

Rezoning Application: PD 26-0431

Zoning Hearing Master Date: April 27, 2026

BOCC Land Use Meeting Date: June 9, 2026



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: PSS, LLC
FLU Category: RES-9
Service Area: Urban
Site Acreage: 2.25 acres
Community Plan Area: Seffner Mango
Overlay: None



Introduction Summary:

This is a request to rezone a site from Planned Development (PD) and RDC-12 (Residential, Duplex Conventional) to a Planned Development to allow 16 multi-family dwellings and 3,500 square feet of Professional Office uses. A Personal Appearance case (PRS 26-0472) has been submitted and will run concurrently with this application to transfer the property currently zoned PD 20-0102 to the subject PD.

Zoning:	Existing		Proposed
District(s)	RDC-12	PD 20-0102 (partial)	PD 26-0431
Typical General Use(s)	Single-Family and Two-Family Residential (Conventional)	Retail Commercial	Multi-Family and Office
Acreage	~1.61 acres	~0.64 acres	2.25 acres 1.7 for MF 0.55 for Office
Density/Intensity	12 DU/ AC	0 sf (parking area)	16 units for MF (9 u/a) 0.14 FAR (3,500 sf) for Office
Mathematical Maximum per FLU*	19 dwelling units	9,757.44 sf (0.35 FAR)	15 MF (9 u/a) 0.50 FAR (11,979 sf) for Office

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RDC-12	PD 20-0102	PD 26-0431
Lot Size / Lot Width	3,500 sf / 40'	10,000 sf / 75'	7,000 sf / 70'
Setbacks/Buffering and Screening	Front: 20' Side: 5' Rear: 20'	Front: 30' Side(east/west): 6' Rear: 20'	Front(east): 55' Side(north): 50' & 20' Type B Buffer Side(south): 10' Rear(west): 130'
Height	35'	35' (maximum 2-stories)	30'

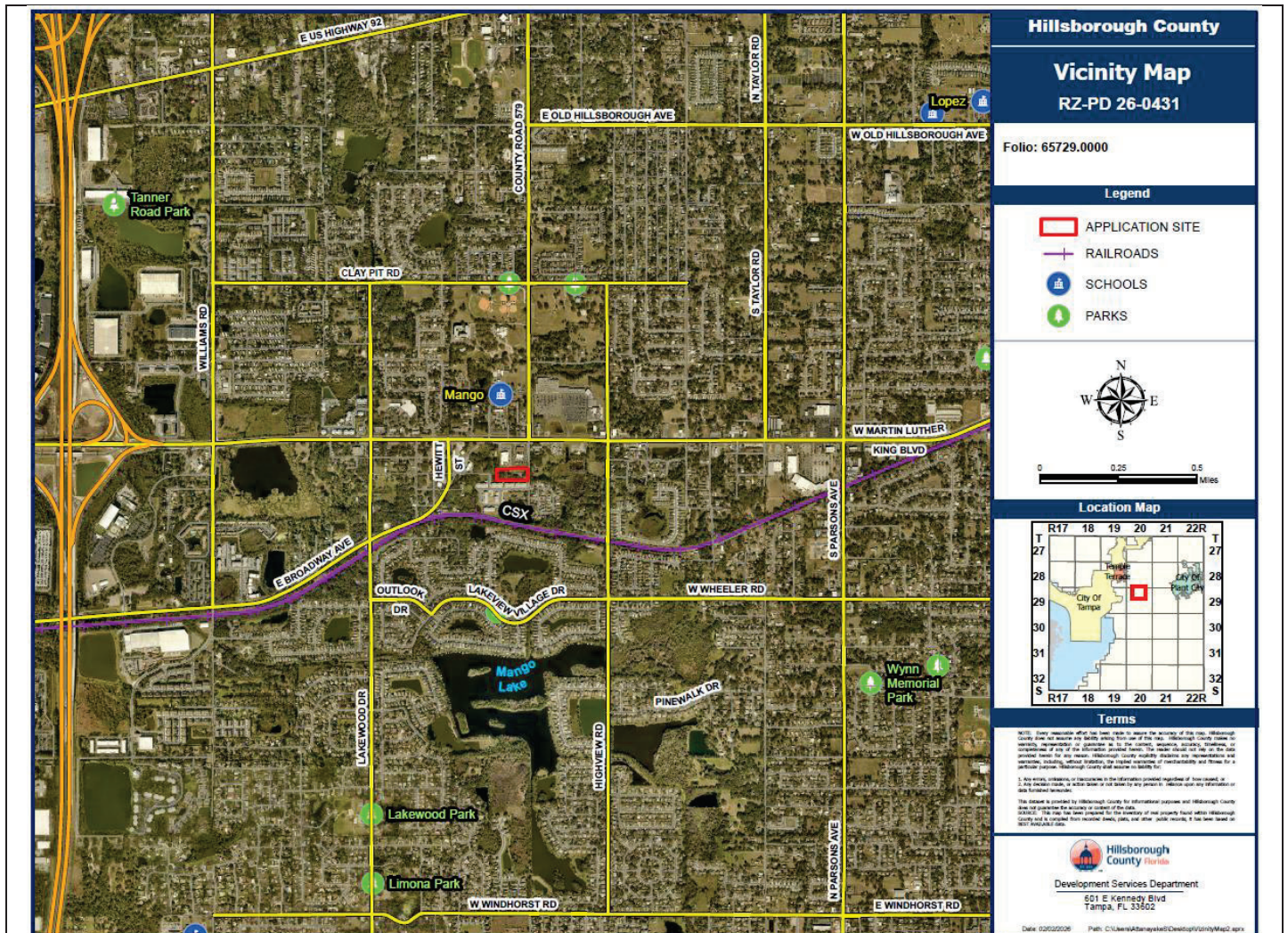
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to the proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

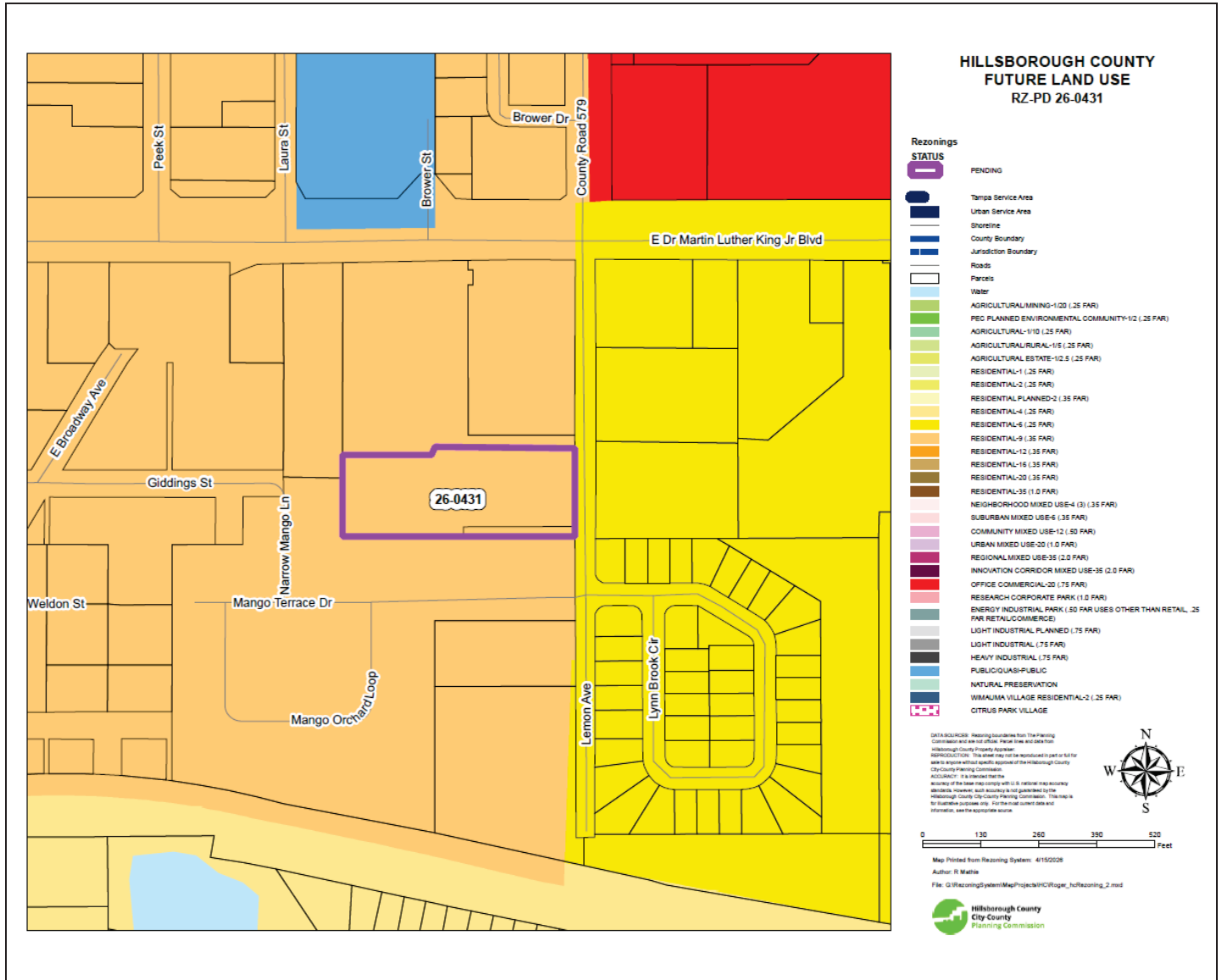


Context of Surrounding Area:

Subject site is located in a transition zone between residential and commercial uses. Multi-family lies adjacent to the south, while commercial uses such a grocery store and a convenience store lie adjacent to the north. Dr. Martin Luther King Jr. Boulevard is located about 450 feet to the north and serves as the main roadway to access the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

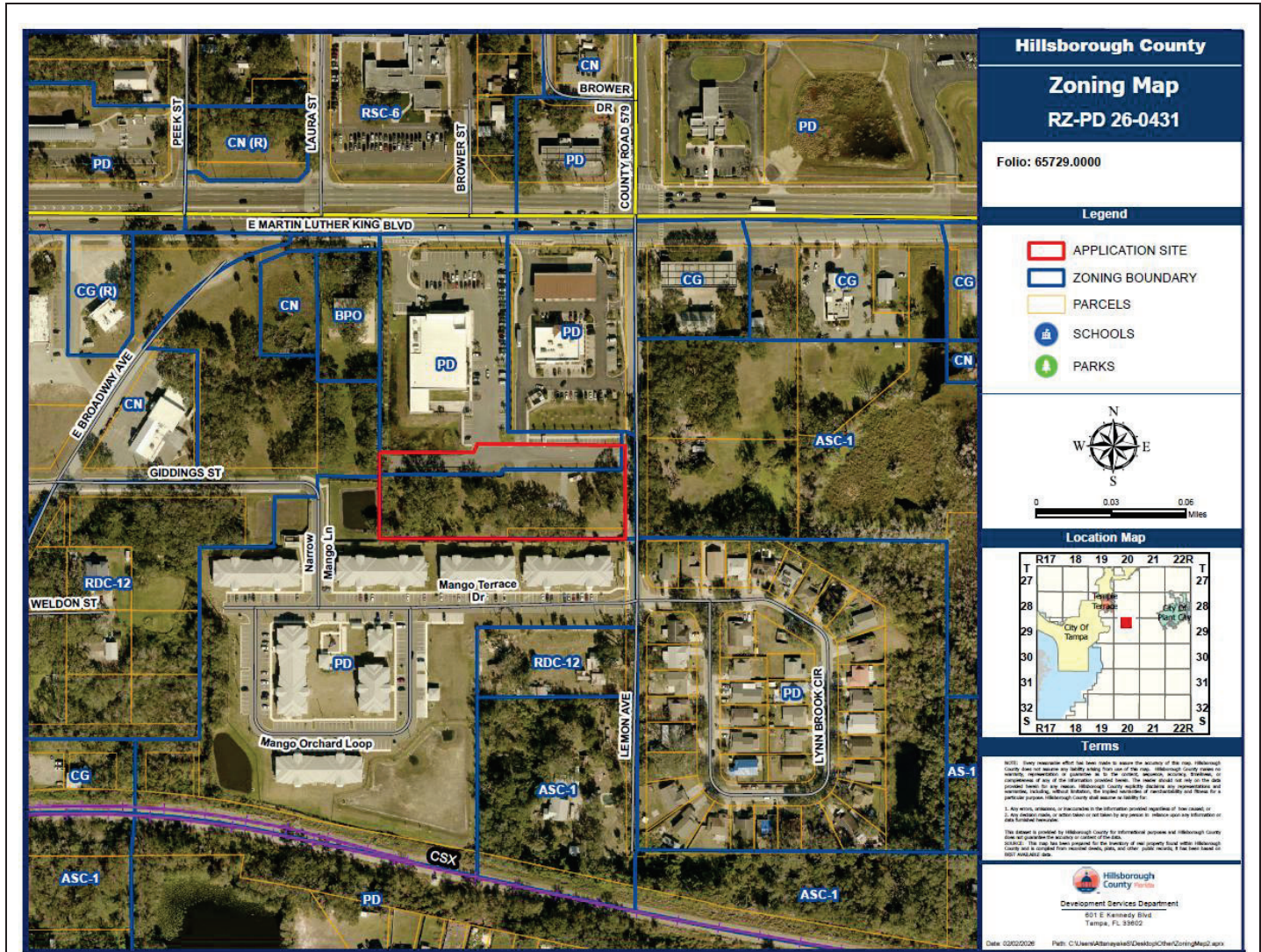
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 9 (RES-9)
Maximum Density/F.A.R.:	9.0 dwelling units per gross acre / 0.35-0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

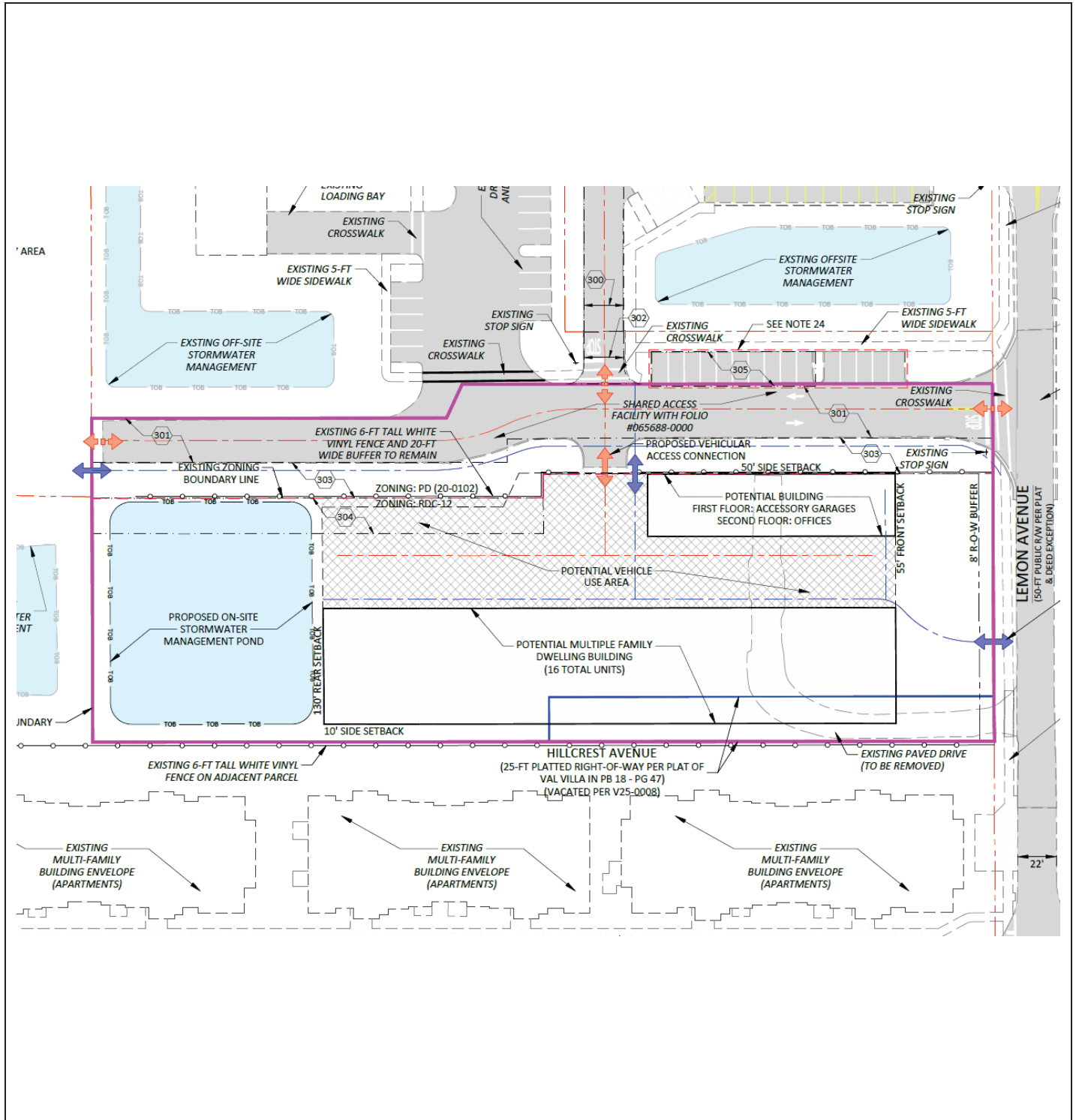


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-0102	0.35 FAR	Commercial Retail	Grocery Store
South	PD 05-0445 (PRS 20-0641)	11.6 dwelling units per acre	Multi-Family	Multi-Family Apartments
East	ASC-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Undeveloped
West	RDC-12	12 dwelling units per acre	Multi-Family	Undeveloped
	PD 05-0445 (PRS 20-0641)	11.6 dwelling units per acre	Multi-Family	Multi-Family Apartments

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)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lemon Ave.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	187	14	18
Proposed	261	25	23
Difference (+/-)	+74	+9	+5

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Lemon/Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY

Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction 190' AMSL			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 16 units = \$106,576 Parks: \$1,555 * 16 units = \$24,880 School: \$3,891 * 16 units = \$62,256 Fire: \$249 * 16 units = \$3,984 Total Multi-Family (1-2 story) = \$197,696	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Proposal seeks to allow the development of 3,500 square feet of Professional Service uses and 16 multi-family dwellings. The subject site is located between commercial uses to the north, which front Dr. Martin Luther King Jr. Boulevard and multi-family residential adjacent to the south. The development site plan orients the office uses towards the north side of the property and orients the multi-family uses towards the south side of the property.

The development standards for the development will be limited to a FAR of 0.14 and a residential density of 9 dwelling units per acre. The maximum height of the project will be 30 feet, but an exemption from the 2:1 setback requirement for structures over 20 feet has been requested. The multi-family development to the south has a maximum building height of 35 feet and is not subject to the 2:1 setback. Additionally, it is developed at 12 u/a due to a density bonus. Due to the location of the proposed multi-family and it being adjacent to the 2-story multi-family residential to the south, we do not see an issue with this exemption.

The site is proposing to maintain an existing 20-foot Type B buffer along the south side of the shared access drive, that was established under the existing PD 20-0201 zoning district. To make use of the site more efficiently, the applicant has asked for a variance to allow a sidewalk to be located within this buffer area. As a condition to allow this, at least 10 feet of buffer area will need to be provided uninterrupted to make space for required plantings.

The proposed PD development has been deemed appropriate for the site and proposed uses serve as a transition from residential to commercial uses. Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

- 1. The label "Potential Building" shall be changed to "Conceptual Building"
- 2. The label "Potential Vehicle Use Area" shall be changed to "Conceptual Vehicle Use Area"
- 3. The label "Potential Multiple Family Dwelling Building" shall be changed to "Conceptual Multiple Family Dwelling Building"
- 4. Add a note that parking shall be provided per the Hillsborough County Land Development Code

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 8, 2026.

- 1. Development of the project shall be limited to 3,500 square feet of Professional Service uses and sixteen (16) multi-family dwelling units. The building and use areas shall be located where generally depicted on the site development plan.
- 2. Development shall be in accordance with the following:
 - Minimum front yard setback: 55 feet (east)
 - Minimum side yard setback: 50 feet (north) & 10 feet (south)
 - Minimum rear yard setback: 130 feet (west)
 - Maximum building coverage: 75%
 - Maximum building height: 30 feet*

*The 2:1 additional setback for building heights above 20 feet shall not apply.
- 3. Buffering and screening shall be in accordance with the approved general site plan.
 - 3.1 A 5-foot side walk shall be permitted to run parallel within the 20-foot Type B buffer, granted at least 10 feet of buffer area is provided uninterrupted for required plantings.
- 4. The project shall be permitted one full access connection to Lemon Ave. Additionally, the project will provide a vehicular and pedestrian cross access to folio#65689.0000 to the west and a shared access facility to the adjacent parcels to the north, as shown on the PD site plan.
 - 4.1 The shared access shall apply to the two drive aisle connections and the parking spaces adjacent to the northern boundary shown in the PD site plan. However, the adjacent parking taking access to the shared access facility shall not be used for the project to meet minimum requirements.
- 5. If PD 26-0431 is approved, the County Engineer will approve of Section 6.04.02.B. Administrative Variance (dated April 13, 2026), which was found approvable on April 13th, 2026. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Lemon Ave. access and next connection to the north) such that a minimum spacing of +/- 30 feet is 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. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
8. 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.
9. 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.
10. 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.
11. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

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

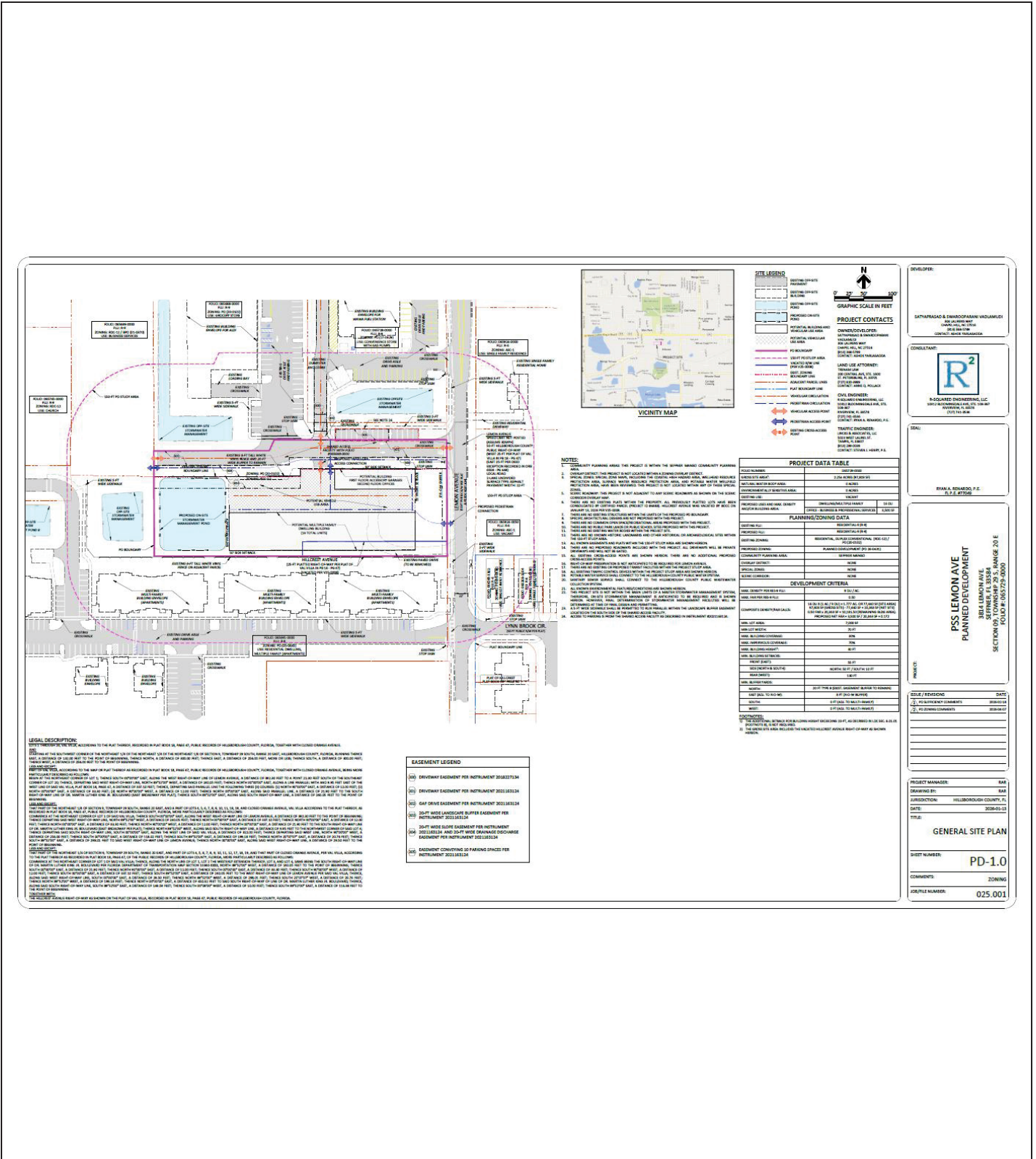
1. The application includes a variance request to allow a 5-foot sidewalk to be located within the 20-foot buffer area, located along the southside of the shared access drive.

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/15/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: PD 26-0431

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

CONDITIONS OF APPROVAL

1. The project shall be permitted one full access connection on Lemon Ave. Additionally, the project will provide a vehicular and pedestrian cross access to folio#65689.0000 to the west and a shared access facility to the adjacent parcels to the north, as shown on the PD site plan.
 - a. The shared access shall apply to the two drive aisle connections and the parking spaces adjacent to the northern boundary shown in the PD site plan. However, the adjacent parking taking access to the shared access facility shall not be used for the project to meet minimum parking requirements.
2. If PD 26-0431 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 13, 2026), which was found approvable on April 13, 2026. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Lemon Ave. access and next connection to the north) such that a minimum spacing of +/- 30 feet is permitted.
3. 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.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Other Conditions:

Prior to certification, the following site plan revisions shall be made:

- The label "Potential Building" shall be changed to "Conceptual Building",
- The label "Potential Vehicle Use Area" shall be changed to "Conceptual Vehicle Use Area",
- The label "Potential Multiple Family Dwelling Building" shall be changed to "Conceptual Multiple Family Dwelling Building", and
- Add a note that parking shall be provided per the Hillsborough County Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning a single parcel from Planned Development (PD) and Residential Duplex Conventional 12 (RDC-12) to Planned Development for +/- 2.25 acres. The proposed PD is seeking approval for up to 16 multi-family dwelling units and 3,500 square feet of general office uses.

The +/-0.47-acre portion of the site zoned PD 20-0102 is approved for access to the larger PD and the subject property. The access connects folio#65688.0000 (Aldi Grocery Store) to Lemon Ave., allows for

cross access to folio# 65728.0000 (Wa Wa Gas Station) and provides for cross access to the west. There is a concurrent Minor Modification request to remove the portion of the PD that is currently zoned PD 20-0102.

The future land use designation is Residential 9 (RES-9).

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

Approved Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 20-0102: Access Drive	0	0	0
RDC-12: 16-Unit Single Family Detached (210)	187	14	18
Total Trips:	187	14	18

Proposed Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 16-Units Multi-Family (220)	211	19	15
PD: 3,500 sf General Office (712)	50	6	8
Total Trips:	261	25	23

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+74	+9	+5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lemon Ave. is a 2-lane, publicly maintained, local roadway characterized by +/- 20-feet of pavement, curb and gutter and a sidewalk on one side within a +/- 50-foot-wide right-of-way along the project’s frontage.

SITE ACCESS AND CONNECTIVITY

The PD proposes to utilize the existing single full access connection on Lemon Ave. The PD site plan also proposes to maintain existing shared access to the adjacent commercial properties to the north and a vehicular and pedestrian cross access to the west.

Staff notes that there is an existing access easement between the subject property and the commercial properties to the north that include access to the row of parking immediately adjacent to the project access.

The site access analysis submitted by the applicant’s traffic engineer finds that no site access improvements are warranted.

REQUESTED ADMINISTRATIVE VARIANCE: LEMON AVE ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 13, 2026) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Lemon Ave. access. Per the LDC, Lemon Ave. is a Class 7 roadway, which requires minimum

connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 30 feet from the next closest driveway access on Lemon Ave. to the north. As such, the applicant is seeking a variance of +/-20 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 13, 2026. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Lemon Ave. is not included in the County LOS Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Dr. MLK Jr. Blvd.	I-75	Highview Rd.	D	C

Source: Hillsborough County 2024 Level of Service Report.

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Anne O. Pollack](#); [Follin, Jared](#); [Perez, Richard](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RE RZ-PD 26-0431 - Administrative Variance Review
Date: Monday, April 13, 2026 7:37:46 PM
Attachments: [26-0431 AVAdd 04-13-26.pdf](#)
[image001.png](#)

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0431 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

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: Monday, April 13, 2026 4:43 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RE: RE RZ-PD 26-0431 - Administrative Variance Review

Hello Mike,

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

shenry@lincks.com

apollack@trenam.com

follinj@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Lemon Avenue-Access Spacing <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Lemon Avenue-Access Spacing <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Lemon Avenue
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	065729.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, P.E.
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	PD(20-0102) and RDC-12
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PD 26-0431
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Formerly Lincks & Associates, LLC
April 13, 2026

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Lemon Avenue
PD 26-0431
Folio Numbers: 065729.0000
Lincks Project No. 25140 (25291.02.04)

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Lemon Avenue for the above referenced project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- Multi-Family – 16 Dwelling Units
- Office – 3,500 Square Feet

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be as follows:

- Cross Access within Aldi that has right-in/right-out access to Dr. Martin Luther King Jr. Boulevard (existing).
- One (1) full access to Lemon Avenue (existing)

A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Lemon Avenue is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Lemon Avenue. Based on Section 6.04.07, Lemon Avenue is an Access Class 7 roadway. Therefore, based on Section 6.04.07, the access spacing on Lemon Avenue is 50 feet. The distance to the driveway is 30 feet for the access on the east side of Lemon Avenue. This is graphically shown in Figure 1.

The justification for the variance is as follows:

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.trafficmobility.com Website

Mr. Mike Williams
April 13, 2026
Page 2

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along Lemon Avenue. The access to Lemon Avenue is existing with no opportunity to relocate the access to meet spacing. Given the limited property frontage, it is not physically possible to meet the spacing criteria. Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

This is an existing access. In addition, Lemon Avenue terminates approximately 650 feet south of the access. Therefore, given the low volume of the proposed use and the low volume on Lemon Avenue, the variance would not be detrimental to the public health, safety and welfare.


(c) without the variance, reasonable access cannot be provided.

The main connection for the project is via Lemon Avenue. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

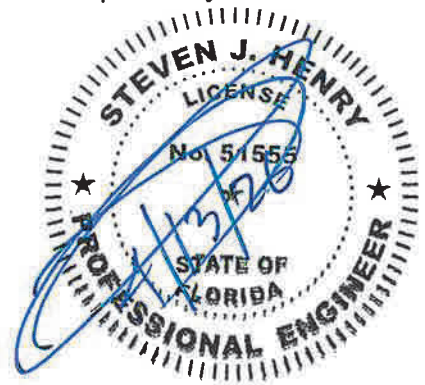
Mr. Mike Williams
April 13, 2026
Page 3

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

Best Regards,



Steven J Henry
Founder
Traffic & Mobility Consultants
P.E. #51555



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

- Disapproved**
- Approved**
- Approved with Conditions**

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

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
 PROJECT TRAFFIC (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>AM Peak Hour Trip Ends</u>		<u>PM Peak Hour Trip Ends</u>	
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Multi-Family	220	16 DU's	99	5	14	9	6
Office	712	3,500 SF	<u>50</u>	<u>5</u>	<u>1</u>	<u>3</u>	<u>5</u>
Total			149	10	15	12	11
					<u>25</u>		<u>23</u>

(1) Source: ITE Trip Generation Manual, 12th Edition, 2025.

Mr. Mike Williams
April 13, 2026
Page 5



FIGURE 1
ACCESS SPACINGS

APPENDIX

PD PLAN

**HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP**

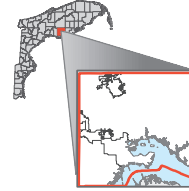
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN LOCAL FUNCTIONAL CLASSIFICATION MAP 4



LEGEND

- STATE ROADS**
 - PRINCIPAL ARTERIAL
 - ARTERIAL
 - UNCLASSIFIED ROADS
- COUNTY ROADS**
 - ARTERIAL
 - COLLECTOR
 - UNCLASSIFIED ROADS
- ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - MAJOR ROADS
 - HILLSBOROUGH COUNTY
 - PINELLAS COUNTY
 - JURISDICTIONS
 - URBAN SERVICE AREA
- NATURAL FEATURES**
 - WATER AND BAY
 - STREAM/RIVERS

LOCATOR MAP AND REFERENCE INFORMATION

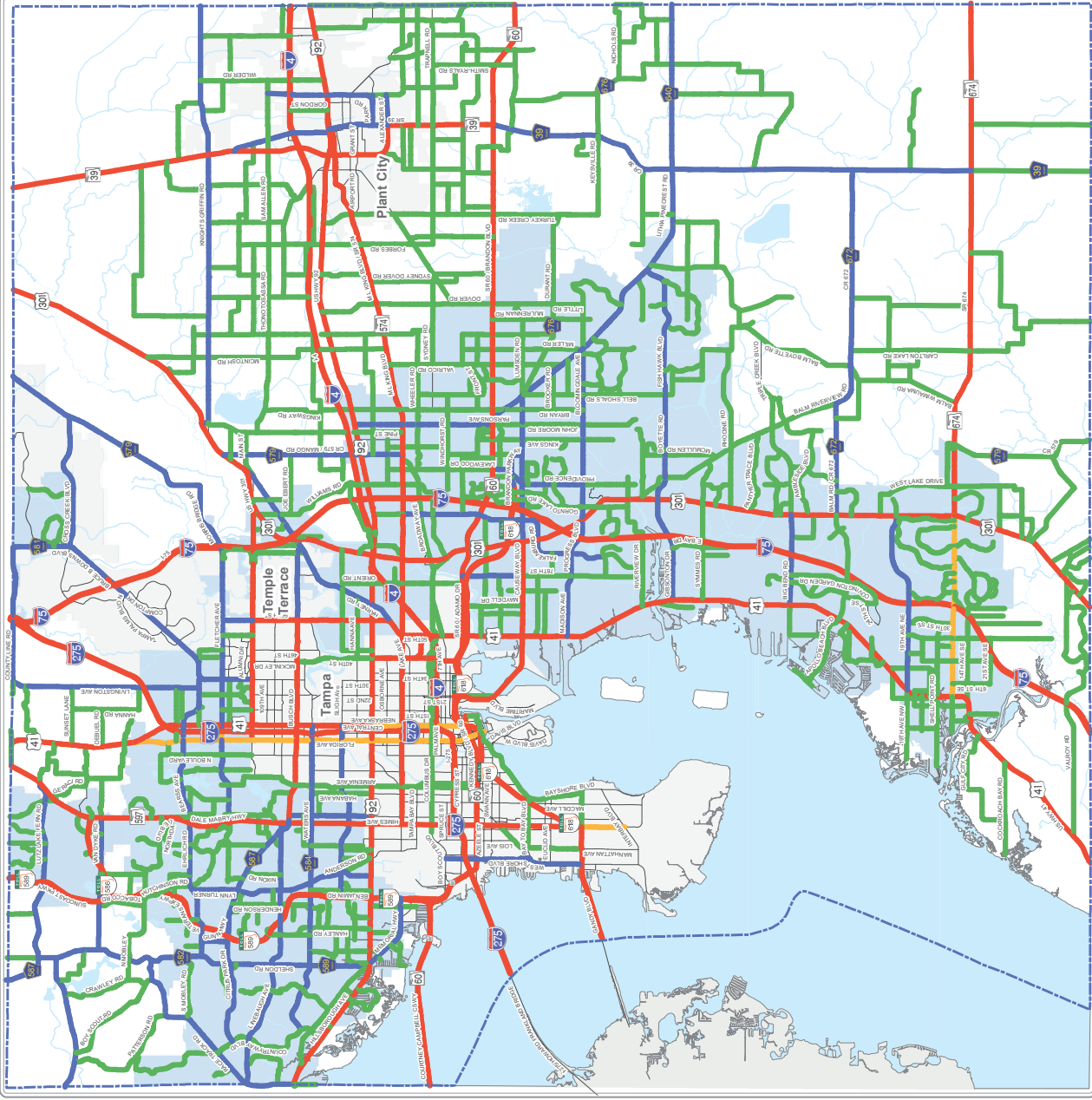


CONTEXT CLASSIFICATIONS Hillsborough County - These classifications are preliminary and subject to change.
SECTIONAL AREAS Hillsborough County City/County Planning Commission. Effective to Present.
URBAN SERVICE AREA BOUNDARIES Hillsborough County City/County Planning Commission. Effective to Present.
MAJOR ROADS Transportation Planning Organization Long Range Transportation Plan. See Adopted 2010 Long Range Transportation Plan for specific improvements.
ACCURACY This information was prepared by the Hillsborough County Planning Commission. It is not intended to be used for any purpose other than the one for which it was prepared. It is not intended to be used for any purpose other than the one for which it was prepared. It is not intended to be used for any purpose other than the one for which it was prepared.
REPRODUCTION This sheet may not be reproduced in part or in whole without specific approval of the Hillsborough County City/County Planning Commission.

Author: RMaine
Date: 1/1/2025

Path: G:\geocool\Projects\Bogey\HC_Comp_Plan\HC_Comp_Plan_2021\Map4_2022_Local_Functional_Classification_Network_V08_08122024_Adopted.mxd

PlanHillsborough.org



**HILLSBOROUGH COUNTY LDC
SECTION 6.04.04**

Sec. 6.04.07. - Table: Minimum Spacing

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

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

<p>March 1, 1991</p>	<p>Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway</p>		
----------------------	--	--	--

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the

interchange or the limited access highway would be adversely affected.

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 26-0431

DATE OF HEARING: April 27, 2026

APPLICANT: PSS, LLC

PETITION REQUEST: The request is to rezone a parcel of land from RDC-12 & PD 20-0102 to PD

LOCATION: 3814 Lemon Ave.

SIZE OF PROPERTY: 2.25 acres m.o.l.

EXISTING ZONING DISTRICT: RDC-12 & PD 20-0102

FUTURE LAND USE CATEGORY: RES-9

SERVICE AREA: Urban

COMMUNITY PLANNING AREA: Seffner Mango

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 26-0431
Zoning Hearing Master Date: April 27, 2026
BOCC Land Use Meeting Date: June 9, 2026



1.0 APPLICATION SUMMARY

Applicant: PSS, LLC
FLU Category: RES-9
Service Area: Urban
Site Acreage: 2.25 acres
Community Plan Area: Seffner Mango
Overlay: None



Introduction Summary:

This is a request to rezone a site from Planned Development (PD) and RDC-12 (Residential, Duplex Conventional) to a Planned Development to allow 16 multi-family dwellings and 3,500 square feet of Professional Office uses. A Personal Appearance case (PRS 26-0472) has been submitted and will run concurrently with this application to transfer the property currently zoned PD 20-0102 to the subject PD.

Zoning:	Existing		Proposed
District(s)	RDC-12	PD 20-0102 (partial)	PD 26-0431
Typical General Use(s)	Single-Family and Two-Family Residential (Conventional)	Retail Commercial	Multi-Family and Office
Acreage	~1.61 acres	~0.64 acres	2.25 acres 1.7 for MF 0.55 for Office
Density/Intensity	12 DU/ AC	0 sf (parking area)	16 units for MF (9 u/a) 0.14 FAR (3,500 sf) for Office
Mathematical Maximum per FLU*	19 dwelling units	9,757.44 sf (0.35 FAR)	15 MF (9 u/a) 0.50 FAR (11,979 sf) for Office

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RDC-12	PD 20-0102	PD 26-0431
Lot Size / Lot Width	3,500 sf / 40'	10,000 sf / 75'	7,000 sf / 70'
Setbacks/Buffering and Screening	Front: 20' Side: 5' Rear: 20'	Front: 30' Side(east/west): 6' Rear: 20'	Front(east): 55' Side(north): 50' & 20' Type B Buffer Side(south): 10' Rear(west): 130'
Height	35'	35' (maximum 2-stories)	30'

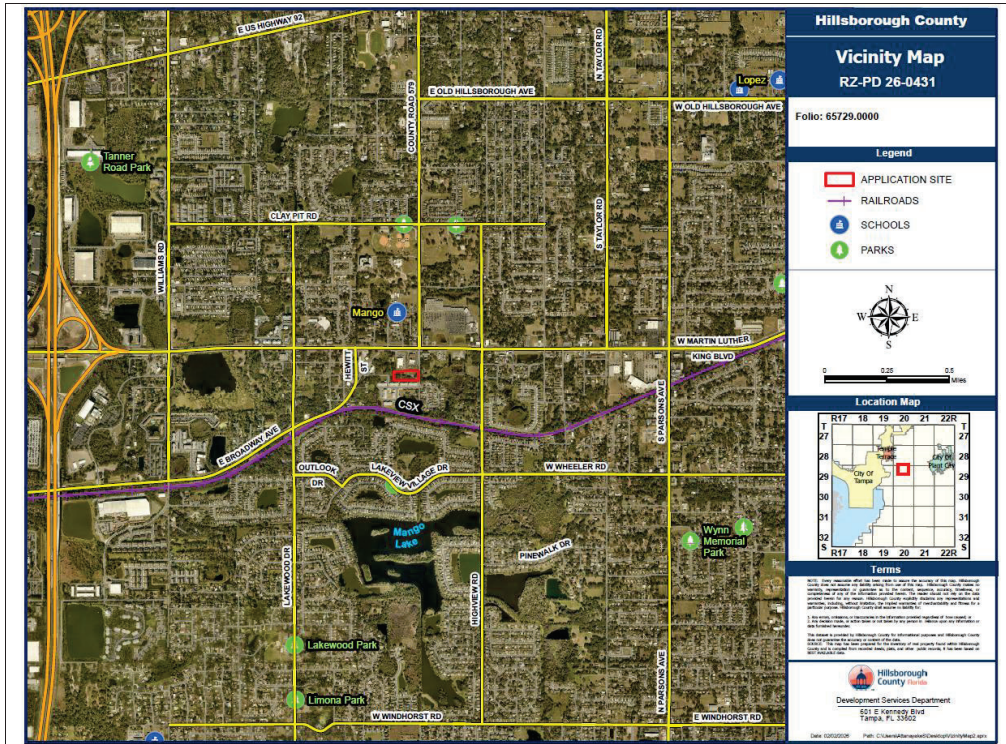
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to the proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

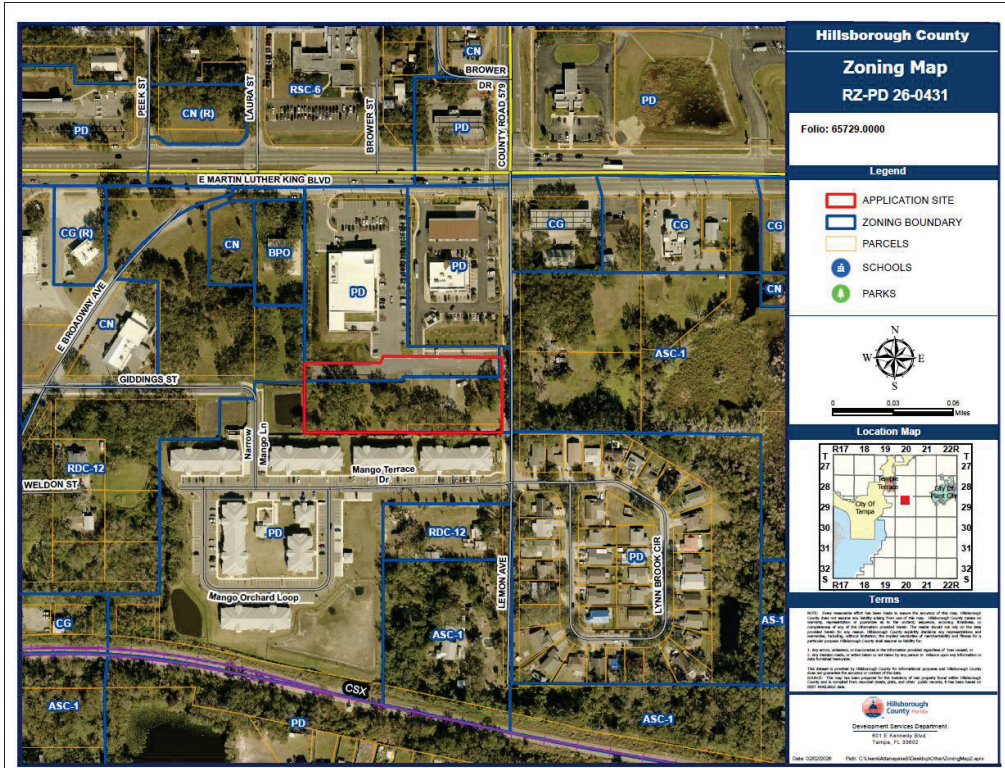


Context of Surrounding Area:

Subject site is located in a transition zone between residential and commercial uses. Multi-family lies adjacent to the south, while commercial uses such a grocery store and a convenience store lie adjacent to the north. Dr. Martin Luther King Jr. Boulevard is located about 450 feet to the north and serves as the main roadway to access the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

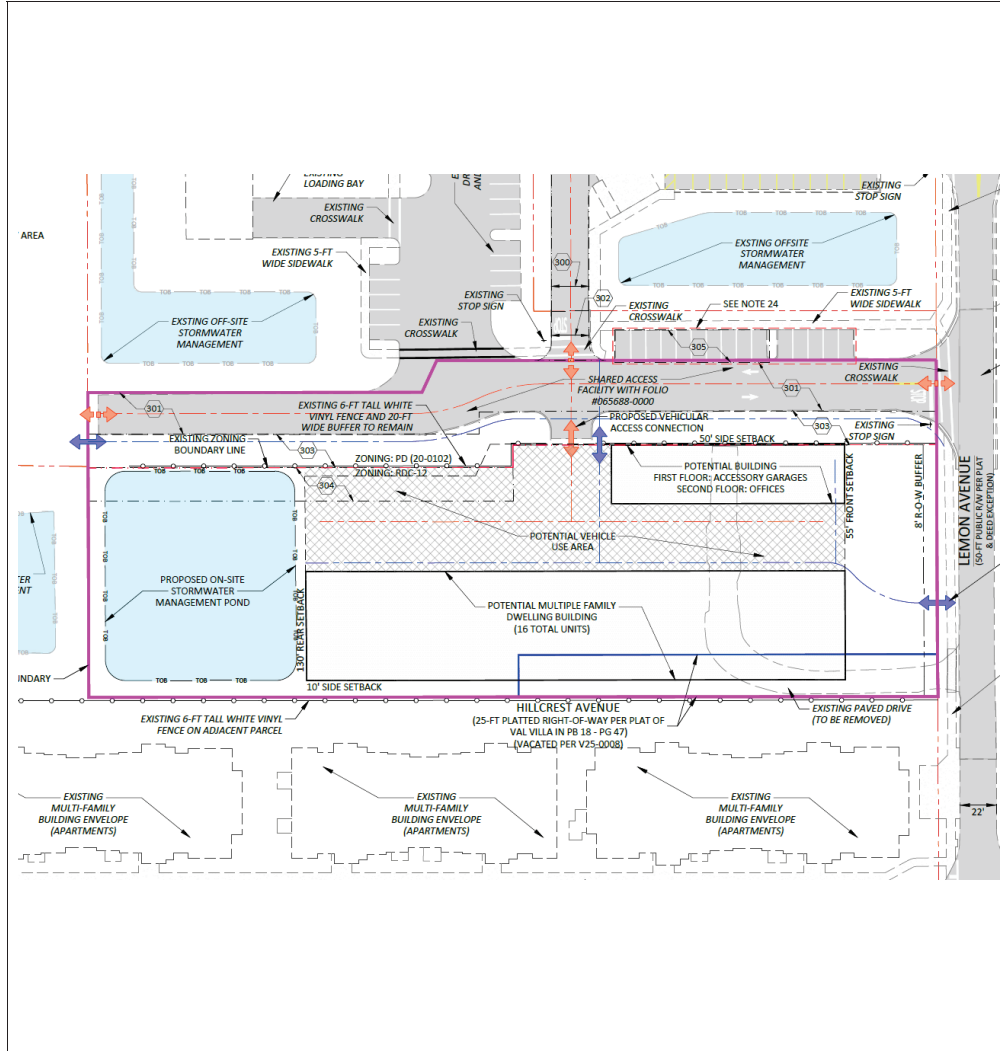
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-0102	0.35 FAR	Commercial Retail	Grocery Store
South	PD 05-0445 (PRS 20-0641)	11.6 dwelling units per acre	Multi-Family	Multi-Family Apartments
East	ASC-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Undeveloped
West	RDC-12	12 dwelling units per acre	Multi-Family	Undeveloped
	PD 05-0445 (PRS 20-0641)	11.6 dwelling units per acre	Multi-Family	Multi-Family Apartments

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 26-0431
ZHM HEARING DATE:	April 27, 2026
BOCC PUBLIC HEARING DATE:	June 9, 2026
	Case Reviewer: Jared Follin

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lemon Ave.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	187	14	18
Proposed	261	25	23
Difference (+/-)	+74	+9	+5

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Lemon/Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY																
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present												
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Other Airport Height Restriction 190' AMSL</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input checked="" type="checkbox"/> Other Airport Height Restriction 190' AMSL
<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat															
<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area															
<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor															
	<input type="checkbox"/> Adjacent to ELAPP property															
	<input checked="" type="checkbox"/> Other Airport Height Restriction 190' AMSL															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation																
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	See Staff Report												
<input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No													
Service Area/ Water & Wastewater																
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes													
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No													
Hillsborough County School Board																
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes													
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No													
Impact/Mobility Fees <table border="0" style="width:100%"> <tr> <td>Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> <td>General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> <td>(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 16 units = \$106,576 Parks: \$1,555 * 16 units = \$24,880 School: \$3,891 * 16 units = \$62,256 Fire: \$249 * 16 units = \$3,984 Total Multi-Family (1-2 story) = \$197,696</td> </tr> </table>					Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 16 units = \$106,576 Parks: \$1,555 * 16 units = \$24,880 School: \$3,891 * 16 units = \$62,256 Fire: \$249 * 16 units = \$3,984 Total Multi-Family (1-2 story) = \$197,696								
Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 16 units = \$106,576 Parks: \$1,555 * 16 units = \$24,880 School: \$3,891 * 16 units = \$62,256 Fire: \$249 * 16 units = \$3,984 Total Multi-Family (1-2 story) = \$197,696													
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
Planning Commission																
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes													
<input type="checkbox"/> Locational Criteria Waiver Requested	<input type="checkbox"/> No	<input type="checkbox"/> Consistent	<input type="checkbox"/> No													
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A																

APPLICATION NUMBER:	PD 26-0431	
ZHM HEARING DATE:	April 27, 2026	
BOCC PUBLIC HEARING DATE:	June 9, 2026	Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Proposal seeks to allow the development of 3,500 square feet of Professional Service uses and 16 multi-family dwellings. The subject site is located between commercial uses to the north, which front Dr. Martin Luther King Jr. Boulevard and multi-family residential adjacent to the south. The development site plan orients the office uses towards the north side of the property and orients the multi-family uses towards the south side of the property.

The development standards for the development will be limited to a FAR of 0.14 and a residential density of 9 dwelling units per acre. The maximum height of the project will be 30 feet, but an exemption from the 2:1 setback requirement for structures over 20 feet has been requested. The multi-family development to the south has a maximum building height of 35 feet and is not subject to the 2:1 setback. Additionally, it is developed at 12 u/a due to a density bonus. Due to the location of the proposed multi-family and it being adjacent to the 2-story multi-family residential to the south, we do not see an issue with this exemption.

The site is proposing to maintain an existing 20-foot Type B buffer along the south side of the shared access drive, that was established under the existing PD 20-0201 zoning district. To make use of the site more efficiently, the applicant has asked for a variance to allow a sidewalk to be located within this buffer area. As a condition to allow this, at least 10 feet of buffer area will need to be provided uninterrupted to make space for required plantings.

The proposed PD development has been deemed appropriate for the site and proposed uses serve as a transition from residential to commercial uses. Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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 April 27, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Ms. Anne Pollack 200 Central Avenue testified on behalf of the applicant. Ms. Pollack stated that the request is for a small mixed-use project with 16 multi-family dwelling units and 3,500 square feet of business professional office. The property is zoned RDC-12 and PD and there is a concurrent Personal Appearance (PRS) application that the Board will hear at the same time. Ms. Pollack detailed the overall property history and stated that parcels were sold to Aldi and Wawa and the owner retained the subject property. The Aldi project used about one half acre of the subject property for access which has been memorialized in a private cross-access agreement. The Aldi developer constructed the roadway between the two parcels but did not install a sidewalk on the west which will be done with the present development. Ms. Pollack explained the difficulty as the applicant would be required to maintain the access, the acreage for the access could not be counted toward the density and FAR as it is located in another PD. The Aldi developer has agreed to move that acreage out of their PD into the subject PD which is documented in the accompanying PRS. She stated that a PD variation is requested to permit a 5-foot-wide sidewalk within the 20-foot northern buffer area. The reduction in sidewalk is based on the existing roadway location. The landscaping will be installed in the 10-foot-wide area. Ms. Pollack described the surrounding area and stated that the rezoning meets the Seffner Mango Community Plan requirements and the County found the administrative variance approvable.

Hearing Master Finch asked Ms. Pollack to confirm that the requested PD variation is to install a sidewalk in the buffer. Ms. Pollack replied that was correct. Ms. Pollack stated that the access easement is located within the landscape easement to ensure that the subject property owner would maintain the area.

Mr. Jared Follin, Development Services staff, testified regarding the County's staff report. He stated that the applicant is requesting a rezoning from PD and RDC-12 to Planned Development to permit 16 multi-family dwelling units and 3,500 square feet of business professional office land uses. He described the surrounding area and stated that the multi-family will be subject to a maximum height of 35 feet. Mr. Follin testified that the applicant is requesting a PD variation to permit a 5-foot-wide sidewalk to be built parallel with the buffer along the southern boundary. Staff supports the variation as it will allow sidewalks along

the shared access drive. Staff finds the request approvable subject to the proposed conditions.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the site is designated Residential-9 by the Comprehensive Plan and located in the Urban Service Area and the Seffner Mango Community Plan. Ms. Linehan stated that the proposed use is compatible with the existing development pattern. Ms. Linehan described the surrounding land uses and stated that the project is consistent with the intent of the Seffner Mango Community Plan and the Hillsborough County Comprehensive Plan.

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

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

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

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Pollack submitted a copy of the applicant's 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 2.25 acres in size and is currently zoned Residential Duplex Conventional-12 (RDC-12) and Planned Development (PD 20-0102) and is designated Residential-9 (RES-) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Plan.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 16 multi-family dwelling units and 3,500 square feet of Professional Service land uses.

3. No waivers are requested.
4. A PD variation is requested to permit a 5-foot-wide sidewalk within the required 20-foot buffer with Type B screening along the south side of the shared access drive. A zoning condition requires the sidewalk and that at least 10-feet of the buffer area is provided for the required plantings. The variation meets Land Development Code Section 5.03.06.C(6) as the sidewalk provides connectivity to the west and increases pedestrian safety and is in harmony with the intent of the Land Development Code.
5. The Planning Commission supports the rezoning request and found the proposed use consistent with both the Seffner Mango Community Plan and the Comprehensive Plan.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing or submitted into the record.
7. The maximum building height is 30-feet and the applicant has requested relief from the required 2:1 additional setback for buildings over 20-feet in height.
8. The surrounding area is developed with multi-family residential (south and west), a grocery store to the north and undeveloped property to the east.
9. The rezoning request to PD to develop 16 multi-family dwelling units and 3,500 square feet of Professional Service land uses is consistent with the Land Development Code and the Comprehensive Plan.

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

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested 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 RDC-12 and PD to the PD zoning district to develop 16 multi-family dwelling units and 3,500 square feet of Professional Service land uses.

No waivers are requested. A PD variation is requested to permit a 5-foot-wide sidewalk within the required 20-foot buffer with Type B screening along the south side of the shared access drive. A zoning condition requires the sidewalk and that at least 10-feet of the buffer area is provided for the required plantings. The variation meets Land Development Code Section 5.03.06.C(6)

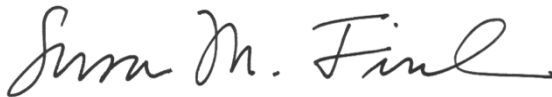
The Planning Commission staff support the request and found the proposed use compatible with the existing development pattern.

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

The rezoning request to PD is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

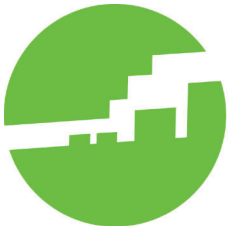
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



May 18, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: April 27, 2026 Report Prepared: April 16, 2026	Case Number: PD 26-0431 Folio(s): 65729.0000 General Location: South of State Road 574 and west of Lemon Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Residential Duplex Conventional (RDC-12) and Planned Development (PD 20-0102) to PD to allow 16 multi-family units and business professional office (BPO) uses
Parcel Size	+/- 2.25 acres
Street Functional Classification	State Road 574 – State Principle Arterial Lemon Avenue – Local
Commercial Locational Criteria	Meets
Evacuation Area	N/A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	PD 20-0102 + RDC-12	Vacant
North	Residential-9 + Public/Quasi Public	PD	Light Commercial
South	Residential-9	PD + RDC-12	Multi-Family
East	Residential-6	ASC-1	Vacant + Single-Family + Public/Quasi-Public
West	Residential-9	PD + RDC-12	Multi-Family + Light Commercial

Staff Analysis of Goals, Objectives, and Policies:

The 2.25± acre subject site is located south of State Road 574 (Dr. Martin Luther King Jr. Boulevard) and west of Lemon Avenue. The site lies within the Urban Service Area (USA) and is located within the boundaries of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from Residential Duplex Conventional (RDC-12) and Planned Development (PD 20-0102) to a new PD rezoning to allow a mixed-use development consisting of 16 multi-family residential units and approximately 3,500 square feet of Business Professional Office (BPO) uses.

The subject site is located within the Urban Service Area where, pursuant to Objective 1.1 of the Future Land Use Section (FLUS), a minimum of 80 percent of the County’s population growth is intended to be directed. The purpose of concentrating growth within the USA is to promote efficient provision of public facilities and services, encourage compact development patterns, and discourage urban sprawl. The proposed development is consistent with this growth management objective and represents an efficient use of existing infrastructure and services.

The subject site is surrounded by the Residential-9 (RES-9) and Residential-6 (RES-6) Future Land Use (FLU) designations. The surrounding area exhibits a mix of uses, including commercial, office, and residential development. Properties to the north include established commercial uses such as Wawa and Citgo gas stations, and an Aldi grocery store, while properties to the south and southeast include a combination of single-family detached homes and multi-family residential developments. This mix of uses establishes a development pattern that supports limited mixed-use and transitional intensity development such as that proposed.

FLUS Goal 2 and Objective 2.1, along with their associated policies, establish the Future Land Use Map (FLUM) and define the range of allowable uses within each land use category. These categories are characterized by building type, residential density, functional use, and physical form, which together establish the overall character of development. The RES-9 Future Land Use designation allows for a variety of uses including residential, agricultural, office, neighborhood commercial, and mixed-use development.

The RES-9 category permits a maximum density of 9 dwelling units per gross acre and allows office uses up to a Floor Area Ratio (FAR) of 0.50. Based on the total site area of 2.25 acres, the site could accommodate up to 20 dwelling units ($2.25 \text{ acres} \times 9 \text{ du/ga} = 20.25 = 20 \text{ du}$). With the proposed allocation of approximately 3,500 square feet (0.0803 acres equivalent) of office use, the remaining developable area supports up to 19 dwelling units at maximum density. The applicant proposes 16 multi-family units, which is below the maximum allowable density, and an FAR of approximately 0.17 for the office component, which is well below the maximum permitted intensity. Therefore, the proposed development is consistent with the density and intensity standards of the RES-9 category and complies with FLUS Goal 2 and Objective 2.1.

FLUS Policy 3.1.3 requires that new development be compatible with the surrounding area, emphasizing that compatibility does not require identical development, but rather sensitivity to the existing development pattern and character. Similarly, Objective 4.4 and Policy 4.4.1 emphasize neighborhood protection through compatible site design, buffering, and transitions between differing land uses and intensities. The proposed Planned Development demonstrates compatibility through several factors. First, the mix of multi-family residential and office uses reflects the existing pattern of residential and commercial development in the immediate area. Second, the scale and intensity of the development are limited and appropriate given the site's size and context. Third, the site design incorporates buffering, setbacks, and orientation that provide transitions between the commercial uses to the north and residential uses to the south and east. Additionally, the presence of existing shared access and adjacent stormwater infrastructure further supports integration with surrounding development and minimizes potential impacts. The inclusion of office uses along a major corridor and residential uses internal to the site provides an appropriate land use transition and furthers compatibility.

The Comprehensive Plan requires that all development comply with applicable Land Development Regulations (LDRs), as outlined in FLUS Policies 4.1.1, 4.1.2, and 4.1.6. At the time of this analysis, comments from Hillsborough County Development Services and the Transportation Division were not available; therefore, a full evaluation of compliance with technical standards such as access, transportation impacts, and site engineering will be addressed during the zoning and site development review process.

FLUS Objective 3.2 and Policy 3.2.4 require that adopted Community Plans be consistent with the Comprehensive Plan and guide development within their respective planning areas. The subject site is located within the Seffner-Mango Community Plan. The plan promotes redevelopment and the enhancement of community character while maintaining a "hometown" atmosphere. Goal 3 of the Seffner-Mango Community Plan directs commercial and office development to major corridors such as U.S. 92 and Martin Luther King Jr. Boulevard. The subject property is located along Dr. Martin Luther King Jr. Boulevard, within the targeted corridor between Interstate 75 and County Road 579 (Mango Road), where office and limited commercial uses are encouraged. The proposed office component is consistent with this strategy, while the residential component complements the surrounding development pattern and supports the overall mix of uses in the area. The integration of residential and office uses on a

relatively small site reflects the plan's intent to encourage context-sensitive development that enhances community character.

The proposed Planned Development represents a logical and compatible development that is consistent with the established development pattern of the surrounding area. The proposed density and intensity fall within allowable limits, the mix of uses is appropriate for the site's location along a major corridor, and the development supports the goals and policies of both the Comprehensive Plan and the Seffner-Mango Community Plan.

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

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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

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

Community Context and Compatibility

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

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

Relationship to Land Development Regulations

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

Development

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

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

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

Policy 4.1.6: *Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Neighborhood and Community Development

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

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

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

Neighborhood and Community Serving Uses

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

Policy 4.7.1: In the Urban Service Area, locational criteria must be met to allow neighborhood-serving commercial uses in the following primarily residential land use categories:

- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Residential - 4 (RES-4)
- Neighborhood Mixed Use- 4(3) (NMU-4(3))
- Neighborhood Mixed Use-6 (NMU-6)
- Residential - 6 (RES-6)
- Suburban Mixed Use-6 (SMU-6)
- Residential - 9 (RES-9)

Any rural Future Land Use categories in the Urban Service Area

- Residential - 12 (RES-12)
- Residential - 16 (RES-16)
- Residential - 20 (RES-20)
- Residential - 35 (RES-35)

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

Goal 3: *Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.*

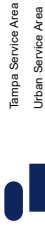
- *Support office and light industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).*
- *Support office uses along Martin Luther King Boulevard between CR 579 (Mango Road) and Kingsway Road.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0431

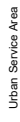
Rezoning
STATUS



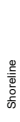
PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



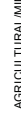
Jurisdiction Boundary



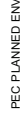
Roads



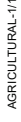
Parcels



Water



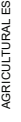
AGRICULTURAL/MINING-1/20 (.25 FAR)



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



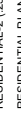
AGRICULTURAL-1/10 (.25 FAR)



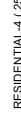
AGRICULTURAL/RURAL-1/5 (.25 FAR)



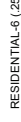
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



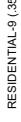
RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



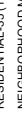
RESIDENTIAL-6 (.25 FAR)



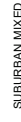
RESIDENTIAL-9 (.35 FAR)



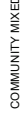
RESIDENTIAL-12 (.35 FAR)



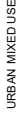
RESIDENTIAL-16 (.35 FAR)



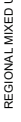
RESIDENTIAL-20 (.35 FAR)



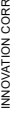
RESIDENTIAL-35 (1.0 FAR)



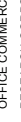
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



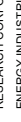
SUBURBAN MIXED USE-6 (.35 FAR)



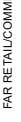
COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



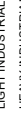
REGIONAL MIXED USE-35 (2.0 FAR)



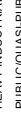
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



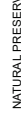
OFFICE COMMERCIAL-20 (.75 FAR)



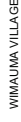
RESEARCH CORPORATE PARK (1.0 FAR)



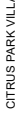
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



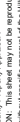
HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASIPUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

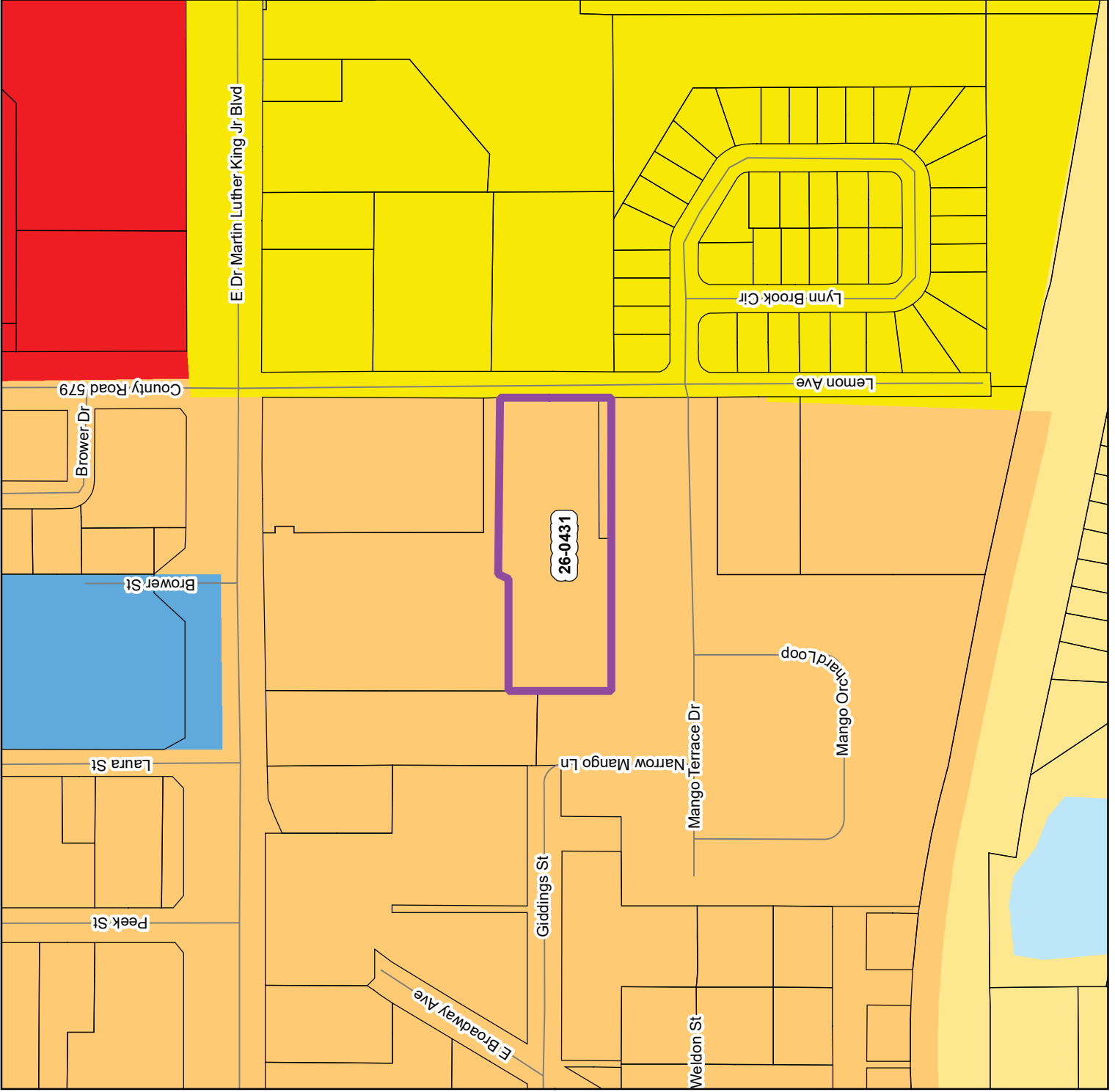


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 4/15/2026
 Author: R. Mathie
 File: C:\Rezoning\System\MapProjects\HC\Regre_Jud\Rezoning_2.mxd





**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

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: RZ-PD 26-0431 Modification: NONE

Atlas Page: NONE Submitted: 5/20/26

To Planner for Review: 5/20/26 Date Due: ASAP

Contact Person: Anne Pollack Phone: 727-820-3989/apollack@trenam.com

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

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

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

Reviewed by: Michelle Heinrich Date: 5/28/26

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/15/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: PD 26-0431

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

CONDITIONS OF APPROVAL

1. The project shall be permitted one full access connection on Lemon Ave. Additionally, the project will provide a vehicular and pedestrian cross access to folio#65689.0000 to the west and a shared access facility to the adjacent parcels to the north, as shown on the PD site plan.
 - a. The shared access shall apply to the two drive aisle connections and the parking spaces adjacent to the northern boundary shown in the PD site plan. However, the adjacent parking taking access to the shared access facility shall not be used for the project to meet minimum parking requirements.
2. If PD 26-0431 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 13, 2026), which was found approvable on April 13, 2026. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Lemon Ave. access and next connection to the north) such that a minimum spacing of +/- 30 feet is permitted.
3. 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.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Other Conditions:

Prior to certification, the following site plan revisions shall be made:

- The label "Potential Building" shall be changed to "Conceptual Building",
- The label "Potential Vehicle Use Area" shall be changed to "Conceptual Vehicle Use Area",
- The label "Potential Multiple Family Dwelling Building" shall be changed to "Conceptual Multiple Family Dwelling Building", and
- Add a note that parking shall be provided per the Hillsborough County Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning a single parcel from Planned Development (PD) and Residential Duplex Conventional 12 (RDC-12) to Planned Development for +/- 2.25 acres. The proposed PD is seeking approval for up to 16 multi-family dwelling units and 3,500 square feet of general office uses.

The +/-0.47-acre portion of the site zoned PD 20-0102 is approved for access to the larger PD and the subject property. The access connects folio#65688.0000 (Aldi Grocery Store) to Lemon Ave., allows for

cross access to folio# 65728.0000 (Wa Wa Gas Station) and provides for cross access to the west. There is a concurrent Minor Modification request to remove the portion of the PD that is currently zoned PD 20-0102.

The future land use designation is Residential 9 (RES-9).

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

Approved Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 20-0102: Access Drive	0	0	0
RDC-12: 16-Unit Single Family Detached (210)	187	14	18
Total Trips:	187	14	18

Proposed Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 16-Units Multi-Family (220)	211	19	15
PD: 3,500 sf General Office (712)	50	6	8
Total Trips:	261	25	23

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+74	+9	+5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lemon Ave. is a 2-lane, publicly maintained, local roadway characterized by +/- 20-feet of pavement, curb and gutter and a sidewalk on one side within a +/- 50-foot-wide right-of-way along the project’s frontage.

SITE ACCESS AND CONNECTIVITY

The PD proposes to utilize the existing single full access connection on Lemon Ave. The PD site plan also proposes to maintain existing shared access to the adjacent commercial properties to the north and a vehicular and pedestrian cross access to the west.

Staff notes that there is an existing access easement between the subject property and the commercial properties to the north that include access to the row of parking immediately adjacent to the project access.

The site access analysis submitted by the applicant’s traffic engineer finds that no site access improvements are warranted.

REQUESTED ADMINISTRATIVE VARIANCE: LEMON AVE ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 13, 2026) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Lemon Ave. access. Per the LDC, Lemon Ave. is a Class 7 roadway, which requires minimum

connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 30 feet from the next closest driveway access on Lemon Ave. to the north. As such, the applicant is seeking a variance of +/-20 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 13, 2026. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Lemon Ave. is not included in the County LOS Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Dr. MLK Jr. Blvd.	I-75	Highview Rd.	D	C

Source: Hillsborough County 2024 Level of Service Report.

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Anne O. Pollack](#); [Follin, Jared](#); [Perez, Richard](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RE RZ-PD 26-0431 - Administrative Variance Review
Date: Monday, April 13, 2026 7:37:46 PM
Attachments: [26-0431 AVAdd 04-13-26.pdf](#)
[image001.png](#)

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0431 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

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: Monday, April 13, 2026 4:43 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RE: RE RZ-PD 26-0431 - Administrative Variance Review

Hello Mike,

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

shenry@lincks.com

apollack@trenam.com

follinj@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Lemon Avenue-Access Spacing <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Lemon Avenue-Access Spacing <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Lemon Avenue
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	065729.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, P.E.
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	PD(20-0102) and RDC-12
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PD 26-0431
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Formerly Lincks & Associates, LLC
April 13, 2026

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Lemon Avenue
PD 26-0431
Folio Numbers: 065729.0000
Lincks Project No. 25140 (25291.02.04)

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Lemon Avenue for the above referenced project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- Multi-Family – 16 Dwelling Units
- Office – 3,500 Square Feet

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be as follows:

- Cross Access within Aldi that has right-in/right-out access to Dr. Martin Luther King Jr. Boulevard (existing).
- One (1) full access to Lemon Avenue (existing)

A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Lemon Avenue is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Lemon Avenue. Based on Section 6.04.07, Lemon Avenue is an Access Class 7 roadway. Therefore, based on Section 6.04.07, the access spacing on Lemon Avenue is 50 feet. The distance to the driveway is 30 feet for the access on the east side of Lemon Avenue. This is graphically shown in Figure 1.

The justification for the variance is as follows:

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.trafficmobility.com Website

Mr. Mike Williams
April 13, 2026
Page 2

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along Lemon Avenue. The access to Lemon Avenue is existing with no opportunity to relocate the access to meet spacing. Given the limited property frontage, it is not physically possible to meet the spacing criteria. Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

This is an existing access. In addition, Lemon Avenue terminates approximately 650 feet south of the access. Therefore, given the low volume of the proposed use and the low volume on Lemon Avenue, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided.

The main connection for the project is via Lemon Avenue. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

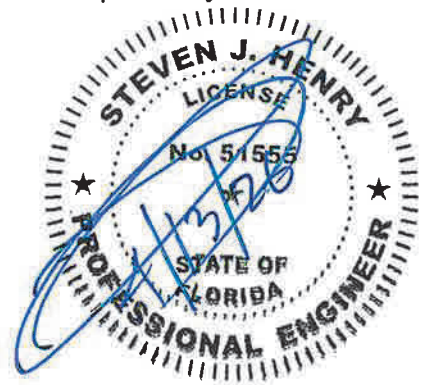
Mr. Mike Williams
April 13, 2026
Page 3

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

Best Regards,



Steven J Henry
Founder
Traffic & Mobility Consultants
P.E. #51555



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

- Disapproved**
- Approved**
- Approved with Conditions**

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

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
 PROJECT TRAFFIC (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>AM Peak Hour Trip Ends</u>		<u>PM Peak Hour Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Multi-Family	220	16 DU's	99	5	14	19	9	6	15
Office	712	3,500 SF	<u>50</u>	<u>5</u>	<u>1</u>	<u>6</u>	<u>3</u>	<u>5</u>	<u>8</u>
Total			149	10	15	25	12	11	23

(1) Source: ITE Trip Generation Manual, 12th Edition, 2025.

Mr. Mike Williams
April 13, 2026
Page 5



FIGURE 1
ACCESS SPACINGS

APPENDIX

PD PLAN

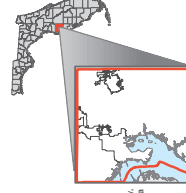
**HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP**

HILLSBOROUGH COUNTY COMPREHENSIVE PLAN LOCAL FUNCTIONAL CLASSIFICATION MAP 4



- LEGEND**
- STATE ROADS**
 - PRINCIPAL ARTERIAL
 - ARTERIAL
 - UNCLASSIFIED ROADS
 - COUNTY ROADS**
 - ARTERIAL
 - COLLECTOR
 - UNCLASSIFIED ROADS
 - ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - MAJOR ROADS
 - HILLSBOROUGH COUNTY
 - PINELLAS COUNTY
 - JURISDICTIONS
 - URBAN SERVICE AREA
 - NATURAL FEATURES**
 - WATER AND BAY
 - STREAM/RIVERS

LOCATOR MAP AND REFERENCE INFORMATION

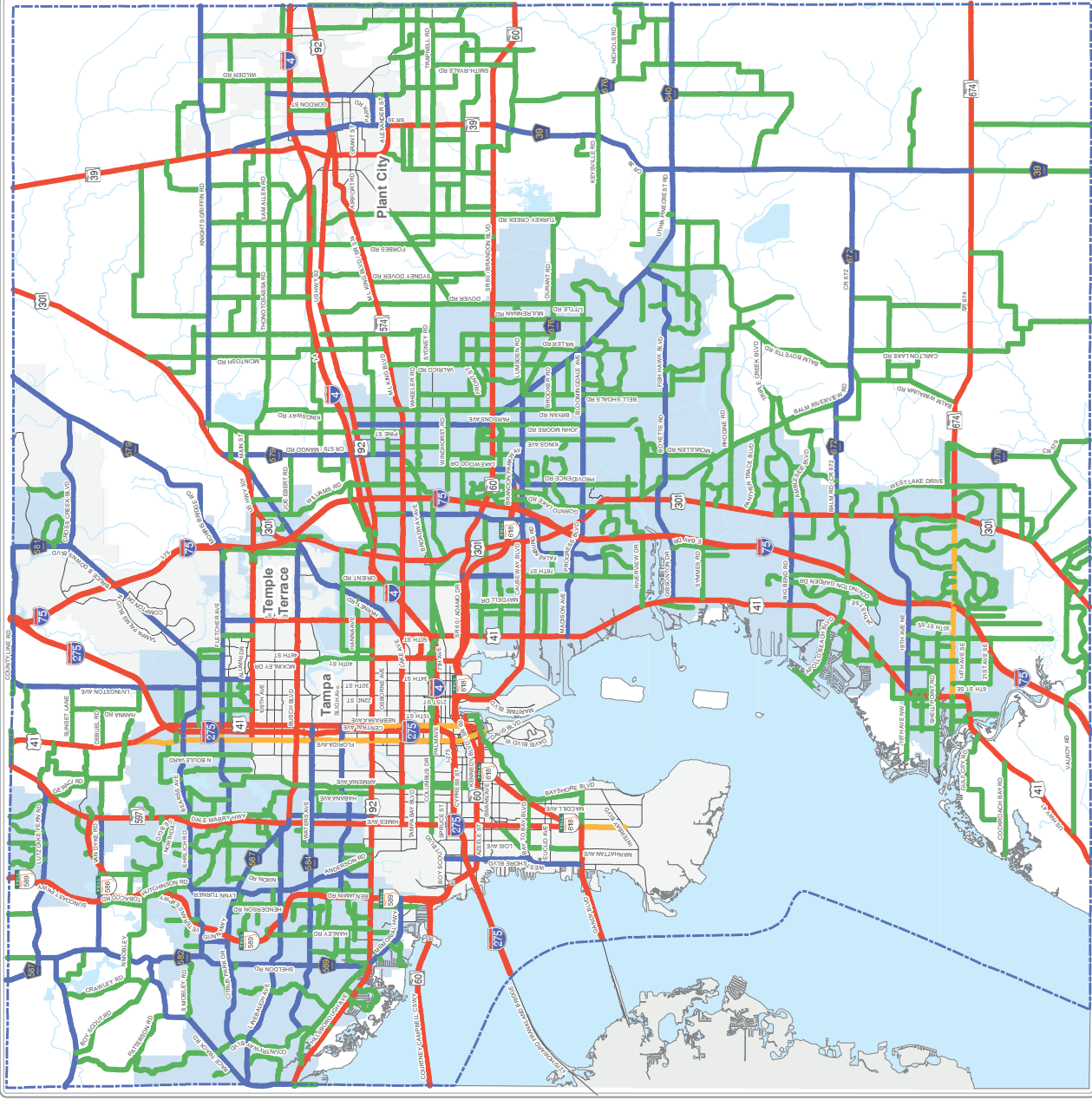


CONTEXT CLASSIFICATIONS Hillsborough County - These classifications are preliminary and subject to change.
SECTIONAL AREAS Hillsborough County City-County Planning Commission. Effective to Present.
URBAN SERVICE AREA BOUNDARIES Hillsborough County City-County Planning Commission. Effective to Present.
MAJOR ROADS Transportation Planning Organization Long Range Transportation Plan. See Adopted 2010 Long Range Transportation Plan for specific improvements.
ACCURACY The information contained on this map is derived from U.S. map accuracy standards. However, such accuracy is not warranted. The information is provided as a general guide only. The user assumes all responsibility for the use of the information.
REPRODUCTION This sheet may not be reproduced in part or in whole without specific approval of the Hillsborough County City-County Planning Commission.

Author: RMainthe
 Date: 1/1/2025

Path: G:\geocool\Projects\Bogey\HC_Comp_Plan\HC_Comp_Plan_2021\Map4_2022_Local_Functional_Classification_Network_V08_08122024_Adopted.mxd

PlanHillsborough.org



**HILLSBOROUGH COUNTY LDC
SECTION 6.04.04**

Sec. 6.04.07. - Table: Minimum Spacing

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

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

<p>March 1, 1991</p>	<p>Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway</p>		
----------------------	--	--	--

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the

interchange or the limited access highway would be adversely affected.

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

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Chris Boles
 Donna Cameron Cepeda
 Ken Hagan
 Christine Miller
 Joshua 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

REZONING	
<p>HEARING DATE: April 27, 2026</p> <p>PETITION NO.: 26-0431</p> <p>EPC REVIEWER: Shania Rodriguez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1246</p> <p>EMAIL: rodriguez@epchc.org</p>	<p>COMMENT DATE: February 12, 2026</p> <p>PROPERTY ADDRESS: 3814 Lemon Avenue, Seffner , FL 33584</p> <p>FOLIO #: 0657290000</p> <p>STR: 09-29S-20E</p>
<p>REQUESTED ZONING: RDC-12 to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>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.</p>	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



Adequate Facilities Analysis: Rezoning

Date: February 2, 2026

Acreage: ± 2.25 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 26-0431

Future Land Use: R-9

HCPS #: RZ-745

Maximum Residential Units: 16

Address: 3814 Lemon Ave., Seffner

Residential Type: Multi-Family

Parcel Folio Number(s): 065729.0000

School Data	Mango Elementary	Mann Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	793	1,322	2,524
2025/26 Enrollment K-12 enrollment on 2025/26 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	666	918	2,302
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	84%	69%	91%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/28/2026	15	51	66
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	2	1	1
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	86%	73%	94%

Notes: Adequate capacity exists at Citrus Park Elementary, Mann Middle and Armwood High Schools 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.

Renée M. Kamen, AICP, Manager, Planning & Siting
 Growth Management Department, Operations
 E: renee.kamen@hcps.net
 P: 813-272-4083 / C: 813-394-0313

REZ 26-0431
February 12, 2026
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.

sr/dc

ec: PSS, LLC - ashok@pssrealestate.com



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:** 1/22/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/5/2026
PROPERTY OWNER: Satyaprasad and Swarooparani **PID:** 26-0431
Vadlamudi
APPLICANT: PSS, LLC
LOCATION: 3814 Lemon Ave. Seffner, FL 33584
FOLIO NO.: 65729.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.



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: 04/09/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: PSS, LLC

PETITION NO: 26-0431

LOCATION: 3814 Lemon Ave

FOLIO NO: 65729.0000

Estimated Fees:

Medical Office (10,000 s.f. or less) (Per 1,000 s.f.)	Single Tenant Office (Per 1,000 s.f.)
Mobility: \$21,860	Mobility: \$10,005
Fire: \$158	Fire: \$158

General Office (Per 1,000 s.f.)	(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)
Mobility: \$8,336	Mobility: \$6,661 * 16 units = \$106,576
Fire: \$158	Parks: \$1,555 * 16 units = \$ 24,880
	School: \$3,891 * 16 units = \$ 62,256
	Fire: \$249 * 16 units = \$ 3,984
	Total Multi-Family (1-2 story) = \$197,696

Project Summary/Description:

Urban Mobility, Northeast Parks, Northeast Fire - 16 MF, 3500 sq ft BPO (no use specified or breakout of square footage)

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 02/10/2025

Agency: Natural Resources **Petition #:** 26-0431

- This agency has **no comment**
- This agency has **no objections**
- 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.
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.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-PD 26-0431 REVIEWED BY: Clay Walker, E.I. DATE: 2/2/2026

FOLIO NO.: 65729.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located east of the subject property within the east Right-of-Way of Lemon Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately ____ feet from the project site), (adjacent to the site) and is located east of the subject property within the west Right-of-Way of Lemon Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 28 Jan. 2026

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Anne Pollack

PETITION NO: RZ-PD 26-0431

LOCATION: 3814 Lemon Ave., Seffner, FL 33584

FOLIO NO: 65729.0000

SEC: 09 TWN: 29 RNG: 20

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: April 27, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 8:53 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Billy Allred

1 MS. HEINRICH: Our next application is on item D.6.
2 PD 26-0431. The applicant is requesting to rezone property
3 from PD 20-0102 and RDC-12 to a new planned development.
4 Jared Follin, with Development Services will provide staff
5 findings, after the applicant presentation.

6 MS. POLLACK: Good evening. Anne Pollack with
7 Turnham Law at 200 Central Avenue, representing the applicant
8 tonight.

9 Tonight, we are requesting a small mixed-use
10 development of 16 multifamily dwelling units and 3,500 square
11 feet of business professional office. The property is a 2.25
12 acre vacant parcel in Seffner, south of Martin Luther King,
13 west of Lemon Avenue.

14 Combined PD and RDC-12 zoning currently, and in the
15 RES-9 future land use. We do have a concurrent PRS running
16 with this that will be heard before the Board when this goes,
17 and I'll explain about that.

18 So just to give a little background, initially the
19 subject property and the properties to the north were owned
20 by the same owner. The owner sold the parcels to the north
21 for retail development in 2018, 2021 for a Wawa and an Aldi
22 store, and the seller retained the subject property.

23 For some reason, I don't really know the history,
24 the seller allowed the Aldi developer to use about half an
25 acre portion of the subject property for access, and that

1 piece of property was included in the 2020 zoning that was
2 done for the grocery store. The access rights, which were
3 memorialized in private cross-access agreements were also put
4 into the PD.

5 The Aldi developer constructed the roadway between
6 the two properties as part of their development. They didn't
7 actually put any sidewalks to the west side, which is
8 something we're doing now. But when the seller sold the
9 subject property to my client, we realized kind of the
10 difficulty created by this situation. Although we were going
11 to be required to maintain the access so that everyone could
12 use it, we couldn't count that acreage, which is basically
13 the area in yellow, towards the density and FAR needed for
14 this development, since it was in another PD and you're not
15 allowed to double-dip.

16 So fortunately, the acreage of the yellow area did
17 not affect the Aldi development. They didn't need that for
18 their FAR, so they were agreeable to us moving it out of the
19 PD.

20 So we have a simultaneous PRS running that is going
21 to move the property from that PD to this PD, and this PD now
22 provides conditions to ensure that that access continues.
23 But it allows the two properties to continue to develop on
24 their own, in compliance with the code, while sharing the
25 benefit of the access and the buffering.

1 So this rezoning will then cover that whole area,
2 the part that was the RDC-12 and the part in yellow, which
3 was or currently is, but will hopefully be taken out of the
4 PD to the north. Again, there are multiple existing access
5 easements and other easements between the property. And this
6 PD will add a sidewalk along the north side of this property
7 to the west.

8 And the sidewalk, itself, is kind of a tricky issue
9 due to the site conditions. So we are requesting a variation
10 to allow a 5-foot sidewalk within that 20-foot northern
11 buffer that was approved as part of the other PD and would be
12 included in this one. Again, there is no existing pedestrian
13 connectivity to the west, but because of the terrain there,
14 there is no real other option for the sidewalk. So if you
15 look at that aerial, you can see the road, and basically on
16 all sides of it are deep depressions, steep slopes for
17 stormwater ponds. And because the road was built where it
18 was, and there's really no extra room, other than in that
19 landscape buffer that's where we need to put it.

20 Fortunately, no negative impacts. We're going to
21 put the required landscaping in it anyway, and the County has
22 asked for a minimum 10-foot area to ensure that there is
23 sufficient room to put that landscaping in, and that's a
24 condition of the approval, which we're agreeable to.

25 Compatible with the surrounding area. It really is

1 like a small mixed-use development that meets the internal
2 intent of the comp plan. It's tucked in between a
3 multifamily development to the south and the office and
4 retail to the north.

5 The Planning Commission agrees that it's compatible
6 and, in fact, it's one of the best planning commission staff
7 reports I think I've ever gotten, so I'm very happy with it.
8 So to the north is the Aldi and the Wawa, and we have that
9 cross access. The northwest is a office development zoned
10 BPO. To the south is the apartment, and really this will
11 provide, like, a step down in intensity between the
12 apartments and the commercial to the north, because we've put
13 the residential closer to the apartments and the offices
14 closer to the commercial.

15 Lemon Avenue dead-ends at our property, so traffic
16 from our development will not continue further towards those
17 apartments or the single-family that you can see in the
18 southeast side. There is a single-family parcel to the east,
19 but we will be providing a buffering to code.

20 No environmentally sensitive areas or wetlands, and
21 we think this really provides a good residential and
22 neighborhood office use that will benefit everybody in the
23 area.

24 It is consistent with the comp plan. As I said,
25 the Planning Commission agrees, it meets commercial locations

1 criteria, it meets the Seffner-Mango Community Plan
2 requirements, neighborhood protection policies, and is
3 ensuring pedestrian connectivity with the sidewalks.

4 Lastly, the transportation really shouldn't be a
5 large trip increase with this development. We have the
6 access via the Lemon Avenue driveway, cross-access to the
7 north parcel will remain as part of the conditions, the new
8 sidewalk, which I mentioned, and an administrative variance,
9 given that the existing road that we are not changing is too
10 close to the small residential driveway across the street on
11 Lemon.

12 But the County has found it approvable to that
13 administrative variance. So with that, would respectfully
14 request your recommendation. Thank you.

15 HEARING MASTER: Thank you. I have a couple of
16 questions. In my reviewing this petition and hearing, what
17 would seem like a pretty straightforward request is very
18 complicated by the access to shared access-easement and so
19 forth. So I appreciate the background that's going through
20 the document.

21 MS. POLLACK: Okay. Good.

22 HEARING MASTER: And so let me just confirm, let me
23 go through the steps -- so let me confirm the variation. The
24 variation is to put a sidewalk in a buffer; is that correct?

25 MS. POLLACK: That's correct.

1 HEARING MASTER: Okay. And I think what took me a
2 while to figure out was that the buffer isn't labeled on your
3 site plan, that I could tell. And so it took me a minute to
4 find the shared access facility. Obviously, that's there.
5 And then these easements are labeled by numbers, it looks
6 like 303 and 301, and that the sidewalk will actually go
7 through 303.

8 MS. POLLACK: So that's a landscape easement. It's
9 all within the same document. It's all within the same
10 easement that's been recorded. And there is a legend on the
11 site plan, but that number is a landscape easement that was
12 required, because as part of the 2020 zoning they were
13 required to put in the landscaping. And so therefore, there
14 needed to be an easement to ensure that the owner of our
15 property would maintain the existence of that landscape
16 easement. So that is something that we're going to have to
17 adjust on the private side, once this gets approved. So
18 that's what it's for.

19 HEARING MASTER: But the genesis of that is the
20 community --

21 MS. POLLACK: Correct.

22 HEARING MASTER: -- to the north. Is that how it's
23 all set?

24 MS. POLLACK: Yep.

25 HEARING MASTER: Okay. And I do see note 23 on

1 your plan. It talks about the lack of sidewalks. So I
2 believe with that, that's it.

3 MS. POLLACK: Okay. Great. Thank you.

4 HEARING MASTER: Thank you very much. I appreciate
5 it.

6 Okay. Development Services?

7 MR. FOLLIN: Good evening again. Jared Follin,
8 with Development Services.

9 So this is a request to rezone a site from RDC-12
10 and planned development to a new planned development, to
11 allow 16 multifamily dwellings, at 9 dwelling units per acre,
12 and 3,500 square feet of professional office uses, equating
13 to a floor area ratio of 0.14.

14 The subject site is located in an area between
15 non-residential and residential uses, and is adjacent to a
16 grocery store and convenience store to the north, and
17 multifamily apartments to the south. A single-family
18 residential neighborhood also exists to the southwest, across
19 Lemon Avenue. I'm sorry that's southeast.

20 The site plan depicts the multifamily to the south
21 portion of the property and the office uses to the north
22 portion. The max height of the development will be 30 feet,
23 and it has been requested that a two-to-one setback
24 requirement not be applied. Staff finds no issues with this
25 request, as the multifamily development to the south built at

1 a higher -- is built at a higher density and is allowed a
2 height of 35 feet, but also is not required to abide by the
3 two-to-one setback.

4 Required buffer and screening is provided on the
5 site. This includes a 20-foot type D buffer, which will run
6 along the south of the existing shared access drive, which
7 runs along the northern portion of the property. The
8 applicant has proposed a variation to allow 5-foot sidewalks
9 to be built parallel with this buffer area. Staff supports
10 this variation, as it will allow sidewalks to be built along
11 the shared access drive. And additionally, a condition is
12 included to require at least 10 feet of the buffer area to be
13 uninterrupted for required plantings.

14 Overall, we find this proposal to be appropriate
15 for the site and find it approvable. Happy to answer any
16 questions.

17 HEARING MASTER: Not at this time. Thank you.

18 Planning Commission?

19 MS. LINEHAN: Lilyann Linehan, Planning Commission
20 staff.

21 The subject site is located in the Residential-9
22 future land use category. It is in an urban service area and
23 meets the Seffner-Mango Community Plan.

24 The proposed planned development will allow 16
25 multifamily units, with approximately 3,500 square feet of

1 professional office uses. The subject site is located within
2 an urban service area, where, pursuant to objective 1.1 of
3 the Future Land Use Section, a minimum of 80 percent of the
4 County's population growth is intended to be directed. The
5 purpose of concentrating growth within an urban service area
6 is to promote efficient provision of public facilities and
7 services, encourage compact development patterns, and
8 discourage urban sprawl. The proposed development is
9 consistent with this growth management objective and
10 represents an efficient use of existing infrastructure and
11 services.

12 The surrounding area exhibits a mix of uses
13 including commercial, office, and residential development.
14 This mix of uses establishes a development pattern that
15 supports related mixed-use and transitional intensity
16 development, such as staff proposed. And the Seffner-Mango
17 Community Plan promotes redevelopment and the enhancement of
18 community character, while maintaining a hometown atmosphere.
19 Goal 3 of the Seffner-Mango Community Plan directs commercial
20 and office development to major corridors such as US 92 and
21 Martin Luther King Jr. Boulevard. The subject is located
22 along Dr. Martin Luther King Jr. Boulevard, within a selected
23 corridor between Interstate 75 and County Road 579, also
24 known as Mango Road, where office and limited commercial uses
25 are encouraged.

1 Based on the above considerations, Planning
2 Commission staff finds the proposed plan development
3 consistent with the goals, objectives, and policies of the
4 Unincorporated Hillsborough County Comprehensive Plan.

5 HEARING MASTER: Thank you so much. Is there
6 anyone in the room or online that would like to speak in
7 support? Anyone in favor? Seeing no one.

8 Anyone in opposition to this request? Seeing no
9 one.

10 Ms. Heinrich, anything further?

11 MS. HEINRICH: No, ma'am.

12 HEARING MASTER: Ms. Pollack, you have the last
13 word. You don't. Okay.

14 All right. With that, we'll close rezoning PD
15 26-0431.

16 We have several cases to go. I'm going to take a
17 break just a little bit early, so we can kind of split this
18 up. So if you can, by the clock on the wall, we'll just take
19 five minutes. If you could be back at 7:15, we'll start
20 right.

21 MR. JERMAIN: We'll adjourn for five minutes.

22 (Recess)

23 HEARING MASTER: All right. Welcome back everyone.
24 We are ready to resume the April 27th, 2026 Zoning Hearing
25 Master Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 4

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan Finch

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

VS APPLICATION # RZ 26-0310	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>8956 Westerland Drive</u> CITY <u>Land O'Lakes</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE _____
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>RUAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR STE 3103</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>3021 S. Hesperides</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33629</u> PHONE <u>703-914-1792</u>
APPLICATION # RZ 26-0609	PLEASE PRINT NAME <u>Alex Schaber</u> MAILING ADDRESS <u>400 W. Ashley Dr. Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-220-9100</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Todd Ferguson</u> MAILING ADDRESS <u>200 7th Ave S. #104</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>707-900-1200</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Jeremy Cal</u> MAILING ADDRESS <u>17931 Dunbar Blvd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33508</u> PHONE <u>813 920 2500</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>MM</u> <u>25-1415</u>	PLEASE PRINT NAME <u>Todd Fressling</u> MAILING ADDRESS <u>200 204 Ave S #49</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>3371</u> PHONE <u>727-251-1700</u>
APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr. 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Samuel Berkman</u> MAILING ADDRESS <u>20478 Needletree Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>33647</u>
APPLICATION # <u>RZ</u> <u>26-0328</u>	PLEASE PRINT NAME <u>Key Morgan Rock Solid</u> MAILING ADDRESS <u>3501 BESSIE COLEMAN Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813-200-8825</u>
APPLICATION # <u>RZ</u> <u>26-0349</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>26-0431</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-820-3989</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>26-0432</u>	PLEASE PRINT NAME <u>Justyna Gale</u> MAILING ADDRESS <u>514 Howell</u> CITY <u>Dunedin</u> STATE <u>FL</u> ZIP <u>34698</u> PHONE <u>352-514-6108</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Vinette Cefelia</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>850-222-5070</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Shelley Thonon</u> MAILING ADDRESS <u>15820 Circa Crossing Dr.</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-334-6804</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>SANTINO PAVENZANO</u> MAILING ADDRESS <u>13830 Circa Crossing Dr</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-761-1185</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Tina Erblat</u> MAILING ADDRESS <u>8404 Deepwater Creek Lane</u> CITY <u>Panama City Beach</u> STATE <u>FL</u> ZIP <u>32413</u> PHONE <u>904-797-0288</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>MARLISE TALBERT-JONES</u> MAILING ADDRESS <u>7401 THOMAS WAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-7405</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 4

DATE/TIME: 4-27-26 6pm

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Christopher Oaks</u> MAILING ADDRESS <u>13580 Circa Crossing Drive</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE _____
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Teresa Corden</u> MAILING ADDRESS <u>1018 Estabwood Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE <u>(813) 468-2887</u>
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Rex Huggins</u> MAILING ADDRESS <u>838 S. Parker Dr.</u> CITY <u>Florence</u> STATE <u>SC</u> ZIP <u>29509</u> PHONE <u>843 621 2193</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUL TRAFFIC, 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8421</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

VS APPLICATION # RZ 26-0310	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>8956 W. Tremont Drive</u> CITY <u>Land O'Lakes</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE _____
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>RUAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR STE 3103</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>3621 S. Hesperides St</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33629</u> PHONE <u>703-914-6792</u>
APPLICATION # RZ 26-0609	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-220-9100</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Todd Freymeyer</u> MAILING ADDRESS <u>200 7th Ave S. Ste 500</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>707-890-1260</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Jeremy Cal</u> MAILING ADDRESS <u>17931 Hunter Bar</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33538</u> PHONE <u>813-920-2233</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-1415	PLEASE PRINT NAME <u>Todd Fressling</u> MAILING ADDRESS <u>200 204 Ave S #49</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>727-251-1700</u>
APPLICATION # MM 26-0215	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr. 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
VS APPLICATION # MM <u>26-0215</u>	PLEASE PRINT NAME <u>Samuel Berkman</u> MAILING ADDRESS <u>20478 Needletree Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>33647</u>
APPLICATION # RZ 26-0328	PLEASE PRINT NAME <u>Key Morgan Rock Solid</u> MAILING ADDRESS <u>3501 BESSIE COLEMAN Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813-200-8825</u>
APPLICATION # RZ 26-0349	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 26-0431	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-820-3989</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>26-0432</u>	PLEASE PRINT NAME <u>Justyna Gale</u> MAILING ADDRESS <u>514 Howell</u> CITY <u>Dunedin</u> STATE <u>FL</u> ZIP <u>34698</u> PHONE <u>352-514-6108</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Vinette Cefelia</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>850-222-5070</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Shelley Thonon</u> MAILING ADDRESS <u>15820 Circa Crossing Dr.</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-334-6804</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>SANTINO PAVENZANO</u> MAILING ADDRESS <u>13830 Circa Crossing Dr</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-761-1185</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Tina Erblat</u> MAILING ADDRESS <u>8404 Deepwater Creek Lane</u> CITY <u>Panama City Beach</u> STATE <u>FL</u> ZIP <u>32413</u> PHONE <u>904-797-0288</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>MARLISE TALBERT-JONES</u> MAILING ADDRESS <u>7401 THOMAS WAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-7405</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 4

DATE/TIME: 4-27-26 6pm


HEARING MASTER: Susan Finch

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


APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Christopher Oaks</u> MAILING ADDRESS <u>13580 Circa Crossing Drive</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE _____
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Teresa Corden</u> MAILING ADDRESS <u>1018 Estabwood Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE <u>(813) 468-2887</u>
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Rex Huggins</u> MAILING ADDRESS <u>838 S. Parker Dr.</u> CITY <u>Florence</u> STATE <u>SC</u> ZIP <u>29509</u> PHONE <u>843 621 2193</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUL TRAFFIC, 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8421</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APRIL 27, 2026 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 27, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0310

 Michelle Heinrich, DS, called RZ 26-0310.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0310.

C.2. RZ 26-0541

 Michelle Heinrich, DS, called RZ 26-0541.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0541.

C.3. RZ 26-0609

 Michelle Heinrich, DS, called RZ 26-0609.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0609.


MONDAY, APRIL 27, 2026

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

D.1. RZ 25-1061

 Michelle Heinrich, DS, called RZ 25-1061.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1061.

D.2. MM 25-1415

 Michelle Heinrich, DS, called MM 25-1415.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1415.

D.3. MM 26-0215

 Michelle Heinrich, DS, called MM 26-0215.


 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0215.

D.4. RZ 26-0328

 Michelle Heinrich, DS, called RZ 26-0328.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0328.

D.5. RZ 26-0349

 Michelle Heinrich, DS, called RZ 26-0349.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0349.

MONDAY, APRIL 27, 2026

D.6. RZ 26-0431

 Michelle Heinrich, DS, called RZ 26-0431.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0431.

D.7. MM 26-0432

 Michelle Heinrich, DS, called MM 26-0432.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0432.

D.8. RZ 26-0436

 Michelle Heinrich, DS, called RZ 26-0436.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0436.

D.9. MM 26-0441

 Michelle Heinrich, DS, called MM 26-0441.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0441.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 8:55 p.m.

PD 26-0431

Lemon Avenue, Seffner

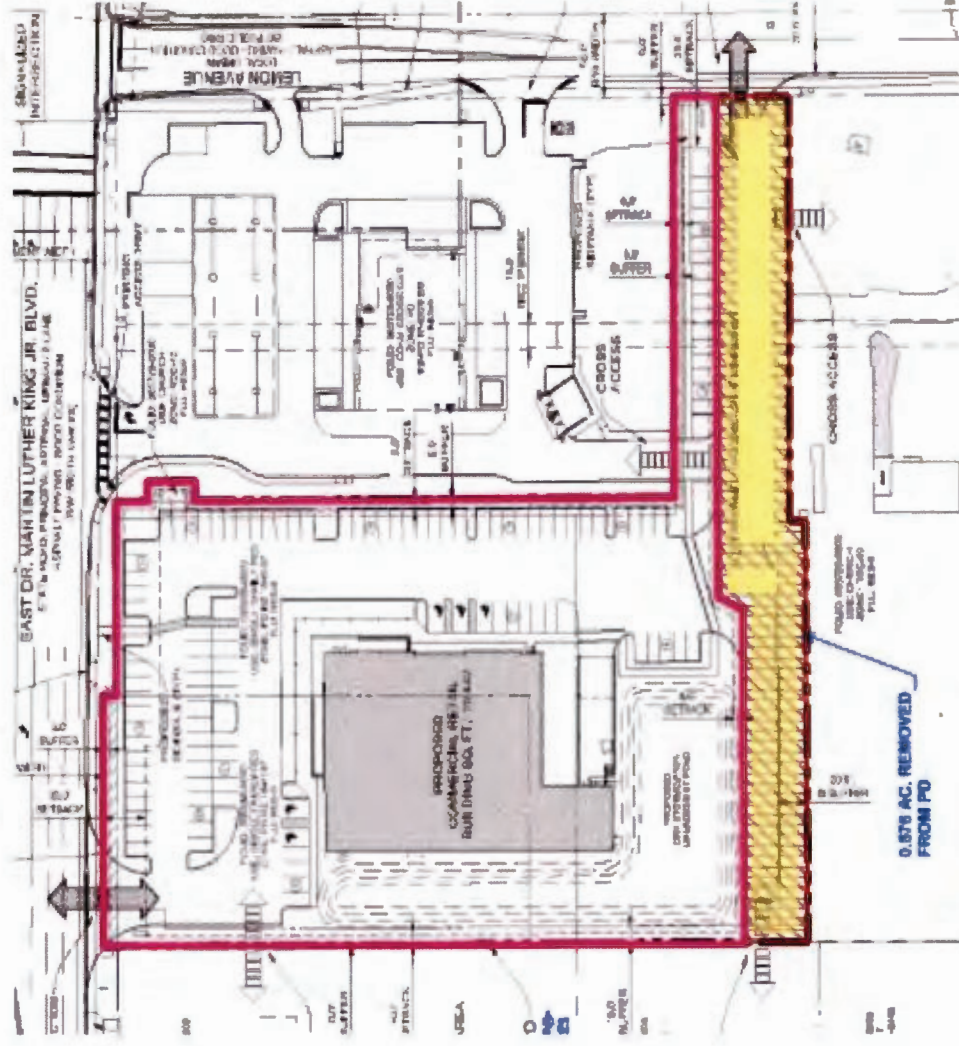
PSS LLC

Application No. 26-0431
Name: Anne Pollack
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 4-27-26



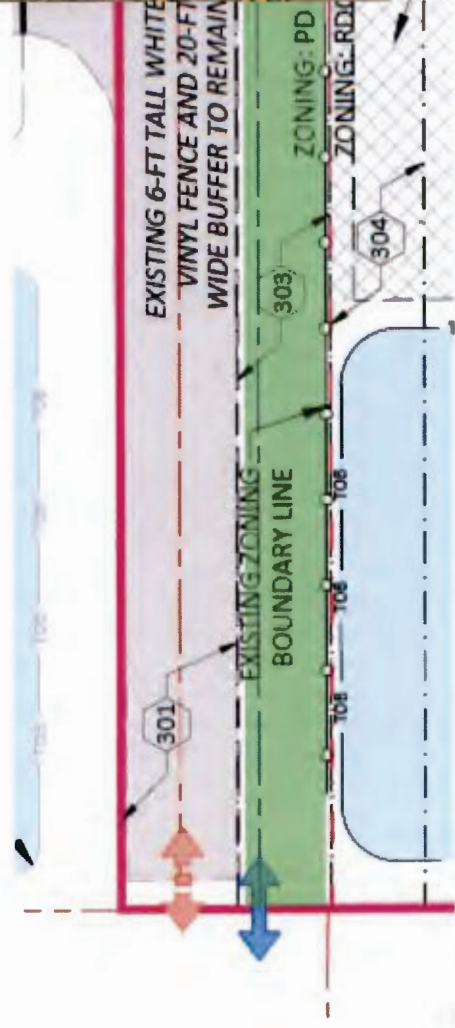
PRS 26-0472

(removes hashed land)



VARIATION

- **VARIATION** to allow 5-foot sidewalk within 20-foot northern buffer
- No existing pedestrian connectivity to west
- No other option for sidewalk – significant site constraints
- Condition of approval ensures minimum 10-foot area for landscaping within 20-foot buffer
- No negative impacts – required landscaping will be provided within slightly reduced area



Compatible with Surrounding Area



CONSISTENT WITH COMP PLAN

- **RES-9** (Suburban scale commercial, office and mixed-use)
*9 DU/AC *0.5 FAR
- Meets **Commercial Locational Criteria**
- Meets intent of **Seffner Mango Community Plan** –
 - Enhances of community character with quality residential and nonresidential infill development
- Meets **Neighborhood Protection Policies** –
 - Compatible uses
 - Project design integrated into the established character of the adjacent approvals and surrounding natural and built environment.
- Ensures **pedestrian connectivity** with sidewalks onsite and new sidewalk along north side
- **Planning Commission report – Consistent**

TRANSPORTATION

- Small site & compatible development = minimal trip increase
- Access via Lemon Avenue
- Cross-access to north parcels will remain
- Vehicular and new sidewalk connection to west
- Administrative Variance – “Approvable”
 - Access spacing reduction related to small residential driveway across Lemon Ave

Summary

- **Compatible** with surrounding area
- **Variation** to buffer on north side is minimal to allow for sidewalk to west
- **County staff:** Support request and variation
- **Planning Commission:** Consistent
- **Transportation:** No objection; AV-approvable
- **No objections** from other reviewing agencies



**PARTY OF
RECORD**

NONE