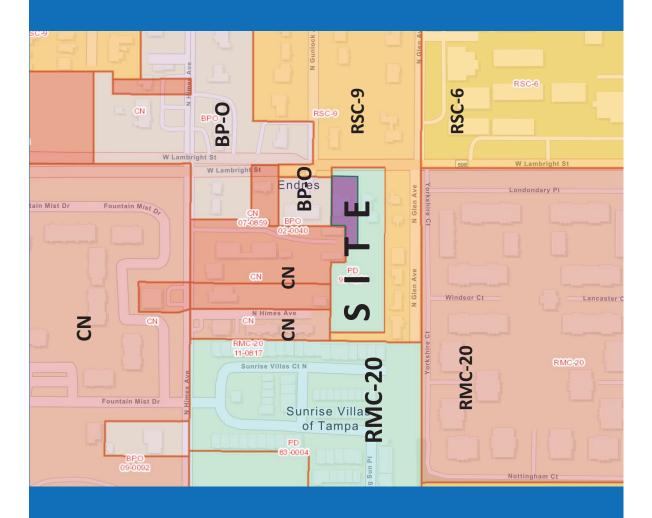


PD & RSC-9 to PD

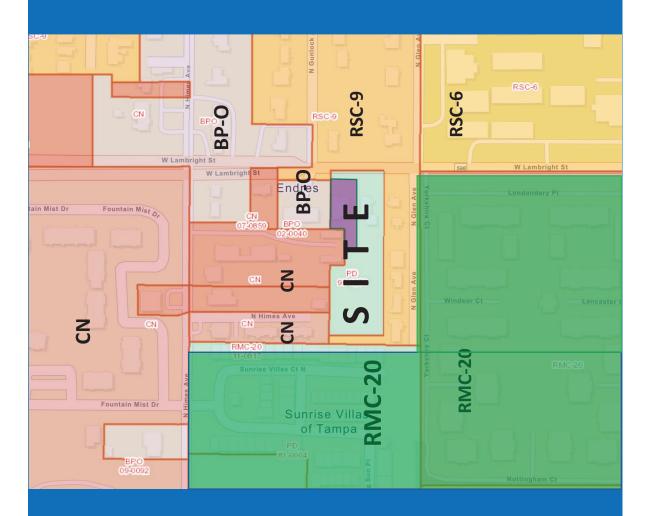
1.7 acres

21 multi-family units





Zoning



FLU Map All, R-20





Abutting West

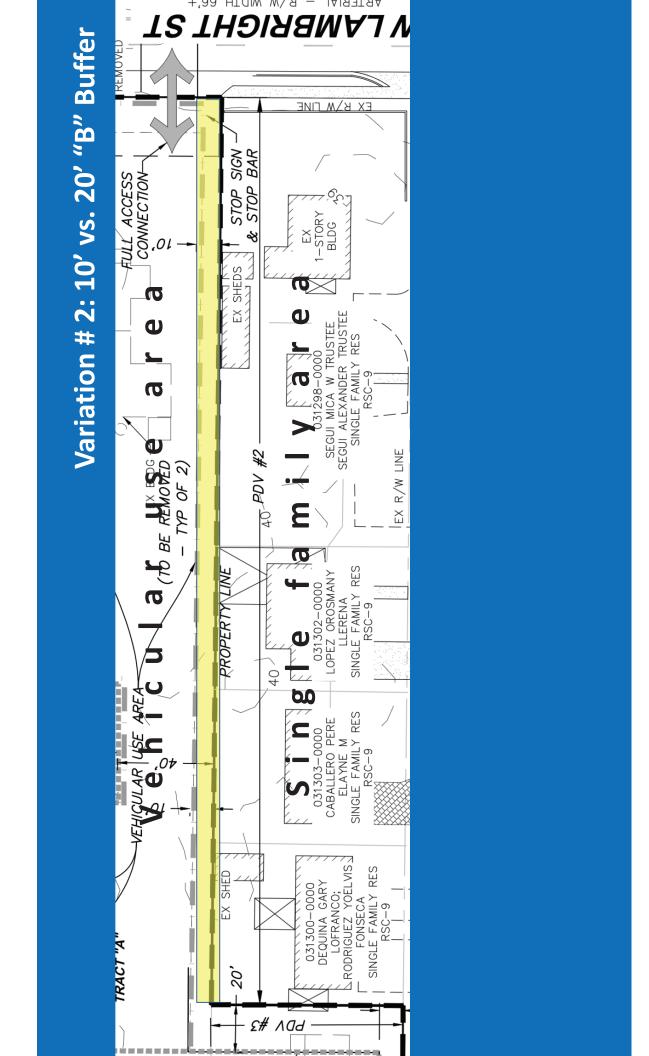
Abutting South

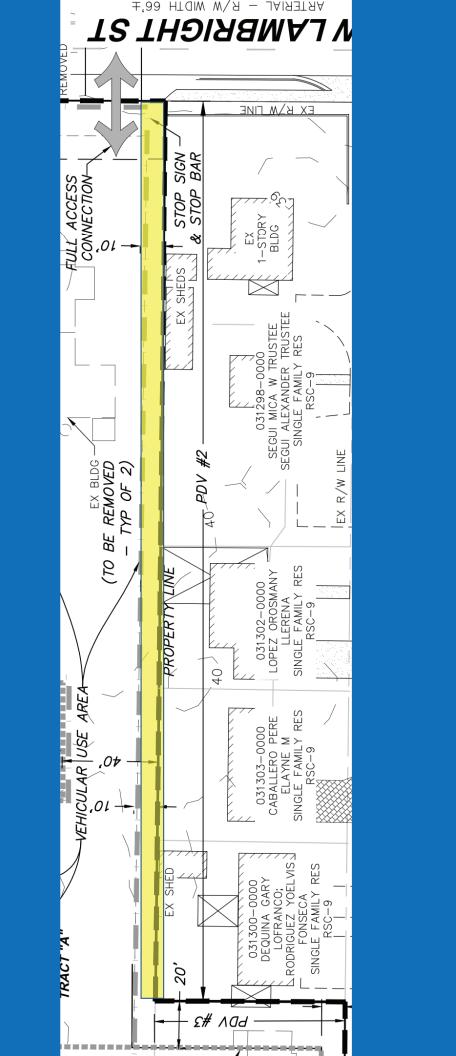


PD VARIATIONS

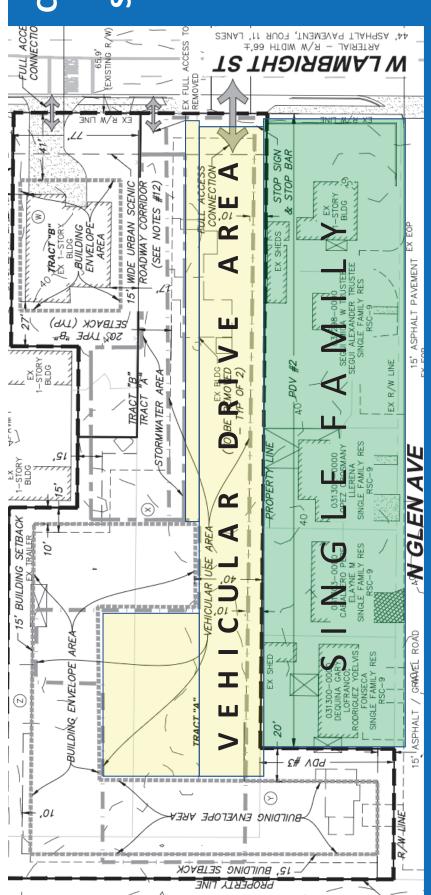
PDV #1 TO ALLOW 15' VS 20' TYPE "B" BUFFER
PDV #2 - TO ALLOW 10' VS 20' TYPE "B" BUFFER
PDV #3 - TO ALLOW 20' TYPE "B" BUFFER W/5' S/W
ENCROACHMENT & TREES ON 10' CENTER

One of the over all considerations of the variations is the depth of the project versus the width, an approximate 4:1 ratio creating difficulties in design

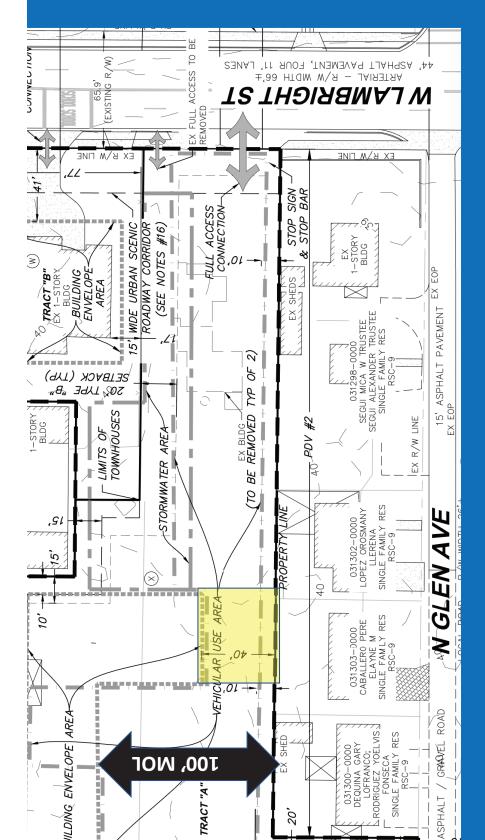




Compatibility to Single family

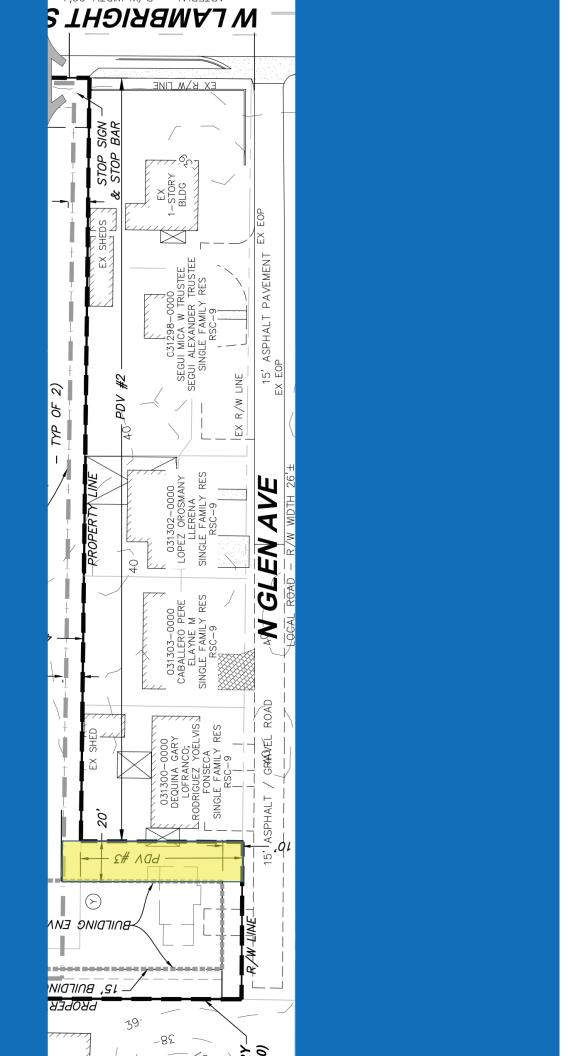


Only area of reduced distance between structures

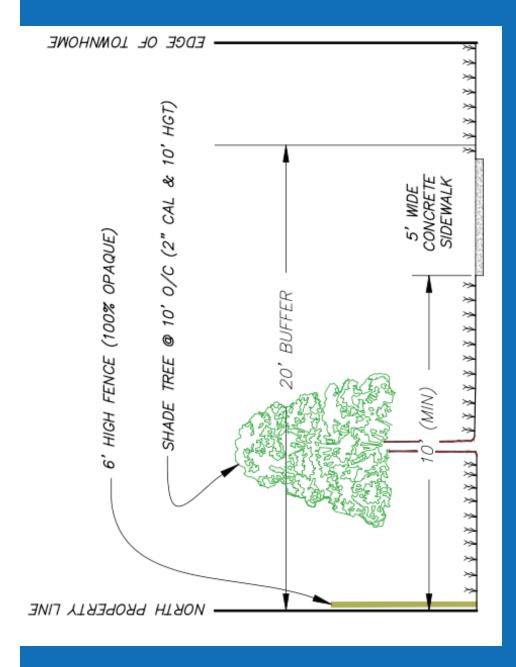


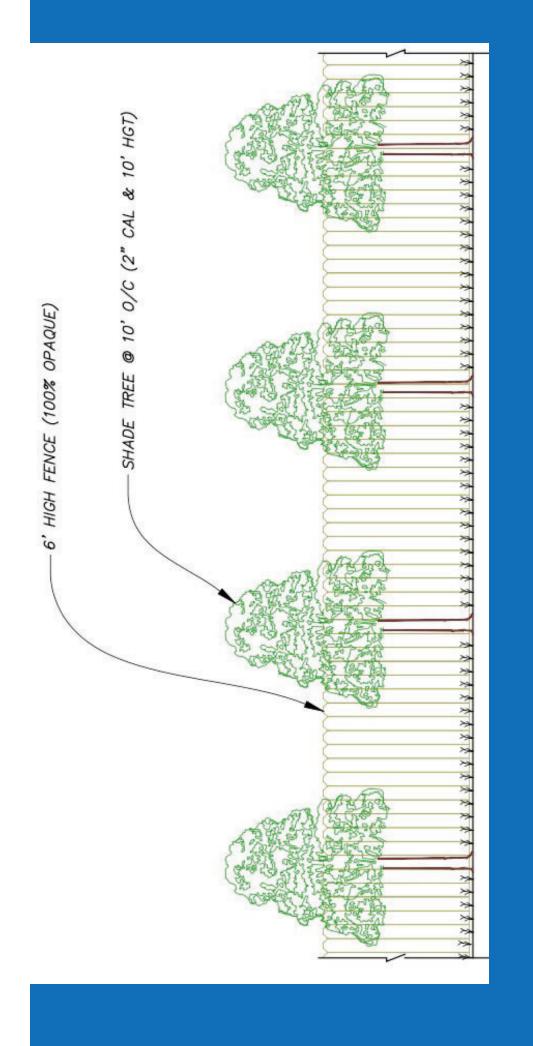
Variation #3:

PDV #3 - TO ALLOW 20' TYPE "B" BUFFER W/5' S/W ENCROACHMENT & TREES ON 10' CENTER









Policy 2.4.4: Planning Commission C & C areas

Proposing 22 units. Policy requires 25 units.

Exclusion: incompatible with and would negatively impact the existing development pattern within a 1,000-foot radius

greater than 20 feet shall be set back an additional two feet for every one foot of structure Zoning Code LDC Sec. 6.01.01 Endnote 8 which requires structures with a permitted height height over 20 feet for the rear and side yard setbacks.

categories outline...range of permitted land uses allowed in each category.... Planning Commission: "..compatible with the existing development pattern found within the surrounding area...Per Objective 2.2, Future Land Use the proposal meets Objective 2.2 and its associated policies. 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. proposed request is consistent with the predominantly residential character In this case, the surrounding land use pattern is comprised primarily of light commercial, single-family residential, and multi-family residential uses. The of the area, particularly given the presence of nearby multi-family housing.

Housing

HOUSING

GOAL

Ensure fair and equal access to housing for all people in Hillsborough County while accounting for population growth, climate change, and affordability.

Supply

Objective 1.1

Support a range of housing options to affordably meet the needs of current and future residents.

Housing

Introduction

Hillsborough County residents with more housing options across a range of Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide income levels.

through measures including but not limited to flexible building envelope, Promote residential infill development within the Urban Service Area parking, access, and setbacks while maintaining safety standards.

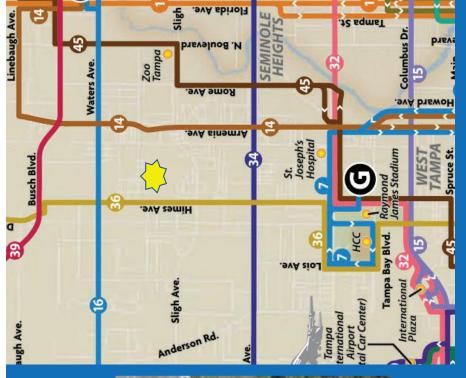
Linking Housing and Transportation

Objective 1.5

Strategically locate housing in conjunction with supportive transportation infrastructure.







PARTY OF RECORD

Rivas, Keshia

From: Hearings

Sent: Monday, June 23, 2025 11:54 AM **To:** Rome, Ashley; Baker, James; Rivas, Keshia

Subject: FW: Request for Public Records – RZ-PD 25-0680 (Zoning Hearing July 21)

From: silviag sanchez <sgsanchez46@yahoo.com>

Sent: Monday, June 23, 2025 1:41 AM

To: Hearings Hearings@hcfl.gov; DSD-CommunityDevelopment@hcfl.gov **Subject:** Request for Public Records - RZ-PD 25-0680 (Zoning Hearing July 21)

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

Hello,

I received the notice regarding application RZ-PD 25-0680, scheduled for a public hearing on July 21, 2025. As a concerned property owner in the immediate area, I am requesting access to all submitted documents, including:

- The traffic impact study
- Site development plans
- Any environmental or drainage assessments
- The number of proposed residential units

Our neighborhood has only one road in and out one lane each way. With our existing townhouse community, the apartment complex already across the street, and now a second apartment complex proposed side-by-side with our entrance, this development would create severe traffic congestion. This isn't just inconvenient — it's a hazard during emergencies, school traffic, or even daily commutes.

Additionally, we are not in a flood zone, and I am very concerned about the impact of new construction on water runoff and drainage. What safeguards are being proposed to prevent flooding or water damage to adjacent communities?

If available, I would also like to review:

- The full project narrative
- The proposed number of parking spaces
- Any school capacity analysis, if applicable

Please confirm where I can access these records or if they can be sent via email. Thank you for your time and assistance.

Sincerely,

Silvia Gutierrez

Concerned Property Owner

Rivas, Keshia

From: Hearings

Sent: Thursday, July 3, 2025 2:55 PM

To: Rome, Ashley; Baker, James; Rivas, Keshia

Subject: FW: Letter of Notice- Zoning- Application # RZ-PD 25-0680

Follow Up Flag: Follow up Flag Status: Flagged

From: Mica Segui <segui112699@yahoo.com>

Sent: Friday, June 27, 2025 10:45 AM **To:** Hearings
Hearings
Ohering
<pr

Subject: Letter of Notice- Zoning- Application # RZ-PD 25-0680

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

Hi,

I just received a letter notifying me of a proposed major modification for planned development with no specific documentation on the nature or details of the planned major modification and how it might affect my property. Is there a site plan and/or description of the planned modification?

Thanks, Mica Segui