

PD Modification Application: MM 25-1243

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: M Suites Hotel LLC

FLU Category: RMU-35

Service Area: Urban

Site Acreage: 3.59 AC

Community
Plan Area: Town N' Country

Overlay: None



Introduction Summary:

Planned Development PD 08-0425 was approved in 2008 to allow 9,371 square feet of manufacturing uses on the southern parcel ("Area A") and a 103,700-square-foot hotel with 179 rooms and a 4,050 square foot associated conference center on the northern parcel ("Area B"). Since the original PD approval, the Future Land Use category has changed from LI to RES-35.

This application concerns only to the northern parcel, where the hotel was previously approved. The request seeks to replace the hotel and conference center entitlements with 125 multifamily residential units. The southern parcel, which retains its manufacturing entitlements. Additionally, two new access points are proposed along the west, and east property boundaries.

Existing Approval(s):	Proposed Modification(s):
103,700 square-foot hotel with 179 rooms and a 4,050 square-foot conference center associated only with the hotel on the northern parcel.	125-unit multifamily development in the northern parcel only
Maximum building height of 50 feet, 5-story structure for commercial buildings	Maximum building height of 75 feet/ 7-stories
Min. Front Yard: 300 ft (from the PD boundary) Min. Side Yard (East): 25 ft, (West): 55.5 ft Min. Rear Yard: 233 ft	Min. Front Yard: 25 ft (from the Area A boundary) Min. Side Yard (East and West): 25 ft Min. Rear Yard: 25 ft
One access point on the west PD boundary	Add a vehicular and pedestrian access in the northwest PD boundary
No access point is permitted along the east side of the PD	New pedestrian access along the east side of the PD envelope

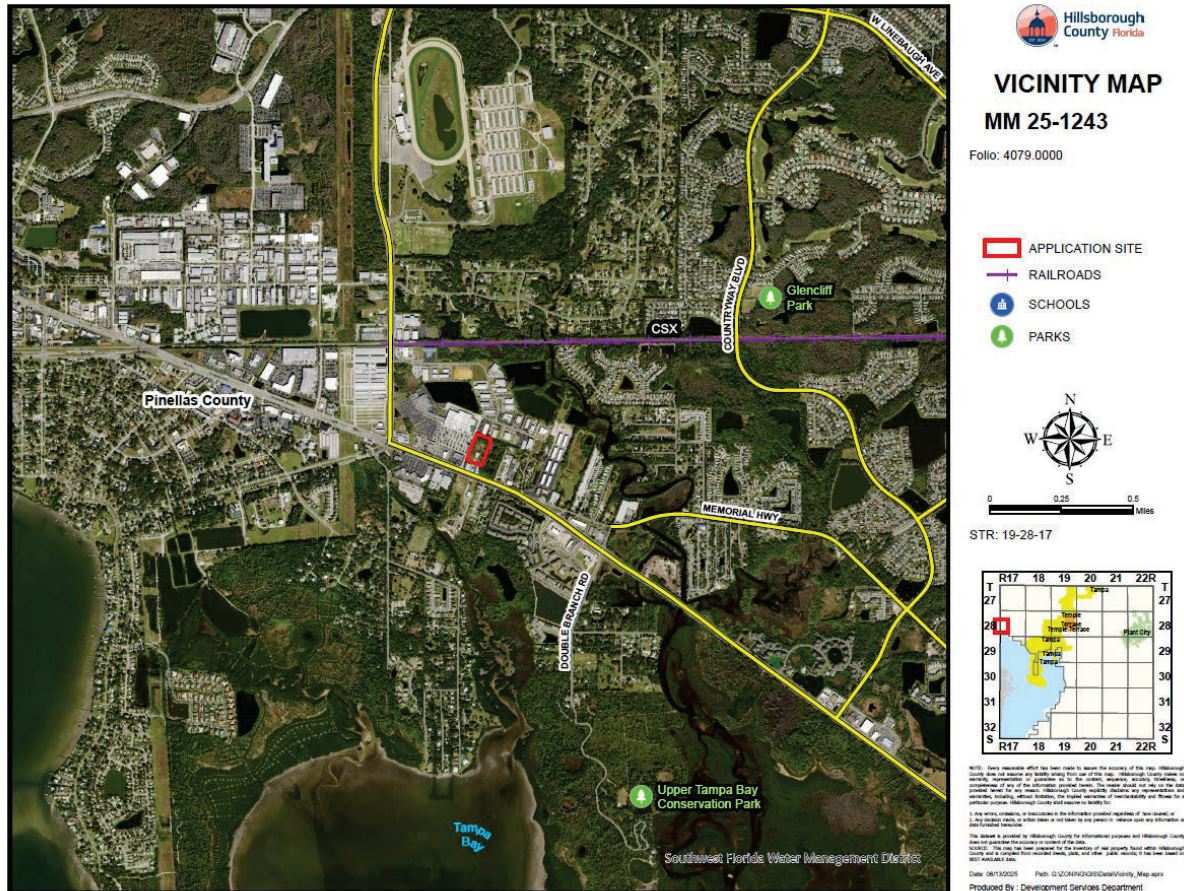
Additional Information:

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

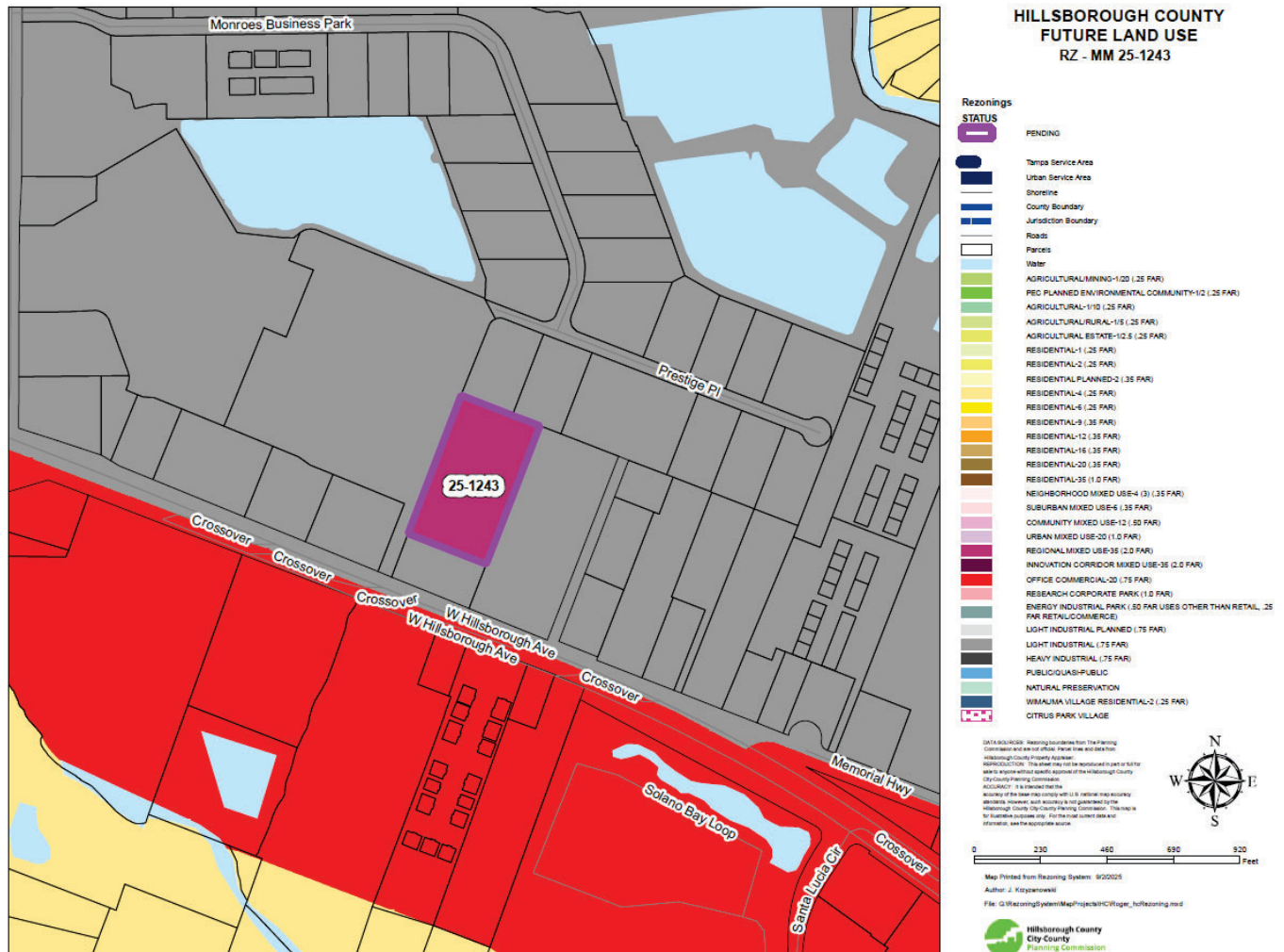


Context of Surrounding Area:

The parcel is located in a commercial corridor along W Hillsborough Ave., a Principal Arterial roadway. The area surrounding the property to the north, east and west contains Light Industrial, Retail and Offices. Across W Hillsborough Ave., to the south are Light Industrial, Agricultural and Offices.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RMU-35 - Regional Mixed-Use
Maximum Density/F.A.R.:	35 du/ga, 2.00 FAR
Typical Uses:	Agricultural, residential, retail commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

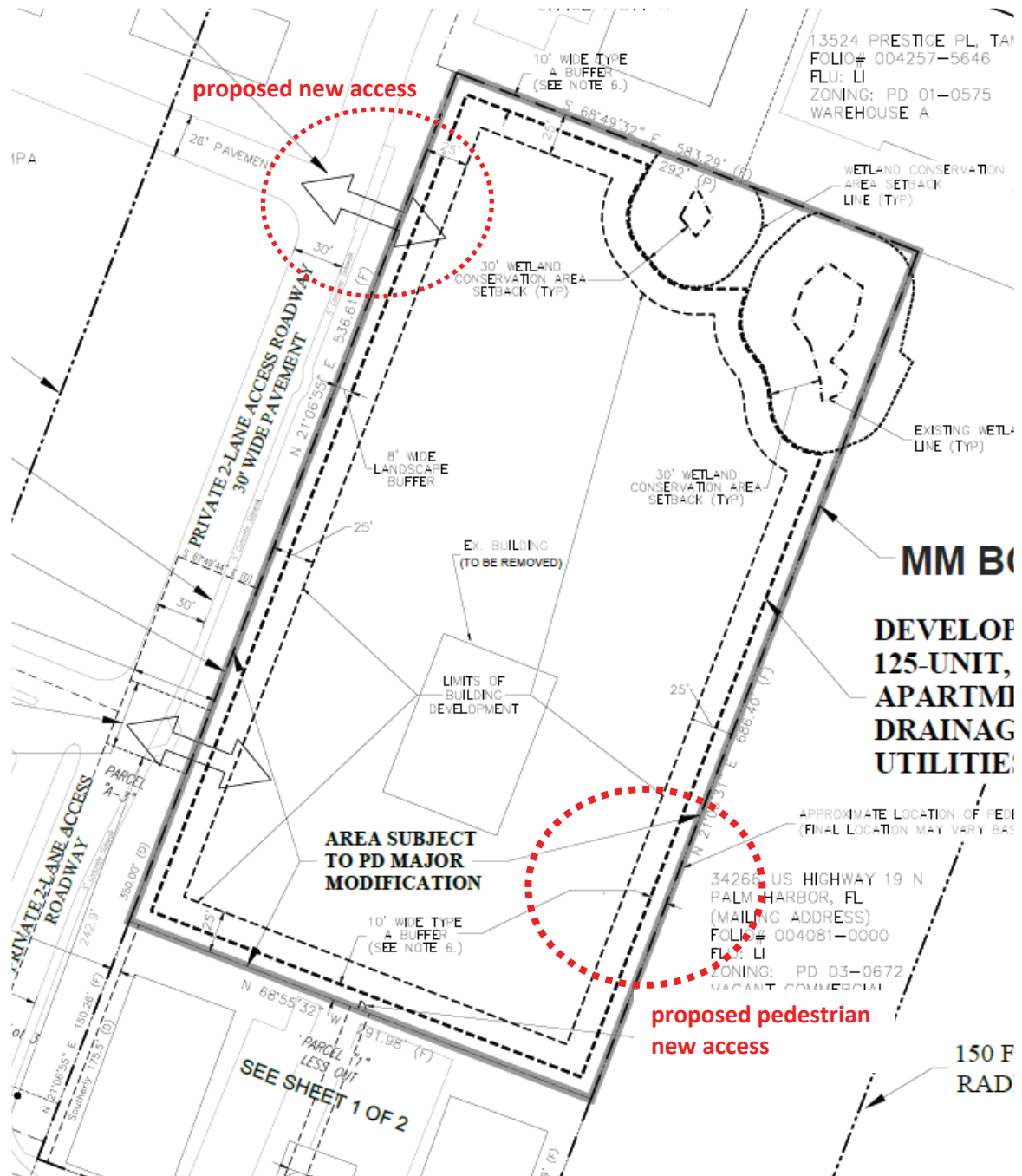


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0575	0.13 FAR	Light Industrial, Service Uses, M (Manufacturing) uses	Offices
South	PD 08-0425 (Area A)	0.19 FAR	Manufacturing uses	Office, Warehouse
East	PD 03-0672	Parcel B: 0.16 FAR Parcel C: 0.41 FAR Parcel D: 0.21 FAR	Restaurant, BPO (Business Professional), CN (Commercial Neighborhood) and M (Manufacturing) uses	Vacant
West	PD 01-0575	0.13 FAR	High Intensity Highway Commercial Uses M (Manufacturing) uses	Retail

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 25-1243

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Tania C. Chapela

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
Hillsborough Ave.	FDOT Arterial - Urban	6 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,045	61	96
Proposed	558	44	48
Difference (+/-1)	-487	-17	-48

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Pedestrian	Choose an item.	Choose an item.
East		Choose an item.	Pedestrian	Choose an item.
West	X	Vehicular & Pedestrian	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Hillsborough Ave./Maximum Driveway Length	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	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	

Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 7 story) Mobility: \$4,864 * 125 units = \$ 608,000 Parks: \$1,555 * 125 units = \$ 194,375 School: \$3,891 * 125 units = \$ 486,375 Fire: \$249 * 125 units = \$ 31,125 Total Multi-Family (1-2 story) = \$1,319,875				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Yes ☐ No	☐ Inconsistent ☐ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed multifamily development, at 34.82 dwelling units per acre, is within the maximum density of 35 DU/AC permitted under the RMU-35 Future Land Use (FLU) category. Area A, approved for a 0.19 FAR, remains individually subject to the RMU-35 FLU. If approved, the total density and FAR would remain within the PD is under the RMU-35 Future Land Use category.

The surrounding area consists predominantly of commercial, office, and light industrial development within the LI (Light Industrial) and OC-20 (Office Commercial-20) Future Land Use categories. All adjacent parcels are governed by Planned Developments (PD) that permit a range of manufacturing, business, professional office, restaurant, and retail uses, reflecting a consistently nonresidential development pattern. The residential use is comparable in operational intensity to the previously approved hotel entitlement for the site and is not expected to generate noise, lighting, or traffic impacts beyond those typical of the surrounding commercial corridor.

The proposed increase in building height from 50 to 75 feet is compatible with the surrounding development pattern. "Area A" to the immediate south, and the PD area to the immediate north, allow intensive uses and require compliance with M zoning district standards, which allows a maximum height of 110 feet (with additional setbacks). Finally, the subject property is also outside of any Airport Height Restriction Area, confirming that the proposed height complies with all applicable safety and regulatory constraints.

Given the parcel size, the proposed building height does not meet the minimum setback of 110 feet (without required buffering). No residential uses are adjacent to the site. The RMU-35 Future Land Use category is considered an urban land use category, where an urban development form is appropriate. The PD as currently approved does not require compliance with the 2:1 setback.

The applicant requests a Planned Development (PD) variation from LDC Section 6.06.06 – Landscaping and Buffering, which requires a 20-foot buffer with Type B screening along the north and west property boundaries and a 20 to 30-foot buffer with Type B or Type C screening along the east. Per the LDC requirements for a type A screening, evergreen plants, at the time of planting, shall be 6-foot-high evergreen shade trees. The applicant instead proposes a 10-foot buffer with screening consisting of 10-foot-high evergreen shade trees (2-inch caliper) planted 20 feet on center (as currently required).

Staff finds the proposed variation supportable. To the north, existing wetlands and vegetation separate the site from commercial buildings oriented away from the project. To the west, a retail use and associated parking areas create over 130 feet of separation with existing tree cover. The east side adjoins a vacant parcel approved for stormwater use, offering approximately 170 feet of natural vegetated separation, while to the south, structures within the same PD are set back about 50 feet and share internal circulation areas.

The proposed access modifications are intended to bring the project into compliance with current access management and multimodal connectivity standards. The addition of a vehicular and pedestrian access along the northwest boundary and a pedestrian gate along the south MM 25-1243 boundary.

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

5.2 Recommendation

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 October 30, 2025.

1. The project shall be permitted within Area A, a maximum of 9,371 square feet of Manufacturing uses, and within Area B, a maximum 125 multi-family units ~~103,700 square foot hotel with 179 rooms and 4,050 square foot conference center associated only with the hotel~~. The project shall be developed per the M zoning district development standards ~~for Area A, with the following exception: The maximum FAR shall be 0.68.~~ Area B, the multi-family development, shall provide a 25-foot setback from property lines, a maximum height of 75-feet/7-stories, maximum building coverage of 68 percent, and a maximum impervious surface of 85 percent.
2. Buildings shall be as generally located on the site plan received October 30, 2025 ~~June 3, 2008~~, unless a modification is required to avoid impacts to mature trees on the site.
3. The requirements of Foot note 8, Section 2.01.01 of the Land Development Code regarding structures being set back an additional 2 feet for every 1 foot of structure height over 20 feet shall not apply.
4. The subject site is located in the Town N' County Community Based Plan Area. The proposed development would be subject to any applicable community plan design standards in effect at the time of development.
5. An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan through the Site Development process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
6. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
7. There shall be on ~~the west side of the property, excluding lot 12 parcel folio 4080.0000,~~ a 10-foot wide buffer along the north, east and south boundaries of the area subject to MM 25-1243, and an 8-foot wide buffer along the west boundary of the area subject to MM 25-1243, to include a row of evergreen shade trees which are not less than ten feet high at the time of planning, a minimum of two-inch caliper, and are spaced not more than 20 feet apart.
8. 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.
9. General building areas, stormwater retention areas and roadways shall be designed and located as necessary to comply with Chapter 1-11, Wetlands, Rules of the EPC.
10. For the area subject to MM 25-1243, 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. For the area subject to MM 25-1243, the construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. For the area subject to MM 25-1243, Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. For the area subject to MM 25-1243, Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- ~~10~~14. The developer will coordinate with Bay Area Commuter Service (BACS) to promote multi-modal alternatives by distributing ridesharing information in sales packages and displaying information so future employees can know about transit, vanpooling, carpooling and other multi-modal commuting methods.
- ~~11~~15. The applicant may be permitted one access point on Hillsborough Avenue. The general design and location of the access point shall be regulated by the Hillsborough County Access Management regulations.
- ~~12.~~ ~~Where applicable and subject to County standards, the developer may be required to construct additional left turn storage into the project's driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.~~
16. If MM 25-1243 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 10, 2025), which was found approvable on November 6, 2025. Approval of this Administrative Variance will permit the project driveway length to exceed the maximum 250-foot length up to a total of +/- 330 feet as measured from Hillsborough Ave to the first residential building.
- ~~13~~17. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and, if applicable, along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
- ~~14~~18. The Developer shall provide cross access to adjacent parcels as required in the Land Development Code.
- ~~15~~19. 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.
- ~~16~~20. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

- ~~1721.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

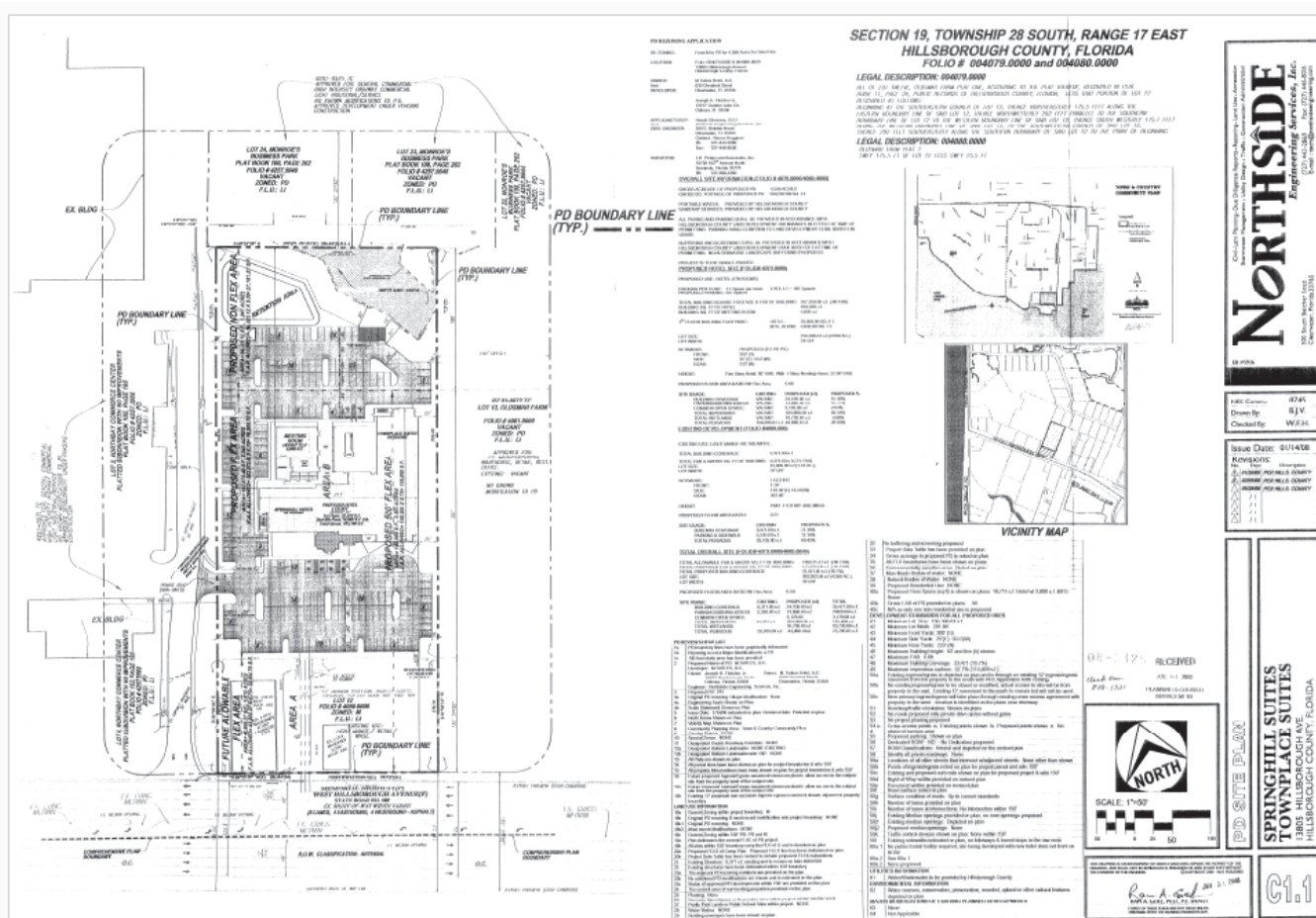
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Variance Requests:

The site was previously approved for a commercial use, which required no buffering and screening along the western, northern and eastern boundaries. The proposed change will be for a residential use. Buffering and screening is now required within Area B, rather than within the adjacent commercial/industrial parcels, due to the use change. The required 20-foot wide buffer with Type B screening will be varied to allow a 10-foot wide buffer with Type B tree plantings.

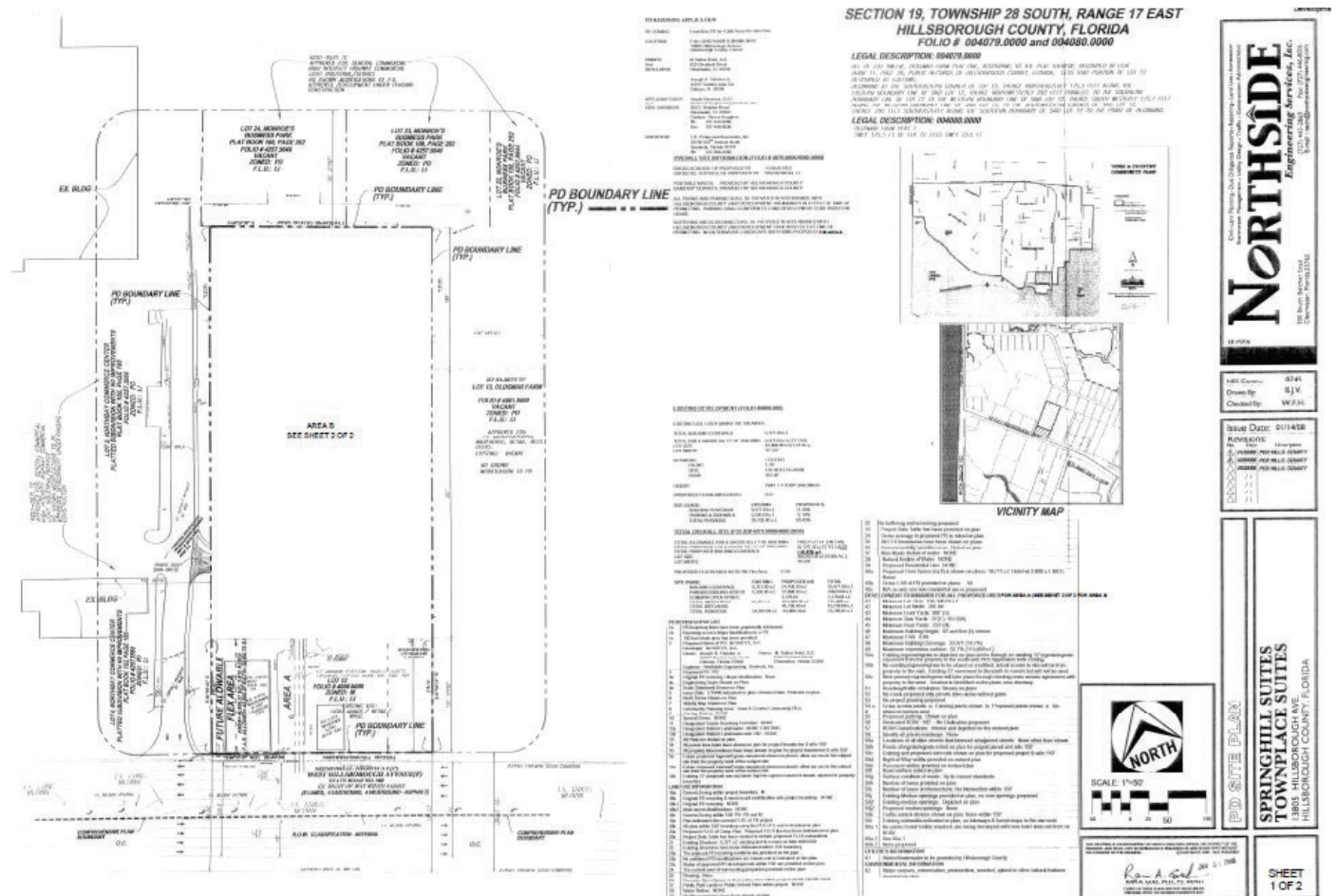
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

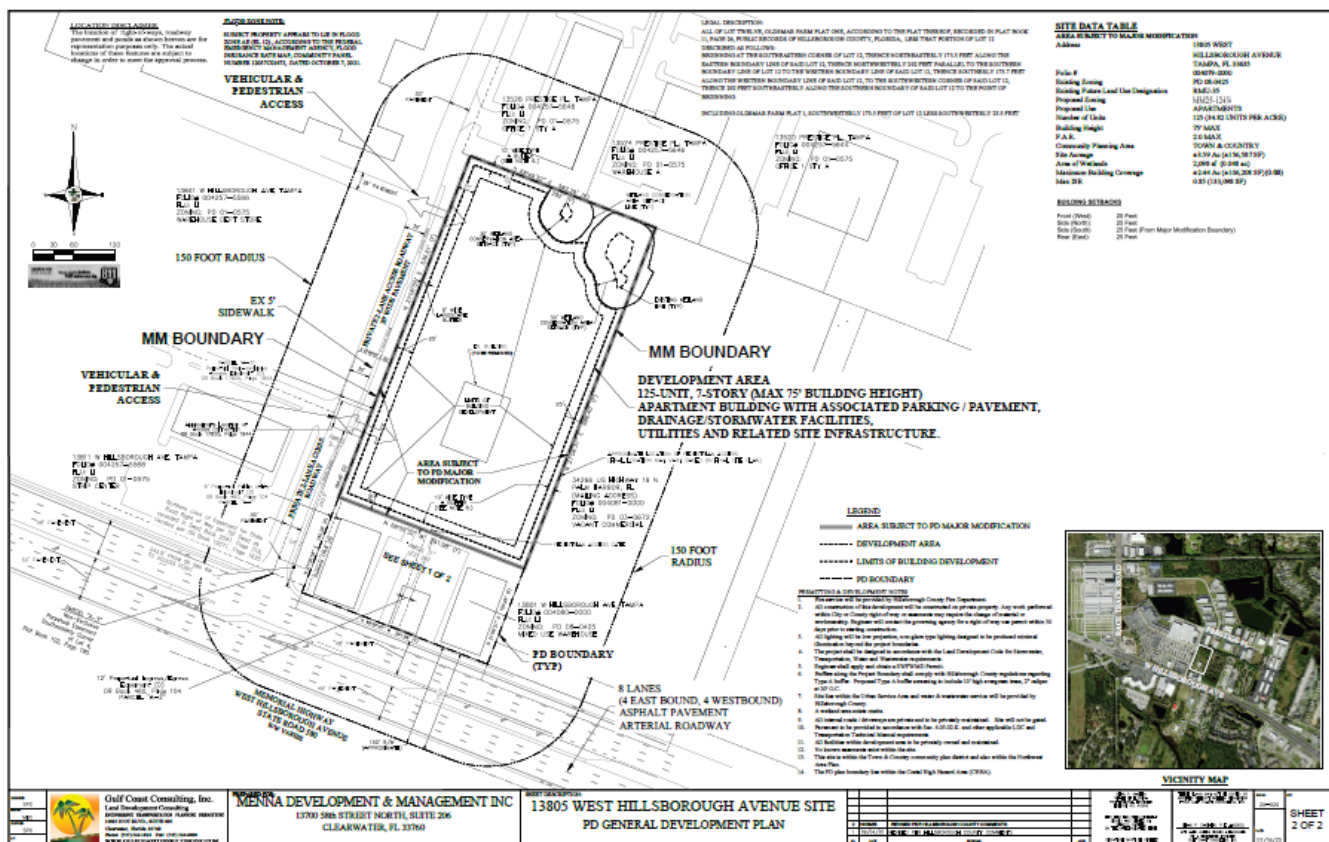


8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) page 1 of 2



8.2 Proposed Site Plan (Full) page 2 of 2



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/07/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TNC

PETITION NO: MM 25-1243

- ☐ 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.

NEW AND REVISED CONDITIONS

New Conditions

- If MM 25-1243 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 10, 2025), which was found approvable on November 6, 2025. Approval of this Administrative Variance will permit the project driveway length to exceed the maximum 250-foot length up to a total of +/- 330 feet as measured from Hillsborough Ave to the first residential building.

Revised Conditions

- ~~12. Where applicable and subject to County standards, the developer may be required to construct additional left turn storage into the project's driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic. At the time of plat/site/subdivision plan review, the developer shall obtain all applicable site access approvals and comply with any access improvements required by FDOT for the project's Hillsborough Ave. access connection.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to Planned Development zoning, PD 08-0425, to allow for 125 multi-family units on a +/- 3.5-acre parcel (Area B) which is currently approved for a hotel with 179 rooms. Proposed access changes to the PD modification area are discussed below under the Site Access Section. The site is generally located on the north side of Hillsborough Avenue, +/- 0.27 miles southeast of the intersection of Racetrack Road and Hillsborough Avenue. The Future Land Use designation of the site is Regional Mixed Use – 35 (RMU-35).

The remainder of the PD (AREA A) fronts Hillsborough Ave. and is approved for a maximum of 9,371 square feet of uses within the Manufacturing (M) zoning district.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter and a detailed site access analysis was not required. Staff prepared a comparison of the trips potentially generated under the existing approved PD and proposed changes to the PD within the modification area, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 08-0425: Hotel – 179 Rooms (ITE LUC 310)	1,045	61	96

Proposed Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Multi-family (Mid-Rise)– 125 units (ITE LUC 221)	558	44	48

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 487	(-) 17	(-) 48

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

W. Hillsborough Avenue is 8-lane, FDOT maintained, principal arterial roadway, characterized by +/-12 ft. travel lanes. The existing right-of-way on Hillsborough Avenue is +/-155 feet. There are sidewalks and bicycle facilities on both sides of Hillsborough Avenue in the vicinity of the proposed project.

SITE ACCESS

The approved PD modification area allows for vehicular and pedestrian access to Hillsborough Ave. via a shared access facility along the western boundary with adjacent Lowe's Home Improvement Store (PD 01-0575) and through Parcel A within the same PD zoning district as the subject site.

The modification proposes the following changes to access:

1. add a vehicular and pedestrian cross access north of (and in addition to) the approved access along the western boundary,
2. change the approved vehicular and pedestrian to a pedestrian only access to Parcel A within the PD zoning, and
3. add a pedestrian cross access to the east.

As W. Hillsborough Ave. is a state facility under FDOT jurisdiction, the applicant will have to obtain all approvals and make all required access improvements deemed necessary by FDOT at the time of site construction plan review.

ADMINISTRATIVE VARIANCE REQUEST: MAXIMUM DRIVEWAY LENGTH

As the driveway from Hillsborough Avenue to the proposed multi-family residential units, as shown on the PD site plan, exceeded the maximum length allowed pursuant to County Land Development Code (LDC), Section 6.04.04.A.2. of 250 feet for residential developments, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated October 10, 2025). Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on November 6, 2025).

If this rezoning is approved the County Engineer will approve the Administrative Variance Request to allow the project driveway to exceed the 250-foot length to a total of +/-330 feet from Hillsborough Ave. to the multi-family residential units.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
W. Hillsborough Ave.	Pinellas County	Double Branch Rd.	D	C

Source: Hillsborough County 2024 Level of Service Report.

From: [Williams, Michael](#)
To: [Sean Cashen](#)
Cc: [Albert, Isabelle](#); [Chapela, Tania](#); [Perez, Richard](#); [Tirado, Sheida](#); [PW-CEIntake](#); [De Leon, Eleonor](#)
Subject: FW: MM 25-1243 - Administrative Variance Review
Date: Thursday, November 6, 2025 6:28:16 PM
Attachments: [25-1243 AVReq 10-13-25.pdf](#)
[image001.png](#)

Sean,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-1243 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: Thursday, November 6, 2025 5:54 PM

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

Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: MM 25-1243 - Administrative Variance Review

Hello Mike,

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

scashen@gulfcoastconsultinginc.com

ialbert@halff.com

chapelat@hcfl.gov

perezrl@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](https://www.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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☒ New Request	☐ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Driveway Length to Res ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	13805 West Hillsborough Avenue; PD MM25-1243;		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	004079-0000		
☐ Check This Box If There Are More Than Five Folio Numbers			
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Sean P. Cashen, P.E.		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	PD 08-0425		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD MM25-1243		
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.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



October 10, 2025

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, Florida 33602

Dear Mr. Williams:

RE: Administrative Variance for Driveway Distance
Zining Application #: MM 25-1243
13805 W. Hillsborough Ave., Tampa, FL 33635
Folio: 004079-0000

Please accept this letter as a formal request for your approval of an administrative variance in accordance with to Section 6.04.02.B. of the Hillsborough County Land Development Code (LDC), Variance Procedure and Criteria as part Access Management Review Procedures and Submission Requirements.

Per Section 6.04.04.A.3., for residential developments (unsignalized driveways), the following maximum length shall be 250 feet.

Section 6.04.04.A.3

Land Use	Driveway Length (In Feet)
Residential Developments	250

The subject property is under review for the PD rezoning process, as is shown on the attached **PD Site Plan**. This variance is to request that the driveway length to serve this development can exceed the maximum 250 feet per Section 6.04.04.A.3. criteria of driveway length.

Please accept this letter as a formal request for your approval of an administrative variance in accordance with to Section 6.04.02. B. of the Hillsborough County Land Development Code (LDC), Variance Procedure and Criteria.

The LDC allows for relief of certain standards of Section 6.04.04 Access Management Design Standards, subject to providing the following information and justifications.

1. Site Information: Folio #: 004079-0000
2. Associated Application Numbers: MM 25-1243
3. Type of Request: Administrative variance to Section 6.04.04.A.3.
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.04.A.3. is sought.*
5. Description of what the LDC/zoning conditions require: Maximum driveway length of 250 feet for Residential developments.
6. Description of existing driveway conditions: the existing private driveway serving this development is approx. 30' to 36' wide which connects to Hillsborough Avenue (SR 580) and serves as the main access to the existing Lowes store. The proposed main access to this PD Site connects to this private driveway and aligns with the frontage roadway of the Lowes site to the west of this PD.
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.02.04.B.3. criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

This PD project needs access to this existing private driveway and the main access connection to this private driveway serving this PD site aligns with the existing frontage road driveway connection to the west. The length of this driveway connection serving this PD site from Hillsborough Avenue to the point of connection is 256.7 feet (See **Aerial Exhibit** attached). There will be a need for this driveway to continue into the site to serve the proposed building, which may be another 60 to 70 feet, for a total driveway length of approximately 330 feet.

- a. There is an unreasonable burden on the applicant. *The proposed driveway connection for this PD Site at this existing private driveway, aligns with the driveway of the western frontage road, which is standard practice for safety and operational functionality. This length of driveway from SR 580 to point of access exceeds 250 feet (256.7 feet). There is no other reasonable or safe location for this PD Access which is unreasonable burden on the Applicant.*

- b. The variance would not be detrimental to the public health, safety, and welfare. *The variance is not expected to be detrimental to the public, health, safety, and welfare since this proposed PD site driveway connection aligns with the existing driveway to the west which is standard practice for safety, operational efficiency and functionality.*

- c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *Due to the location of the existing driveway connection on the west side of private driveway, which the proposed PD Plan driveway access aligns with, without the variance, no other reasonable or safe access point can be provided. Thus, without the variance, reasonable access cannot be provided to this existing private driveway to serve this PD Site.*

Enclosed for your review are the following:

PD General Site Plan and Aerial Exhibit

October 10, 2025
Page 4 of 4

If you have any questions/comments regarding this request, please call me at (727) 524-1818.

Sincerely,

Digitally
signed by

sean p cashen

Date: 2025.10.10

11:40:02

-04'00'

Sean P. Cashen, P.E. Date:
Principal

This item has been digitally signed and sealed by Sean P. Cashen, P.E., 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.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

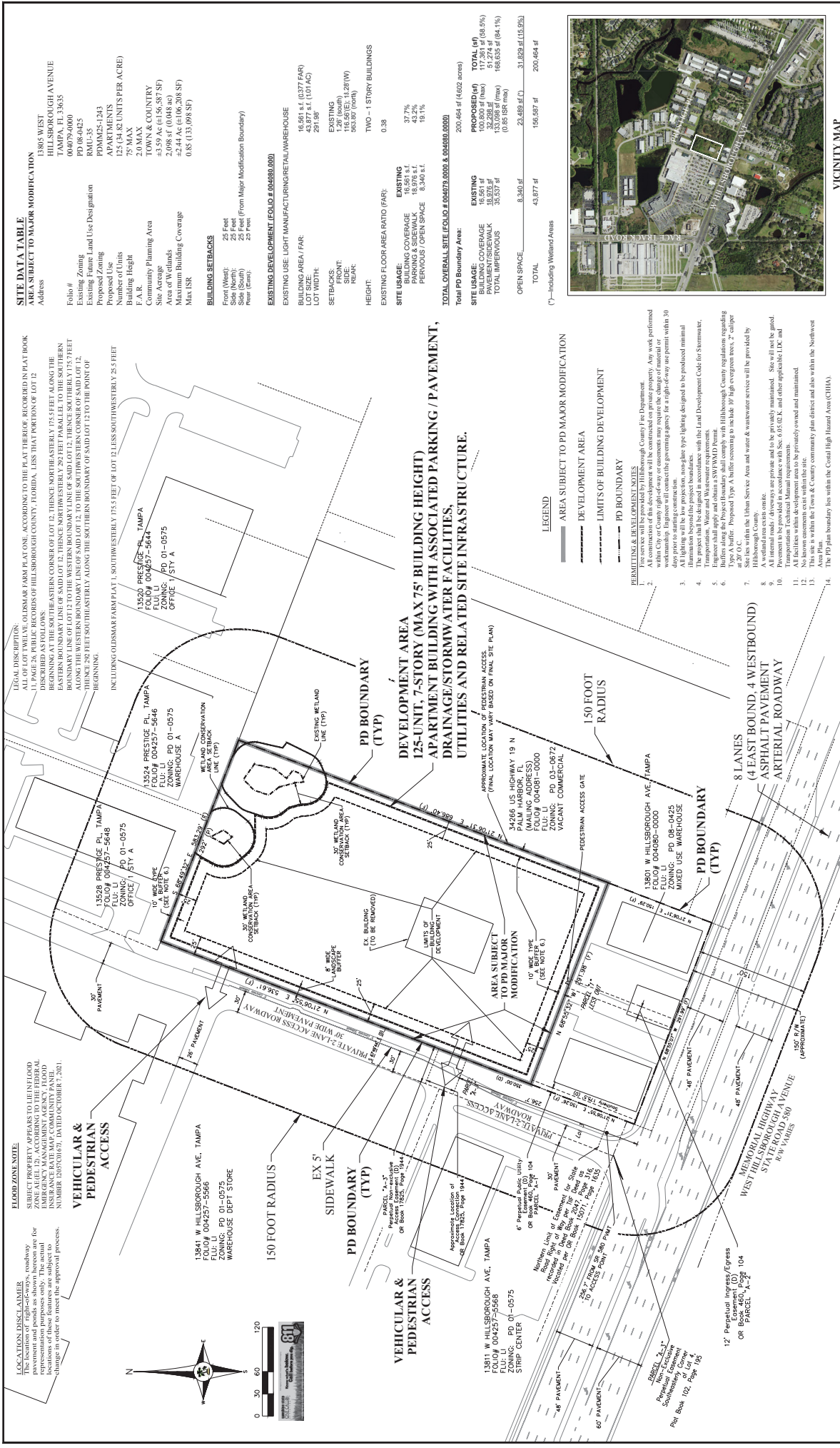
_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

Notice: Consistent with Section 6.04.02.B of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the day of the above action.



SITE DATA TABLE

AREA SUBJECT TO MAJOR MODIFICATION	
Address	13805 WEST HILLSBOROUGH AVENUE TAMPA, FL 33635 04079-0000
Folio #	RMU-35
Existing Zoning	PD 08-0425
Proposed Zoning	PD 01-0575
Number of Units	25 MAX (25 UNITS PER ACRE)
Building Height	75 MAX
F.A.R.	2.0 MAX
Community Planning Area	TOWN & COUNTRY
Site Acreage	±3.59 AC (±156,387 SF)
Area of Wetlands	2.098 sf (±0.048 ac)
Maximum Building Coverage	±2.44 AC (±106,208 SF)
Max ISR	0.85 (13,698 SF)
BUILDING SETBACKS	
Front (West)	25 Feet
Side (North)	25 Feet
Side (South)	25 Feet
Power (East)	25 Feet
EXISTING DEVELOPMENT (FOLIO # 040450-0000)	
EXISTING USE: LIGHT MANUFACTURING/RETAIL/WAREHOUSE	
BUILDING AREA / FAR	16,591 s.f. (0.377 FAR)
LOT SIZE	43,877 s.f. (1.01 AC)
LOT WIDTH	291.89'
SETBACKS:	
FRONT:	EXISTING
REAR:	1.26' (south) 1.26' (W)
HEIGHT	983.80' (north)
EXISTING FLOOR AREA RATIO (FAR)	0.38
SITE USAGE:	
BUILDING COVERAGE	37.7%
PERVIOUS / OPEN SPACE	19.1%
TOTAL OVERALL SITE (FOLIO # 040479-0000 & 040450-0000)	
Total PD Boundary Area:	200,464 sf (4.602 acres)
SITE USAGE:	
BUILDING COVERAGE	16,591 s.f.
PAVEMENT/SIDEWALK	100,800 s.f. (2.30 ac)
TOTAL IMPERVIOUS	117,391 s.f. (2.68 ac)
OPEN SPACE	83,480 s.f. (1.90 ac)
TOTAL	31,829 s.f. (0.73 ac)
(*)—Including Wetland Areas	



VICINITY MAP

PREPARED FOR: MINNA DEVELOPMENT & MANAGEMENT INC. 13700 58th STREET NORTH, SUITE 206 CLEARWATER, FL 33760		SHEET DESCRIPTION: 13805 WEST HILLSBOROUGH AVENUE SITE PD GENERAL DEVELOPMENT PLAN	
PREPARED BY: Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING REMEDIATION CLEARWATER, FL 33760 WWW.GULFCOASTCONSULTING.COM		DATE OF PREPARED: NOVEMBER 10, 2025 PROJECT NO.: 25-002 SHEET NO.: 001 SHEET TOTAL: 001	
APPROVED BY: SPC		DATE OF APPROVAL: NOVEMBER 10, 2025 PROJECT NO.: 25-002 SHEET NO.: 001 SHEET TOTAL: 001	
APPROVED BY: SPC		DATE OF APPROVAL: NOVEMBER 10, 2025 PROJECT NO.: 25-002 SHEET NO.: 001 SHEET TOTAL: 001	
APPROVED BY: SPC		DATE OF APPROVAL: NOVEMBER 10, 2025 PROJECT NO.: 25-002 SHEET NO.: 001 SHEET TOTAL: 001	

[illegible]

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave.	FDOT Principal Arterial - Urban	6 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,045	61	96
Proposed	558	44	48
Difference (+/-)	-487	-17	-48

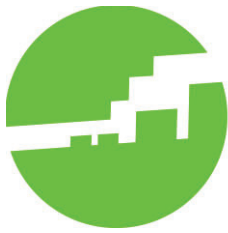
*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Pedestrian	Choose an item.	Choose an item.
East		Choose an item.	Pedestrian	Choose an item.
West	X	Pedestrian & Vehicular	Choose an item.	Choose an item.
Notes: The project accesses Hillsborough Ave. to the south via a shared access facility on the adjacent property to the west.				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Hillsborough Ave./Maximum Driveway Length	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
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: November 17, 2025 Report Prepared: November 6, 2025	Case Number: MM 25-1243 Folio(s): 4079.0000 General Location: North of West Hillsborough Avenue, east of Race Track Road, and south of Twin Branch Acres Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Regional Mixed-Use-35 (35 du; 2.0 FAR)
Service Area	Urban
Community Plan(s)	Northwest Hillsborough & Town 'N Country
Rezoning Request	Major Modification to Planned Development (PD 08-0425) to replace the hotel entitlement on Parcel B with a 125-unit multi-family development; Parcel A will remain unchanged
Parcel Size	+/- 3.59 acres
Street Functional Classification	West Hillsborough Avenue – State Principal Arterial Race Track Road – County Arterial
Commercial Locational Criteria	N/A

Evacuation Area	A
-----------------	---

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Regional Mixed-Use-35	PD	Heavy Industrial
North	Light Industrial	PD	Light Commercial + Light Industrial + Vacant
South	Light Industrial + Office Commercial-20	PD + CG + AI	Light Commercial + Agricultural + Vacant + Light Industrial
East	Light Industrial	PD + AI + M + CG	Vacant + Heavy Industrial + Light Industrial + Light Commercial + Heavy Commercial
West	Light Industrial	PD + CG	Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The ± 3.59-acre subject site is located north of West Hillsborough Avenue, east of Race Track Road, and south of Twin Branch Acres Road. The site is in the Urban Service Area and is within the limits of the Northwest Hillsborough & Town 'N Country Community Plans. The applicant is requesting a Major Modification (MM) to Planned Development (PD 08-0425) to replace the hotel entitlement on Parcel B with a 125-unit multi-family development; Parcel A will remain unchanged.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site is currently occupied by heavy industrial uses. Surrounding land uses consist of light commercial development to the north, west, and south, as well as to the northeast. Light industrial uses are located to the north and east, while areas to the east also include heavy commercial and heavy industrial uses. According to the Hillsborough County Property Appraiser, the parcel directly adjacent to the east is currently vacant. Additionally, there are multi-family residential uses on the southside of West Hillsborough Avenue, located southeast of the site. The proposal for a Major Modification to PD 08-0425 to replace the hotel entitlement on Parcel B with a 125-unit multi-family development meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3. The proposal introduces residential development in an area

already served by existing infrastructure and public facilities. The introduction of residential uses in this location is considered compatible, as it integrates housing into an existing employment and service corridor, rather than introducing commercial or industrial uses into a predominantly residential area. The proposed residential use is compatible with the surrounding light commercial, light industrial, and multi-family development.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Regional Mixed-Use-35 (RMU-35) Future Land Use category, which allows for the consideration of agricultural, residential, retail commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations. The proposed density of the site is 125 multi-family units, which is exactly the allowable maximum dwelling units permitted on the site, (3.59 acres x 35 du/ga = 125 units). As the language states, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

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

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of light commercial, light industrial, and vacant land. The proposed use of a 125-unit multi-family development is compatible with the surrounding development of the site. The applicant is removing the hotel entitlement on Parcel B and replacing it with the multi-family development. This use supports infill development and addresses local housing needs in an area currently lacking in multi-family housing options. The applicant is requesting a waiver to LDC Section 6.01.01, Endnote 8, which requires an additional 2 feet of setback for every 1 foot of building height above 20 feet. The proposed building height is 75 feet, which would normally require an additional 110-foot setback. The applicant is requesting a 25-foot setback, in lieu of the 110-foot setback, to allow either a larger building footprint or a narrower building with surrounding surface parking. If the required setback were to be applied, the building width would be limited to 72 feet, which would not be feasible for a multi-family development. Additionally, the applicant is requesting a variation to LDC Section 6.06.06 that details buffering and screening requirements. To the north and west of the site, a 20-foot buffer with type B screening is required. To the east, a 30-foot buffer with type C screening is required. The requested buffering and screening are for a 10-foot buffer to the north, east, and south, and an 8-foot buffer to the west.

Additionally, the project includes the implementation of vegetated screening with a 6-foot opaque fence in lieu of the standard buffer requirements. This variation specifically is requested due to the narrow shape and presence of on-site wetlands creating constraints on the development and design of the building. As the adjacent properties are commercial and industrial in nature, the buffer and screening variation does not interfere with compatibility and is recommended for approval by staff. Given that the proposed use is consistent with the intent and allowable uses within the RMU-35 Future Land Use category and the request is compatible with the surrounding development, the proposed Major Modification is appropriate and supported by applicable Comprehensive Plan policies.

The subject site is within the Coastal High Hazard Area (CHHA). FLUS Policy 4.3.5 outlines the need to continue to implement, review, and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations. Policy 4.3.6 states that development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times. In the Coastal Management Section of the Hillsborough Comprehensive Plan, Policy 3.1.3 states to continue to implement the “Coastal High Hazard Area (CHHA) policies and regulations and delineate on zoning maps. Where the definition found in the definition’s section of the Comprehensive Plan and any graphic representation of this area is not consistent, the definition shall govern. This proposal does not conflict with any of the CHHA policies and is therefore consistent with policies 4.3.5 and 4.3.6 of the Comprehensive Plan.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is within the limits of the Northwest Hillsborough Community Plan. Section B of this plan encourages neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive. It also encourages concentrations of civic, institutional, and commercial activity to be embedded within neighborhoods, not isolated in remote single-use complexes. Section D states the need for a range of housing suitable for younger and older people in addition to housing for families in the neighborhood. The site also lies within the Town ‘N Country Community Plan, however, there are no specific policies in the plan that directly apply to this proposal. The proposed 125-unit multi-family development supports the intent of the Northwest Hillsborough Community Plan by introducing additional housing opportunities in proximity to existing commercial and employment areas. This will help to create a more walkable and mixed-use environment that is consistent with the plan’s vision.

Overall, staff finds that the proposed use is allowable in the Regional Mixed-Use-35 (RMU-35) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Northwest Hillsborough Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section and the Livable Communities Element 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 Major Modification **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.

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

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

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

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

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

mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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 long range 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

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.

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.

Land Use Suitability

Objective 4.3: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 4.3.5: Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.

Policy 4.3.6: Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

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*

COASTAL MANAGEMENT SECTION

Policy 3.1.3: *Continue to Implement the “Coastal High Hazard Area” (CHHA) policies and regulations and delineate on zoning maps. Where the definition found in the definition’s section of the Comprehensive Plan and any graphic representation of this area is not consistent, the definition shall govern.*

LIVABLE COMMUNITIES ELEMENT: NORTHWEST HILLSBOROUGH COMMUNITY PLAN

Section B: *An alternative community form has been identified that encourages the creation of mixed-use traditional neighborhoods as well as higher density town centers, while permitting conventional suburban development. This alternative community form is encouraged by:*

- Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.*
- Concentrations of civic, institutional, and commercial activity embedded within neighborhoods, not isolated in remote single-use complexes.*

Section D: *Social and economic vitality and sustainability has been ensured through:*

- Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - MM 25-1243

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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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



Map Printed from Rezoning System: 9/22/2025

Author: J. Krzyzanowski

File: G:\Rezoning\System\MapProject\HCR\Reg_r_hfRezoning.mxd

