

Rezoning Application: RZ PD 26-0328

Zoning Hearing Master Date: April 27, 2026

BOCC Land Use Meeting Date: June 9, 2026

1.0 APPLICATION SUMMARY

Applicant: Okoye Morgan, Rock Solid Construction

FLU Category: Residential-12 (Res 12)

Service Area: Tampa

Site Acreage: 0.514 Acres

Community Plan Area: East Lake/Orient Park

Overlay: None



Introduction Summary

The applicant is requesting to rezone 0.514 acres from CN (Commercial Neighborhood) to Planned Development (PD), to accommodate the development of two triplex buildings consisting of six multi-family units. The BOCC approved right-of-way vacation petition V26-0004 on April 7, 2026, which eliminated an internal alley within the site.

Zoning	Existing	Proposed
Districts	CN	PD 26-0328
Typical General Uses	Retail and personal services	Multi-Family Residential
Acreage	0.514	0.514
Density/Intensity	FAR: 0.20 (4,477 sf)	6 units / 11.67 units per acre
Mathematical Maximum per the FLU*	4,480 11,194 SF GFA	6 units

*number represents a pre-development approximation

Development Standards	Existing	Proposed
Districts	CN	PD 26-0328
Lot Size / Lot Width	7,000 SF / 75'	10,000 SF / 100'
Setbacks/Buffering and Screening	30' Front (north, west, and south) 5' buffer/Type A screening Rear	25' Front (east & west) to face of townhouses. 20' Front (east & west) to open front porch. 5' Front (north) 25' Side (south)
Height	50'	30'*

Additional Information

PD Variations	None requested as part of this application
---------------	--

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

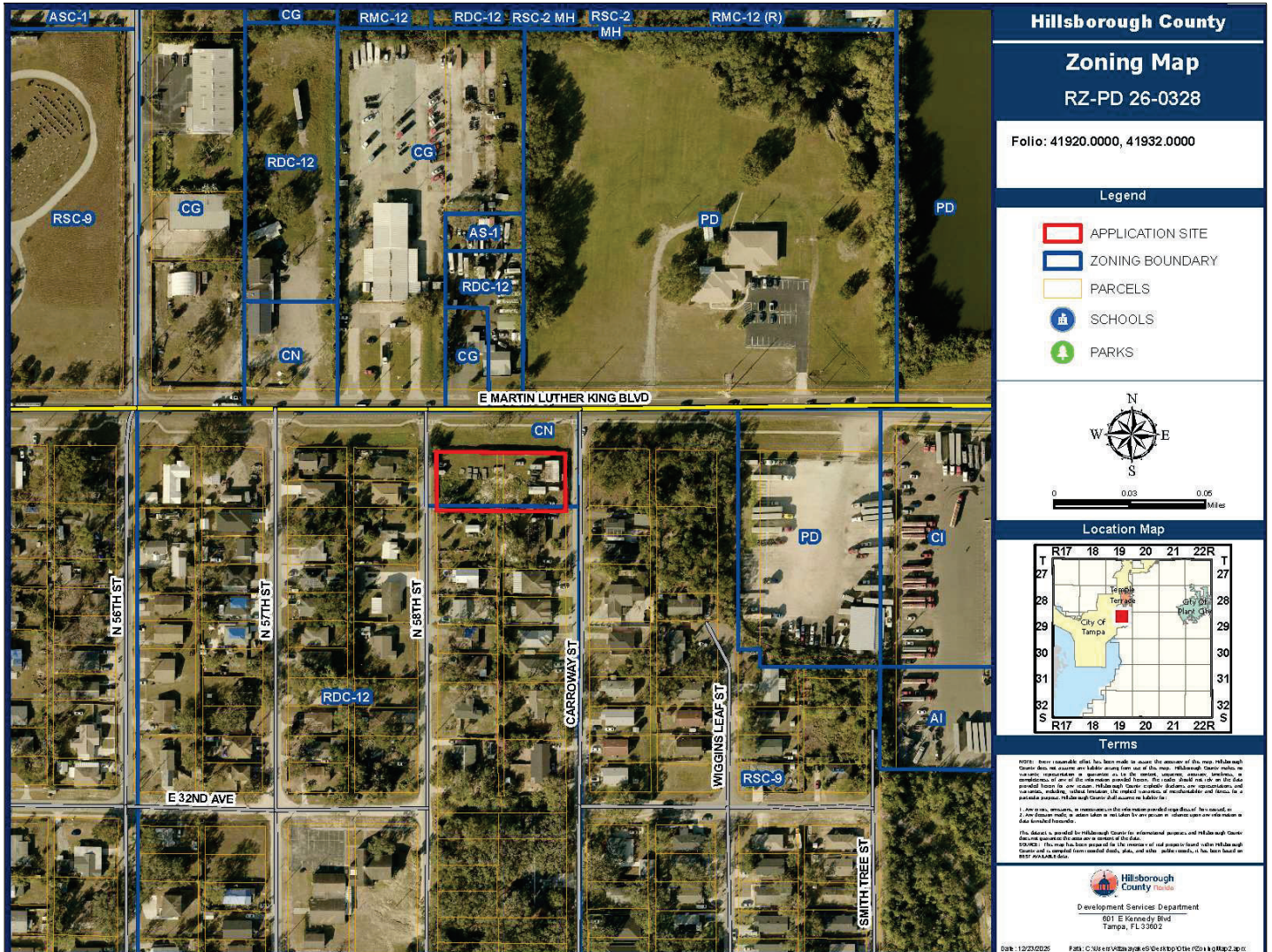


Context of Surrounding Area:

The subject property is located approximately 2,000 feet west of the E Dr. Martin Luther King, Jr. Boulevard and I-4 intersection. The properties opposite E Dr. Martin Luther King, Jr. Boulevard to the north are developed for union hall; an auto sales, repair and customization business that specializes in tow trucks; and a single-family residence with open storage. The properties in the immediate vicinity to the east, west and south are primarily developed for single family use, however the adjoining properties to the south include vacant land used for open storage and a duplex. Other uses in the area include warehouse and distribution centers to the east and west, a 9.4-acre cemetery, a religious institution, a hotel, and a quick service restaurant with drive-through facilities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

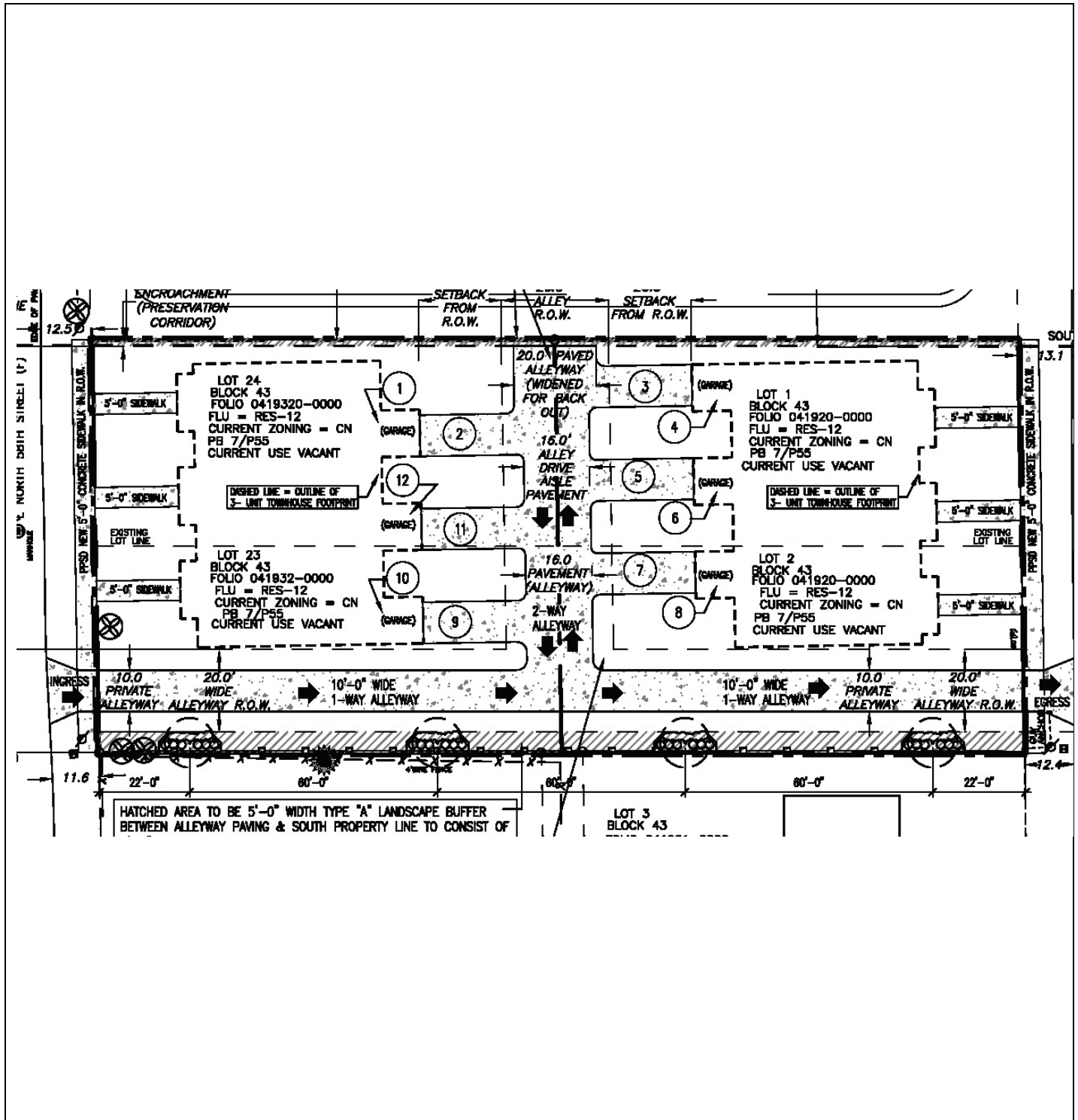


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CG RDC-12	DU per GA: NA FAR: 0.27 12 u/a	Retail and services Two-family attached units	Auto sales and repair; and mixed use residential with open storage Single-family with open storage
	PD 90-0149	DU per GA: NA FAR: 0.1654	Office, commercial, and bank	Union Hall
South	RDC-12	DU per GA: 12 FAR: NA	Single-family and two- family residential	Duplex, vacant with open storage
East	RSC-9	DU per GA: 9	Single-family, conventional	Undeveloped
West	RDC-12	DU per GA: 12	Single-family and two- family residential	Single-family, conventional

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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Carroway St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. 58th St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. MLK Blvd.	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,972	146	139
Proposed	37	2	3
Difference (+/-)	-1,933	-144	-136

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Carroway St. – Access Spacing	Administrative Variance Requested	Approvable
N. 58th St. – Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
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	
Environmental Services Division	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Management	<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 type="checkbox"/> Other _____				
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 Conditions of Approval
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6 units is below threshold for school concurrency review.
Impact/Mobility Fees: Urban Mobility, Northeast Parks/Fire - 6 Single Family Units Single Family Detached (Fee estimate is based on a 1,269.45 s.f.) Mobility: \$ 8,178 Parks: \$ 1,710 School: \$ 3,891 Fire: \$ 335 Total per House: \$14,114				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the south side of Dr. Martin Luther King, Jr., Boulevard, a major roadway. The proposed residential use is less intense than the permitted CN (Commercial Neighborhood). The multi-family use provides a transition between the commercial uses found to the north and residential found the south. The proposal does not exceed the Future Land Use category and Land Development Code required buffering and screening will be provided along the south.

The maximum building height of 30 feet is lower than permitted in standard single-family, two family and multi-family zoning districts permitting a maximum density of 12 units or under. The project will comply with the 2:1 setback for buildings over 20 feet in height.

Based on the zoning and development pattern in the area, staff finds the proposed infill use and design standards are compatible with the single-family and duplex development in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 31, 2026.

- 1. Development is limited to two triplex buildings consisting of a maximum of six multi-family units as depicted on the general site plan.
- 2. Development standards shall be as follows:
 - Maximum building height: 35'
 - Maximum impervious surface ratio: 0.65
 - Minimum Setbacks from PD Boundaries:
 - east and west to open front porch: 20'
 - east and west to face of townhouse: 25'
 - north: 5'
 - south 25'*

Buffering and screening: A 5' wide buffer with Type A screening is required along the southern boundary.

- 3. The subject site shall be permitted a singular point of ingress from N. 58th St. and a single point of egress onto Carroway St. Pedestrian access shall be taken from each unit directly to the roadway frontage(s) as shown on the PD site plan.
- 4. If PD 26-0328 is approved, the County Engineer will approve a Section 06.04.02.B Administrative Variance (dated April 9th, 2026, and received April 10th, 2026) from the LDC Section 06.04.07 access spacing requirements, which were found approvable on April 10th, 2026. Approval of this Administrative Variance will permit the following reductions from the minimum 125ft access spacing standard for the project's access onto N. 58th St.:
 - a. A variance of +/- 25ft from the intersection of N. 58th St. and E. MLK Blvd. to the north, resulting in an access spacing of +/- 100ft.
- 5. If PD 26-0328 is approved, the County Engineer will approve a Section 06.04.02.B Administrative Variance (dated April 9th, 2026, and received April 10th, 2026) from the LDC Section 06.04.07 access spacing requirements, which were found approvable on April 10th, 2026. Approval of this Administrative Variance will permit the following reductions from the minimum 125ft access spacing standard for the project's access onto Carroway St.:
 - a. A variance of +/- 25ft from the intersection of Carroway St. and E. MLK Blvd. to the north, resulting in an access spacing of +/- 100ft.
- 6. As E. MLK Blvd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway, the developer shall preserve up to +/-1.5 feet of right-of-way along its E. MLK Blvd. frontage for future improvements as displayed on the PD site plan. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- 7. All construction ingress and egress shall be limited to the N. 58th St. and Carroway St. project access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 8. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 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 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.
- 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.

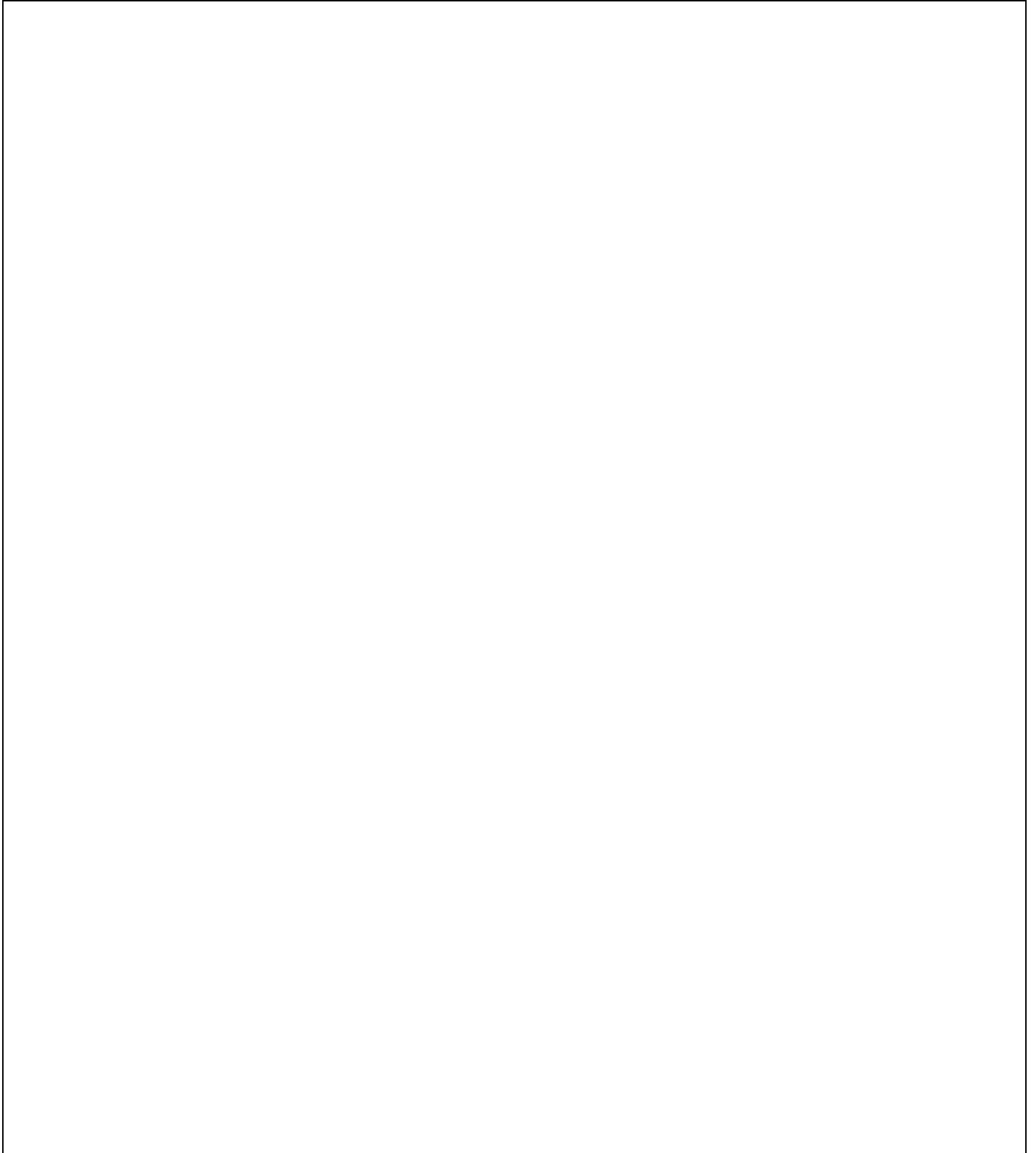
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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: 04/17/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: RZ 26-0328

- 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 subject site shall be permitted a singular point of ingress from N. 58th St. and a single point of egress onto Carroway St. Pedestrian access shall be taken from each unit directly to the roadway frontage(s) as shown on the PD site plan.

2. If PD 26-0328 is approved, the County Engineer will approve a Section 06.04.02.B Administrative Variance (dated April 9th, 2026, and received April 10th, 2026) from the LDC Section 06.04.07 access spacing requirements, which were found approvable on April 10th, 2026. Approval of this Administrative Variance will permit the following reductions from the minimum 125ft access spacing standard for the project's access onto N. 58th St.:
 - a. A variance of +/- 25ft from the intersection of N. 58th St. and E. MLK Blvd. to the north, resulting in an access spacing of +/- 100ft.

3. If PD 26-0328 is approved, the County Engineer will approve a Section 06.04.02.B Administrative Variance (dated April 9th, 2026, and received April 10th, 2026) from the LDC Section 06.04.07 access spacing requirements, which were found approvable on April 10th, 2026. Approval of this Administrative Variance will permit the following reductions from the minimum 125ft access spacing standard for the project's access onto Carroway St.:

- a. A variance of +/- 25ft from the intersection of Carroway St. and E. MLK Blvd. to the north, resulting in an access spacing of +/- 100ft.
4. As E. MLK Blvd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway, the developer shall preserve up to +/-1.5 feet of right-of-way along its E. MLK Blvd. frontage for future improvements as displayed on the PD site plan. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
5. All construction ingress and egress shall be limited to the N. 58th St. and Carroway St. project access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .51 acres from Commercial Neighborhood (CN) to Planned Development (PD). The proposed Planned Development (PD) is seeking approval of six (6) townhome units. The site is located at the side of E. MLK Blvd. between Carroway St. and N. 58th St. The Future Land Use designation of the site is Residential – 12 (R-12).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, Fast Food Restaurant with Drive Through (ITE 934) 4,443sqft	1,972	146	139

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Attached (ITE 215) 6 Units	42	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,930	-143	-136

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Carroway St., N. 58th St., and E. MLK Blvd.

Carroway St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 40ft of the right of way.

N. 58th St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 40ft of the right of way.

E. MLK Blvd. is a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 4-foot-wide bike lanes on both sides of the roadway, +/- 5-foot-wide sidewalks on the south side of the roadway, and within a right-of-way that varies between +/- 54ft and +/- 60ft.

Pursuant to the Hillsborough County Corridor Preservation Plan, E. MLK Blvd. has been designated for a future 4-lane improvement. Upon review of the FDOT PD&E study WPI Segment No.: 1113197 & 1113257, county staff identified several discrepancies between the study and

what is being required by the Hillsborough County Corridor Preservation Plan. As the FDOT PD&E study WPI Segment No.: 1113197 & 1113257 designates E. MLK Blvd as a future 6-lane roadway with a total right-of-way width of 118ft, which differs from the Hillsborough County Corridor Preservation Plan designation of E. MLK Blvd. as a future 4-lane, the required minimum right-of-way required to accommodate this future expansion has been based on Typical Section – 6 (TS-6) of the Hillsborough County Transportation Technical Manual (TTM). TS-6 of the TTM requires a total right-of-way width of 110ft. As such, up to an additional +/-1.5ft of right-of-way is being preserved along the project’s northern frontage, as displayed on the PD site plan, in order to accommodate this expansion.

N. 58TH ST. – ADMINISTRATIVE SPACING VARIANCE

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated April 9th, 2026, and received April 10th, 2026) from the Section 6.04.07 LDC requirement, governing the project’s N. 58th St. access spacing. N. 58th St. has been identified as a class 7, type I, county local roadway with a posted speed of 35mph. Current county policy, with regard to access connections onto class 7 local roadways which intersect with higher classified roadways, requires a minimum connection spacing of 125 feet from the intersection measured from the nearing through lane. The applicant is seeking the following variances:

- a. A variance of +/- 25ft from the intersection of N. 58th St. and E. MLK Blvd. to the north, resulting in an access spacing of +/- 100ft.

If PD 26-0328 is approved by the Hillsborough County BOCC the County Engineer will approve this Administrative Variance request.

CARROWAY ST. – ADMINISTRATIVE SPACING VARIANCE

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated April 9th, 2026, and received April 10th, 2026) from the Section 6.04.07 LDC requirement, governing the project’s Carroway St. access spacing. Carroway St. St. has been identified as a class 7, type I, county local roadway with a posted speed of 35mph. Current county policy, with regard to access connections onto class 7 local roadways which intersect with higher classified roadways, requires a minimum connection spacing of 125 feet from the intersection measured from the nearing through lane. The applicant is seeking the following variances:

- b. A variance of +/- 25ft from the intersection of Carroway St. and E. MLK Blvd. to the north, resulting in an access spacing of +/- 100ft.

If PD 26-0328 is approved by the Hillsborough County BOCC the County Engineer will approve this Administrative Variance request.

SITE ACCESS

The applicant is proposing a reverse loaded product with the six multi-family units taking direct access onto an internal two-way alleyway which connects to a singular point of ingress from N. 58th St. and a single point of egress onto Carroway St. through a one-way alleyway designed to TND-1 standards. Pedestrian access will be taken from each unit directly to the roadway frontage(s).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N. 58th St. and Carroway St. are not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for E. MLK Blvd. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. MLK Blvd.	50th St.	I-4	F	F

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

From: [Williams, Michael](mailto:ken.siu@merrick.com)
To: ken.siu@merrick.com
Cc: don.skelton@merrick.com; rocksolidusa@gmail.com; [Ball, Fred \(Sam\)](#); [Rose, Sarah](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RZ-PD 26-0328 - Administrative Variance Review
Date: Friday, April 10, 2026 5:09:30 PM
Attachments: [26-0328 AVReq 04-10-26 2.pdf](#)
[26-0328 AVReq 04-10-26 3.pdf](#)
[image001.png](#)

Ken,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 26-0328 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: Friday, April 10, 2026 4:36 PM

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

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; Grady, Brian <Gradyb@hcfl.gov>

Subject: RZ-PD 26-0328 - Administrative Variance Review

Hello Mike,

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

ken.siu@merrick.com

don.skelton@merrick.com

rocksolidusa@Gmail.com

ballf@hcfl.gov

rosesj@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 checked="" type="checkbox"/> New Request <input 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. Minimum spacing - N 58th St <input type="checkbox"/> 4. <input type="checkbox"/> 2. <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	The Grove at Grant Park
<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)	041920-0000 & 041932-0000
<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	Donald Skelton
<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	CN
<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	RZ 26-0328 PD
<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>	



April 9, 2026

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

Subject: RZ 26-0328 PD – The Grove in Grant Park
Section 6.04.02B. Administrative Variance (AV) Request – Minimum Driveway Spacing – N 58th Street
Case Number: 26-0328
Applicant: Rock Solid Construction
Folio: 041920-0000, 041932-0000

Dear Mr. Williams,

Please find enclosed the Administrative Variance Request for the above referenced project.
If you have any questions, please do not hesitate to call me at (813) 353-1227 or email don.skelton@merrick.com.

Sincerely,

A handwritten signature in blue ink that reads "Donald Skelton".

Don Skelton, EI, RSP₁ | Florida Private Development Lead | Merrick & Company
T: +1 813-353-1227 | www.merrick.com

Employee Owned



2002 N. Lois Avenue
Suite 130
Tampa, FL 33607



Tel: +1 813-353-1227



hello@merrick.com
www.merrick.com

26-0328

ADMINISTRATIVE VARIANCE REQUEST

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

- Section 6.04.07 to provide access on N 58th Street to the proposed development.
 - The proposed driveway location does not meet Hillsborough County minimum spacing requirements.

Rock Solid Construction proposes to construct a 6-unit single family development located in Hillsborough County, Florida (Folio Numbers 041920-0000 & 041932-0000), as shown on the project location map in **Exhibit A**. Access to the proposed development is proposed to be provided by a one-way driveway on N 58th Street, approximately 100 feet south of SR 574 (MLK Jr Boulevard). The site plan can be seen in **Exhibit B**.

The criteria for the AV request are outlined in Section 6.04.02.B.3 of the Hillsborough County LDC. Per Hillsborough County LDC, the minimum access spacing for a driveway on N 58th Street from SR 574 (MLK Jr Boulevard) is 125 feet. The proposed alley access on N 58th Street is approximately 100 feet from SR 574 (MLK Jr Boulevard). This requires a variance of 25 feet. The criteria outlined in the LDC and the justification for allowing substandard driveway locations are as follows:

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

Although the proposed access does not meet the Hillsborough County minimum access spacing of 125 feet, relocating the proposed access is not feasible. The parcel has approximately 100 feet of frontage on N 58th Street. The proposed access is shown at the south end of the property (see **Exhibit B**). Relocating the proposed access to meet spacing standards requires right of way outside the applicant's parcel.

For this reason, relocating the proposed access to meet current access management standards presents an unreasonable burden on the applicant.

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

A review of crash history indicates that there have been zero crashes along the N 58th Street segment between SR 574 (MLK Jr Boulevard) and the southern property line during the five-year period from January 1, 2021 to December 31, 2025.

The proposed access on N 58th Street is not anticipated to negatively affect safety for users of the roadway, therefore the variance would not be detrimental for users of the roadway facility.

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

The proposed one-way alley is essential for both access to the site and internal circulation.

Therefore, the proposed access location is necessary for the proposed development and, without a variance, reasonable access cannot be provided to the site.

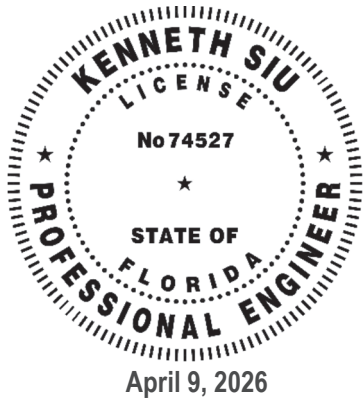
LICENSED PROFESSIONAL ENGINEER CERTIFICATION

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

PROJECT: RZ 26-0328 PD – The Grove at Grant Park
Section 6.04.02B. Administrative Variance (AV) Request
Applicant: Rock Solid Construction
Project Address: N/A
Folio: 041920-0000 & 041932-0000

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

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



This item has been digitally signed and sealed by Kenneth Siu

on the date adjacent to the seal.

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

HILLSBOROUGH COUNTY

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

- _____ Disapproved
- _____ Approved
- _____ Approved with Conditions

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

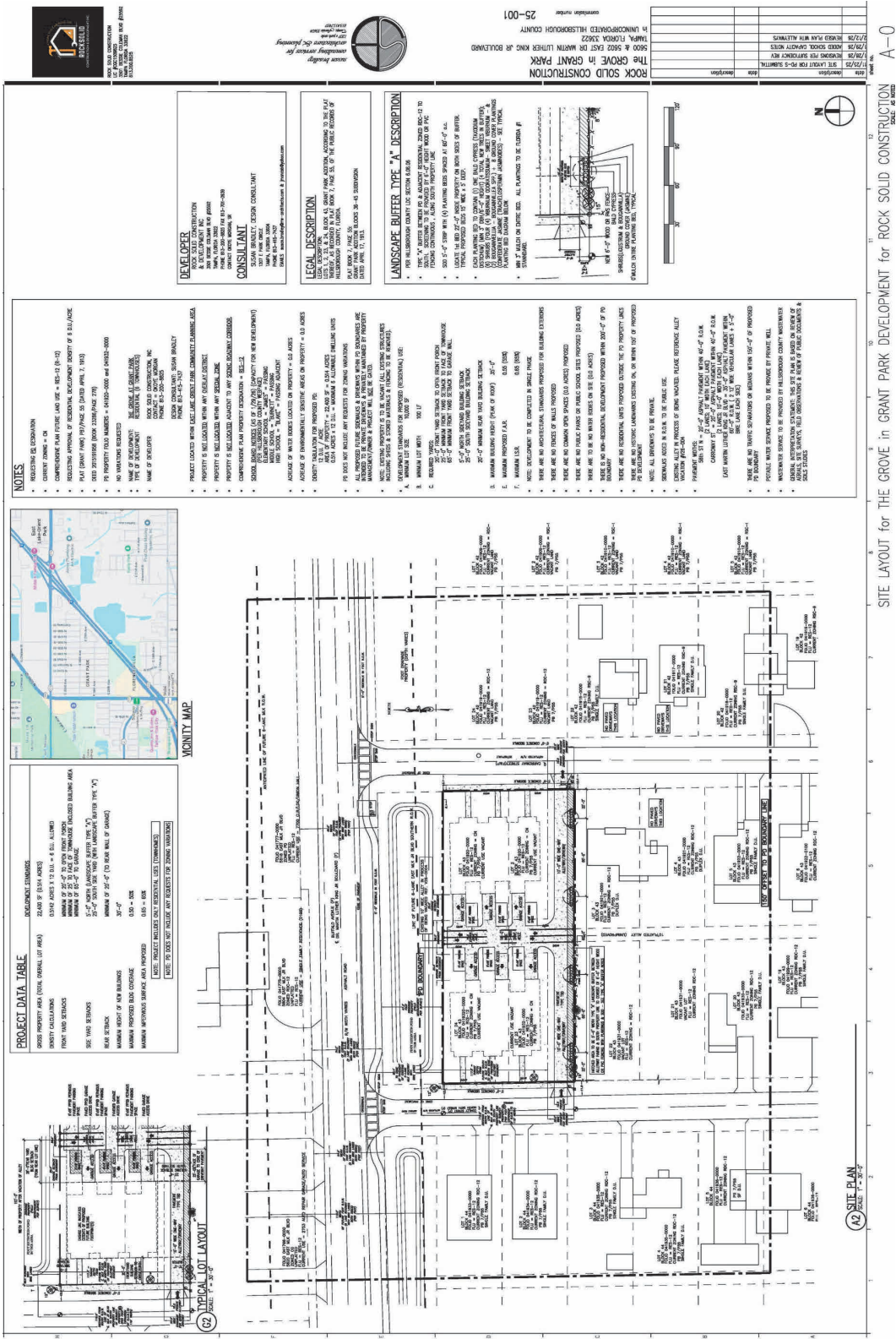
Sincerely,

Michael J. Williams, PE
Hillsborough County Engineer

Exhibit A - Project Location Map



Exhibit B - Site Plan



12 SITE PLAN SCALE: 1" = 30'-0"

The Grove at Grant Park
Administrative Variance Request - Minimum Access Spacing

April 2020



**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 checked="" type="checkbox"/> New Request <input 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. Minimum spacing - Carroway St <input type="checkbox"/> 4. <input type="checkbox"/> 2. <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	The Grove at Grant Park
<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)	041920-0000 & 041932-0000
<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	Donald Skelton
<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	CN
<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	RZ 26-0328 PD
<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>	



April 9, 2026

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

**Subject: RZ 26-0328 PD – The Grove in Grant Park
Section 6.04.02B. Administrative Variance (AV) Request – Minimum Driveway Spacing – Carroway
Street**
Case Number: 26-0328
Applicant: Rock Solid Construction
Folio: 041920-0000, 041932-0000

Dear Mr. Williams,

Please find enclosed the Administrative Variance Request for the above referenced project.
If you have any questions, please do not hesitate to call me at (813) 353-1227 or email don.skelton@merrick.com.

Sincerely,

A handwritten signature in blue ink that reads "Donald Skelton".

Don Skelton, EI, RSP₁ | Florida Private Development Lead | Merrick & Company
T: +1 813-353-1227 | www.merrick.com

Employee Owned



2002 N. Lois Avenue
Suite 130
Tampa, FL 33607



Tel: +1 813-353-1227



hello@merrick.com
www.merrick.com

26-0328

ADMINISTRATIVE VARIANCE REQUEST

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

- Section 6.04.07 to provide access on Carroway Street to the proposed development.
 - The proposed driveway location does not meet Hillsborough County minimum spacing requirements.

Rock Solid Construction proposes to construct a 6-unit single family development located in Hillsborough County, Florida (Folio Numbers 041920-0000 & 041932-0000), as shown on the project location map in **Exhibit A**. Access to the proposed development is proposed to be provided by a one-way driveway on Carroway Street, approximately 100 feet south of SR 574 (MLK Jr Boulevard). The site plan can be seen in **Exhibit B**.

The criteria for the AV request are outlined in Section 6.04.02.B.3 of the Hillsborough County LDC. Per Hillsborough County LDC, the minimum access spacing for a driveway on Carroway Street from SR 574 (MLK Jr Boulevard) is 125 feet. The proposed alley access on Carroway Street is approximately 100 feet from SR 574 (MLK Jr Boulevard). This requires a variance of 25 feet. The criteria outlined in the LDC and the justification for allowing substandard driveway locations are as follows:

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

Although the proposed access does not meet the Hillsborough County minimum access spacing of 125 feet, relocating the proposed access is not feasible. The parcel has approximately 100 feet of frontage on Carroway Street. The proposed access is shown at the south end of the property (see **Exhibit B**). Relocating the proposed access to meet spacing standards requires right of way outside the applicant's parcel.

For this reason, relocating the proposed access to meet current access management standards presents an unreasonable burden on the applicant.

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

A review of crash history indicates that there have been zero crashes along the Carroway Street segment between SR 574 (MLK Jr Boulevard) and the southern property line during the five-year period from January 1, 2021 to December 31, 2025.

The proposed access on Carroway Street is not anticipated to negatively affect safety for users of the roadway, therefore the variance would not be detrimental for users of the roadway facility.

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

The proposed one-way alley is essential for both access to the site and internal circulation.

Therefore, the proposed access location is necessary for the proposed development and, without a variance, reasonable access cannot be provided to the site.

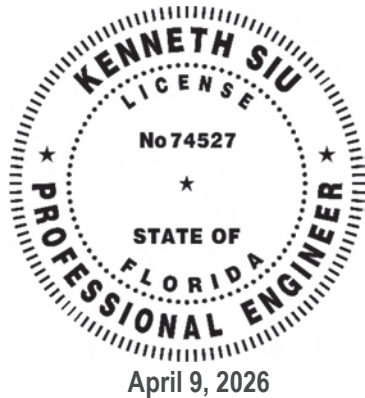
LICENSED PROFESSIONAL ENGINEER CERTIFICATION

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

PROJECT: RZ 26-0328 PD – The Grove at Grant Park
Section 6.04.02B. Administrative Variance (AV) Request
Applicant: Rock Solid Construction
Project Address: N/A
Folio: 041920-0000 & 041932-0000

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

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



This item has been digitally signed and sealed by Kenneth Siu

on the date adjacent to the seal.

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

HILLSBOROUGH COUNTY

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

- _____ Disapproved
- _____ Approved
- _____ Approved with Conditions

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

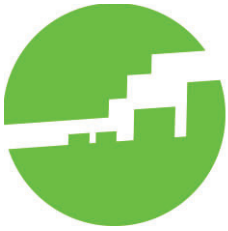
Sincerely,

Michael J. Williams, PE
Hillsborough County Engineer

Exhibit A - Project Location Map



Exhibit B - Site Plan



**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	
<p>Hearing Date: April 27, 2026</p> <p>Report Prepared: April 16, 2026</p>	<p>Case Number: PD 26-0328</p> <p>Folio(s): 41932.0000 & 41920.0000</p> <p>General Location: South of East Martin Luther King Jr. Boulevard, west of Carroway Street, and east of North 58th Street</p>
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Rezone from Commercial Neighborhood (CN) to Planned Development (PD) to develop 6 single-family dwelling units
Parcel Size	+/- 0.514 acres
Street Functional Classification	Carroway Street – Local North 58 th Street – Local East Martin Luther King Jr. Boulevard – State Principal Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	Zone E
-----------------	--------

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-12	CN	Vacant + Public/Quasi-Public
North	Residential-12	CG + RDC-12 + CN + AS-1 + PD	Single-Family + Public/Quasi-Public + Heavy Commercial
South	Residential-12	RDC-12 + RSC-9	Two-family + Single-Family + Vacant
East	Residential-12 + Office-Commercial-20 + Urban Mixed-Use-20	RSC-9 + PD + CI + AI	Single-Family + Vacant + Multi-Family + Heavy Commercial + Public Communications
West	Residential-12 + Community Mixed-Use-12 + Community Mixed-Use-25 (Tampa) + Residential-20 (Tampa)	RDC-12 + RM-16 (Tampa) + CG (Tampa)	Single-Family + Vacant + Two-family

Staff Analysis of Goals, Objectives and Policies:

The ±0.514-acre subject site is generally located south of East Martin Luther King Jr. Boulevard, west of Carroway Street, and east of North 58th Street. The site is located within the Urban Service Area (USA) and is within the limits of the East Lake-Orient Park Community Plan. The Future Land Use category of the site is Residential-12 (RES-12), which is intended for medium density residential. The applicant is requesting to rezone from Commercial Neighborhood (CN) to Planned Development (PD) to develop 6 multi-family dwelling units.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” According to the Hillsborough County Property Appraiser, the site is currently designated as both vacant land on parcel 41932.0000 and public/quasi-public land on parcel 41920.0000. Surrounding the site there are single-family uses and vacant land, as well as two-family uses to the south and west. To the north across East Martin Luther King Jr. Boulevard, there are public/quasi-public uses, heavy commercial, light industrial, and further northeast there is light commercial. To the east of the site

there is additional heavy commercial currently operating as a truck center, as well as public communications and utilities that exist as a cell tower. The character of the existing development in the area is a mix of residential and commercial, with single-family residential being heavily prominent. The request to develop 6 multi-family town homes on this site would maintain the residential pattern that currently exists within the vicinity of the site. FLUS Policy 3.1.2 further encourages gradual transitions of intensities and densities between different land uses as new development and redevelopment is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. The multi-family town homes being proposed consist of two 2-story buildings and contain three town homes in each building. The southern boundary of the property that is adjacent to other residential properties is proposed to have a Type A landscape buffer that consists of a 6-foot-high fence made of either wood or vinyl. The northern boundary of the site abuts East Martin Luther King Jr. Boulevard, and the eastern and western boundaries also abuts roadways. With the only boundary of the site that abuts other residential units being to the south and consisting of screening, the proposed development is consistent with FLUS Policy 3.1.2. The Future Land Use category surrounding the site is RES-12, which is the same as the site itself. While there is not necessarily a difference in density of Future Land Use categories between the adjacent properties, it is still important to maintain a transition of use with mitigation techniques, as seen with the screening being provided for this proposal.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-12 (RES-12) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The RES-12 Future Land Use category surrounds the site on all sides. Further east, across North 56th Street is the City of Tampa with categories consisting of RES-20 and Community Mixed-Use-35 (CMU-35). To the east, starting at approximately 600 feet from the site, there is the Urban Mixed-Use-20 (UMU-20) category, as well as the Office Commercial-20 (OC-20) category. With the site being 0.514 acres and being in the RES-12 category, the site may be considered for up to 6 dwelling units ($0.514 \text{ ac} \times 12 = 6$ dwelling units per gross acre). As only 6 dwelling units are being proposed, the request is consistent with the density permitted for this site. FLUS Policy 2.3.1 encourages development and redevelopment within the USA to utilize allowable density of the land use category to maximize the utilization of infrastructure and efficient use of land. As the request is within the USA and is requesting the maximum potential of the Land Use category for the site, the proposal is consistent with Policy 2.3.1.

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

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. Specifically, any density or intensity increases shall be compatible with existing, proposed, or planned surrounding development. Development and redevelopment must be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. In this case, the surrounding land use pattern consists primarily of residential, with some commercial and public/quasi-public uses. The site is surrounded on all sides by the Residential-12 Future Land Use

category and only abuts residential uses and roadways. The roadway segment between North 50th Street and the I-4 exchange, located south of East Martin Luther King Jr. Boulevard, is especially residential in nature. Given the site's location within this established residential area, the proposed development of 6 town home units aligns with and complements the surrounding land use pattern.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The East Lake-Orient Park Community Plan has a goal that focuses on creating housing opportunities. The plan supports affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership. While the residential dwelling units being proposed on this site are not designated officially as affordable housing, they still bring opportunities for a diversity of home options for the people in the community.

Overall, staff finds that the proposed use is an allowable use in the Residential-12 (RES-12) Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the East Lake-Orient Park 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 Hillsborough County 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.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.

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.

Density and Intensity

Policy 2.3.1: *Within the USA, development and redevelopment are encouraged to utilize allowable density of the land use category to maximize the utilization of infrastructure and efficient use of the land.*

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

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

Community Planning

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 longrange viability of its communities through a community and special area studies planning effort.*

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: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

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*

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

Housing – Create housing opportunities

- Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.

