

**Rezoning Application:** MM 26-0335  
**Zoning Hearing Master Date:** March 23, 2026  
**BOCC Land Use Meeting Date:** May 12, 2026

**1.0 APPLICATION SUMMARY**

**Applicant:** Mark Bentley, Esq., B.C.S., AICP  
**FLU Category:** Suburban Mixed Use-6  
**Service Area:** Urban  
**Site Acreage:** +/-2.49 acres  
**Community Plan Area:** Brandon  
**Overlay:** None



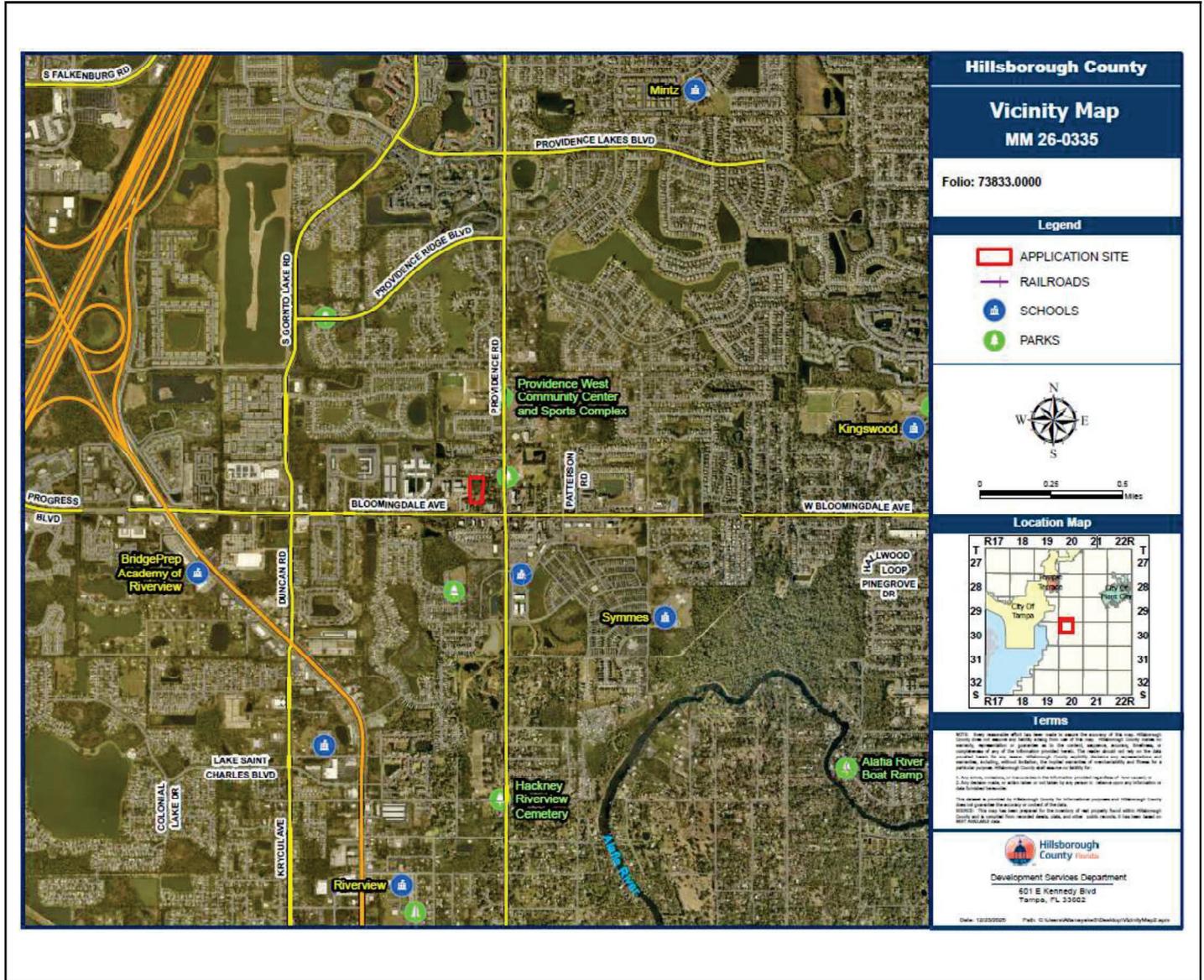
**Introduction Summary:**  
 Planned Development (PD) 23-0257/PRS 24-0012, approved the development of a Community Residential Home, Type "C" with a maximum of 100 beds.  
 The applicant seeks to develop an approximately 2.49-acre consisting of a Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet with a building height not to exceed two-stories height or 35 feet.

Existing Approval(s)	Proposed Modification(s)
Community Residential Home, Type "C" with a maximum of 100 beds.	Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet.
Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to conditions.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



### Context of Surrounding Area:

The approximately 2.49 ± acre subject site is located north of Bloomingdale Avenue and west of Providence Road. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning is located directly to the west and southeast corner of the subject site. There is Business Professional Office (BPO) located to the south of the subject site. ASC-1 zoning extends to the east with small pockets of RSC-4, RSC-6, and Commercial Neighborhood (CN) zoning along Providence Road.



2.0 LAND USE MAP SET AND SUMMARY DATA

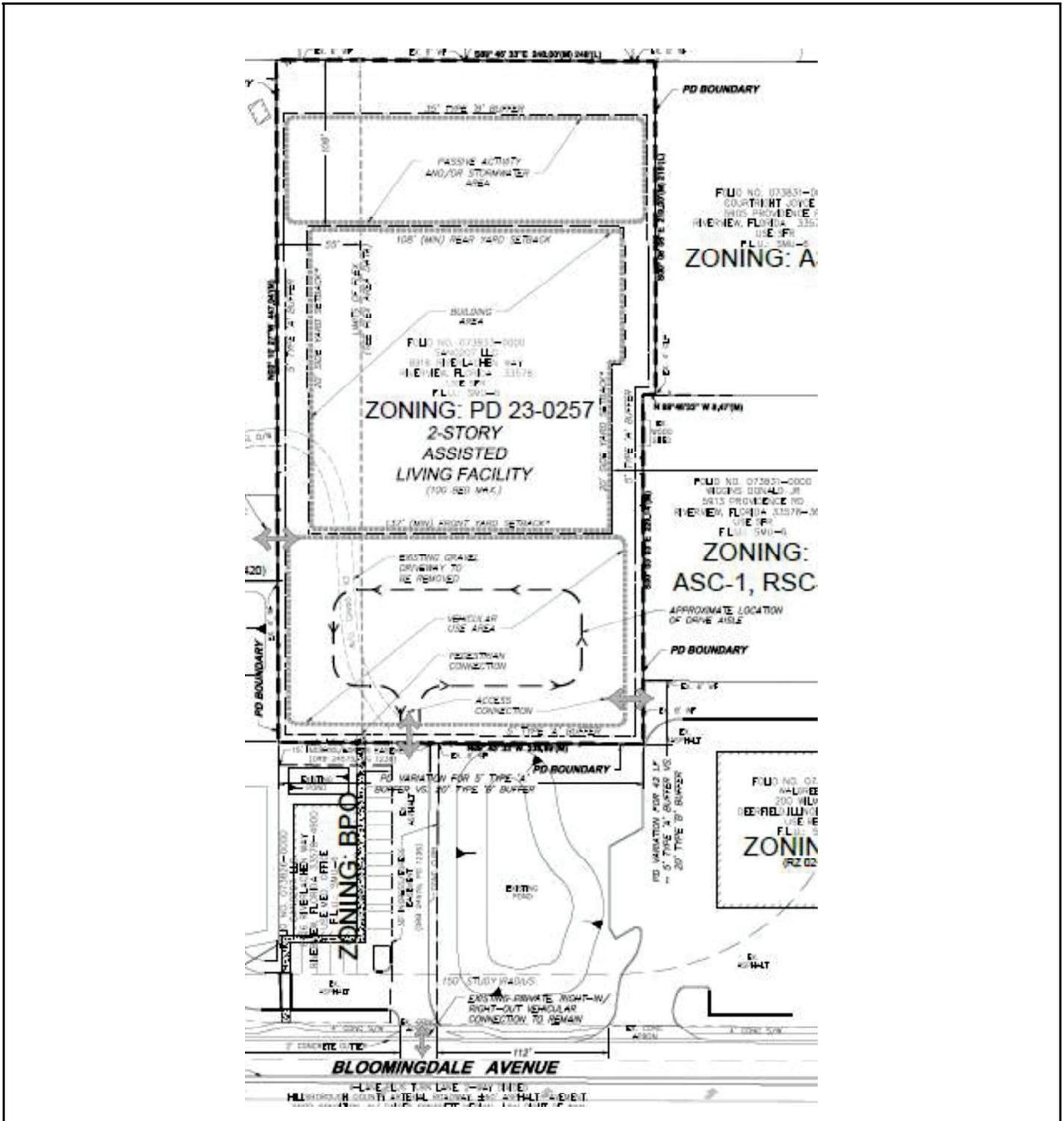
2.3 Immediate Area Map



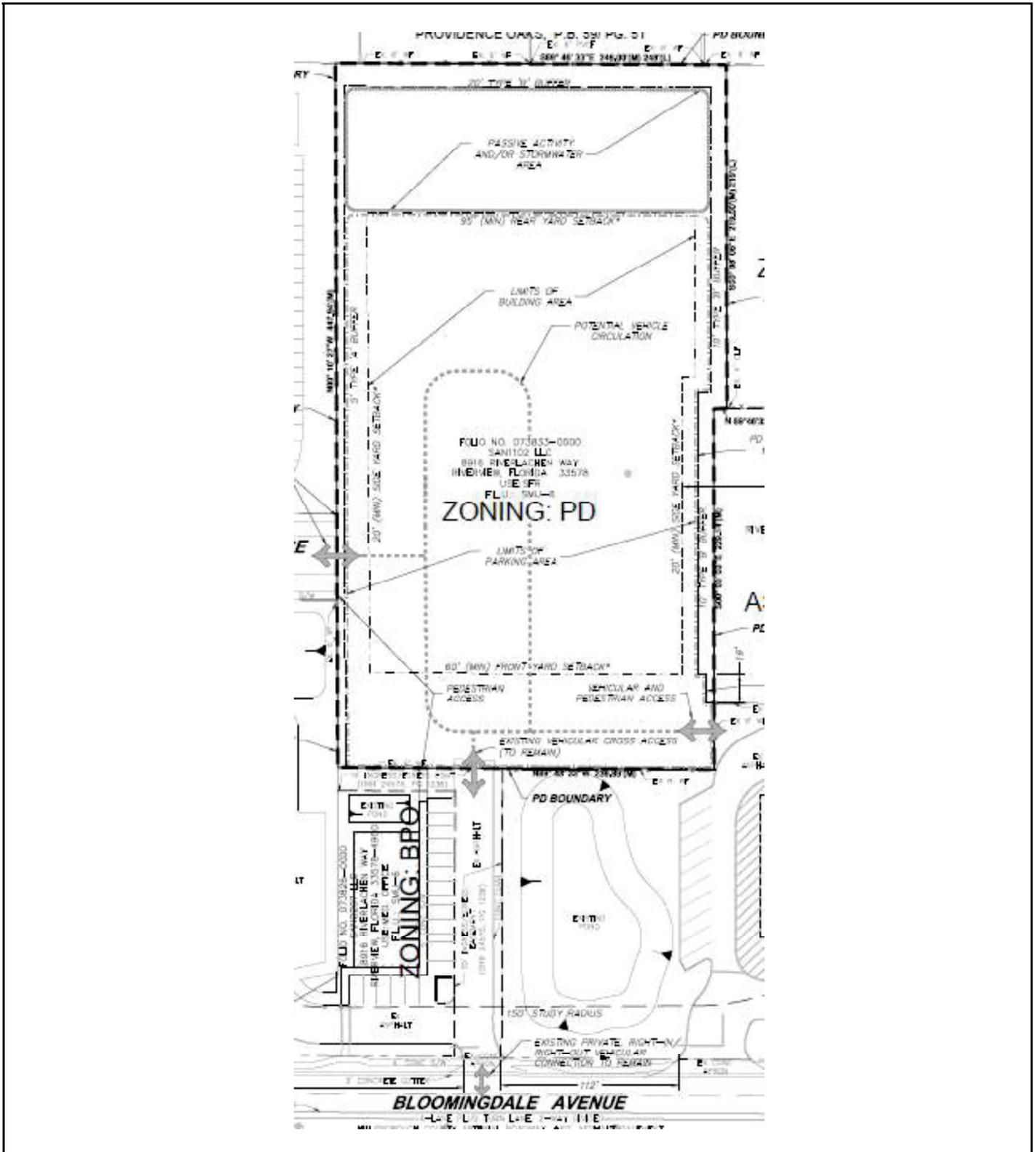
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	Max. 4 du/acre	Single-family	Single-family
South	PD 02-1241	0.27 FAR (Max. 22,977-sf CG uses)	Commercial General	Commercial
	BPO	0.20 FAR	PD-C(N)/PD-O and BPO uses	Health Practitioners Office, Professional Services, Pharmacy
East	ASC-1	1 du per acre	Agricultural and agricultural related, SF	Single-family homes
West	PD 21-0420 (PD 05-1577)	17 units per acre 0.44 FAR	472 Multi-family units BPO, Limited CN uses, Auto Repair	SF homes and undeveloped Auto Repair

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



2.5 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)**

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements (TBD) <input checked="" type="checkbox"/> Substandard Road Improvements (TBD) <input type="checkbox"/> Other
Calvin George Place	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	414	19	24
Proposed	708	62	66
Difference (+/-)	+ 294	+ 43	+ 42

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

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

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

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY																
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
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 & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other:</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other:
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other:															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
<b>Transportation</b> <input 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 Transportation Report.												
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Hillsborough County School Board</b> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Impact/Mobility Fees</b> Estimated Fees <table border="0" style="width:100%"> <tr> <td>Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158</td> </tr> <tr> <td>Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> <td>General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> </tr> </table> Project Summary Urban Mobility, Central Fire - Medical and Professional Services Offices - *potential credit for existing structure/use on site*					Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158								
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APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request is to rezone a +/-2.49-acre property from PD 23-0257, as modified by PRS 24-0012, which was approved for a Community Residential Home, Type "C" with 100 beds. The proposed Major Modification proposes a Health Practitioners Office and Professional Services (business office and medical office type uses) as defined by the Hillsborough County Land Development Code.

The subject site is located north of Bloomingdale Avenue and west of Providence Road. To the immediate east is designated ASC-1 with a couple single-family homes, the nearest located approximately 125 feet from the subject property boundary. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning 21-0420 is approved for 472 multi-family units and is located directly to the west. There is Business Professional Office (BPO) located to the south of the subject site.

#### Compatibility Setback for Height (LDC Sec. 6.01.01, Endnote 8)

The applicant requests relief of the additional setback of 2 feet for every 1 foot over 20 feet along the west and east to allow the proposed 35-foot building height. The applicant's justification includes that there is a PD (PD 21-0420) to the west that is approved for up to 4-stories, up to 55 feet in height. The subject site will be adjacent to the PD's parking area and the closest multi-family building has a minimum setback of 92 feet. A 20-foot wide buffer with enhanced Type B screening is required along the eastern boundary of 21-0420. A 5-foot wide buffer with Type A screening is proposed along the subject site's western boundary. To the east is ASC-1 zoning, resulting in a required setback of 50 feet for a 35-foot tall building. A 10-foot wide buffer with Type B screening and 5-foot wide buffer with Type A screening is proposed along the subject site's eastern border. Two single family homes are located to the east at distances of 122 and 165 feet from the PD's eastern border. The ASC-1 zoned properties have a future land use category of SMU-6. The subject PD is currently approved for a maximum height of 35 feet with a 20-foot setback and 5-foot wide buffer with Type A screening. The applicant's narrative states, "*strict application of the additional setback requirement would impose an unnecessary and disproportionate constraint on the subject property and would not further compatibility, as the proposed height is already consistent with adjacent zoning and approved entitlements*". Pursuant to the applicant's justification and additional review, staff finds the request for relief supportable.

### Variations

#### LDC Section 6.06.06 Buffering and Screening

The applicant requests a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. LDC Section 6.06.06 requires a 20-footwide Type B Buffer and screening to be located between office/commercial uses and ASC-1 zoning located along the eastern perimeter, both developed with single-family homes. More specifically, the applicant's intent for requesting the variations is to:

- (1) reduce the 20-foot-wide Type B Buffer and screening required adjacent to folio 073807-5000 (PD – Multifamily) on the west property boundary to a 5-foot buffer with Type "A" screening.
- (2) to reduce the 20-foot wide with Type "B" buffer required along the eastern property boundary to
  - (a) 10-foot buffer with Type "B" screening along the eastern perimeter boundary;
  - (b) 5-foot Type "A" buffer for 19 Linear Feet adjacent to the vehicular access on the south end of the eastern property boundary.

Staff has reviewed the justification statement submitted by the applicant for the variation and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

A 20-foot-wide buffer with Type “B” is required on the north side of the property boundary which the applicant will provide. The applicant also proposes a 95-foot setback from the single-family homes to the north of the subject property. Additionally, PD 21-0420 (located adjacent along the west boundary of the subject site) requires that the three-story multi-family building be located a minimum of 92 feet from the property boundary with enhanced screening, consisting of an eight-foot-high fence or wall and tree plantings adjacent to the subject site boundary.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

The Planning Commission found that the proposed rezoning meets the intent of the Unincorporated Hillsborough County Comprehensive Plan.

**5.2 Recommendation**

Based on the above considerations, staff finds the request supportable.

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan stamped February 18, 2026.

1. ~~The site is limited to a 27,665 square foot Community Residential Home, Type C, with a maximum of 100 placed residents.~~ Development on the site is limited to a maximum of 19,300 square feet of office uses, consistent with and limited to the Health Practitioner's Office and Professional Services use definitions contained in the Land Development Code.
2. Development shall comply with the following standards:
  - 2.1 Minimum building setbacks:
    - 2.1.1 North: ~~108~~95-foot setback shall be required for the CRH
    - 2.1.2 Sides (East and West): Minimum 20-foot setback\*
    - 2.1.3 South: Minimum ~~137~~60-foot setback\*

\*Building setbacks shall not be subject to the 2:1 additional setback requirement.
  - 2.2 Additional Standards:
    - 2.2.1 Maximum impervious area: 75 percent
    - 2.2.2 Maximum Height: 35 feet
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
  - 3.1 A 5-foot buffer with Type "A" screening along the western property boundary.
  - 3.2 A ~~5~~10-foot buffer with Type "A" "B" screening along the eastern property boundary, excluding vehicular area for 19 LF of a 5-foot Type "A" buffer for parking area (as shown on site plan)access points.
  - ~~3.3 A 5-foot buffer with Type "A" screening along the southern property boundary, excluding access points.~~
  - ~~3.3~~ ~~3.4~~ ~~A~~ ~~35~~20-foot buffer with Type "B" screening along the northern property boundary.
    - Existing vegetation, excluding invasive plant species, may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the north portions of the subject site located adjacent to the northern property boundary.
- ~~4 Pursuant to Pursuant to Hillsborough County LDC Section 6.11.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:~~
  - ~~4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.~~
  - ~~4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.~~
  - ~~4.3 Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.~~
  - ~~4.4 Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.~~

- ~~4.5 The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.~~
- ~~4.6 Paint shall not constitute a finish.~~
- ~~4.7 All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.~~
- ~~4.8 Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.~~
4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.
5. Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code. ~~Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.~~
6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries. ~~Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code.~~
7. If MM 26-0335 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated January 14, 2026) which was found approvable by the County Engineer (on March 9, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue through folio 73826.0000. Approval of this Administrative Variance will permit a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
8. As Bloomingdale Avenue is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. If RZ 23-0257 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 13, 2023) which was found approvable by the County Engineer (on July 17, 2023) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue.
9. 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.
10. 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.

11. 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.
  
- ~~12. The developer shall submit a transportation/site access analysis as part of the site/construction plan review process. If warranted, the applicant will be required to construct site access improvements. 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C~~
  
13. 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, recertification 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.

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBORO UGH 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.

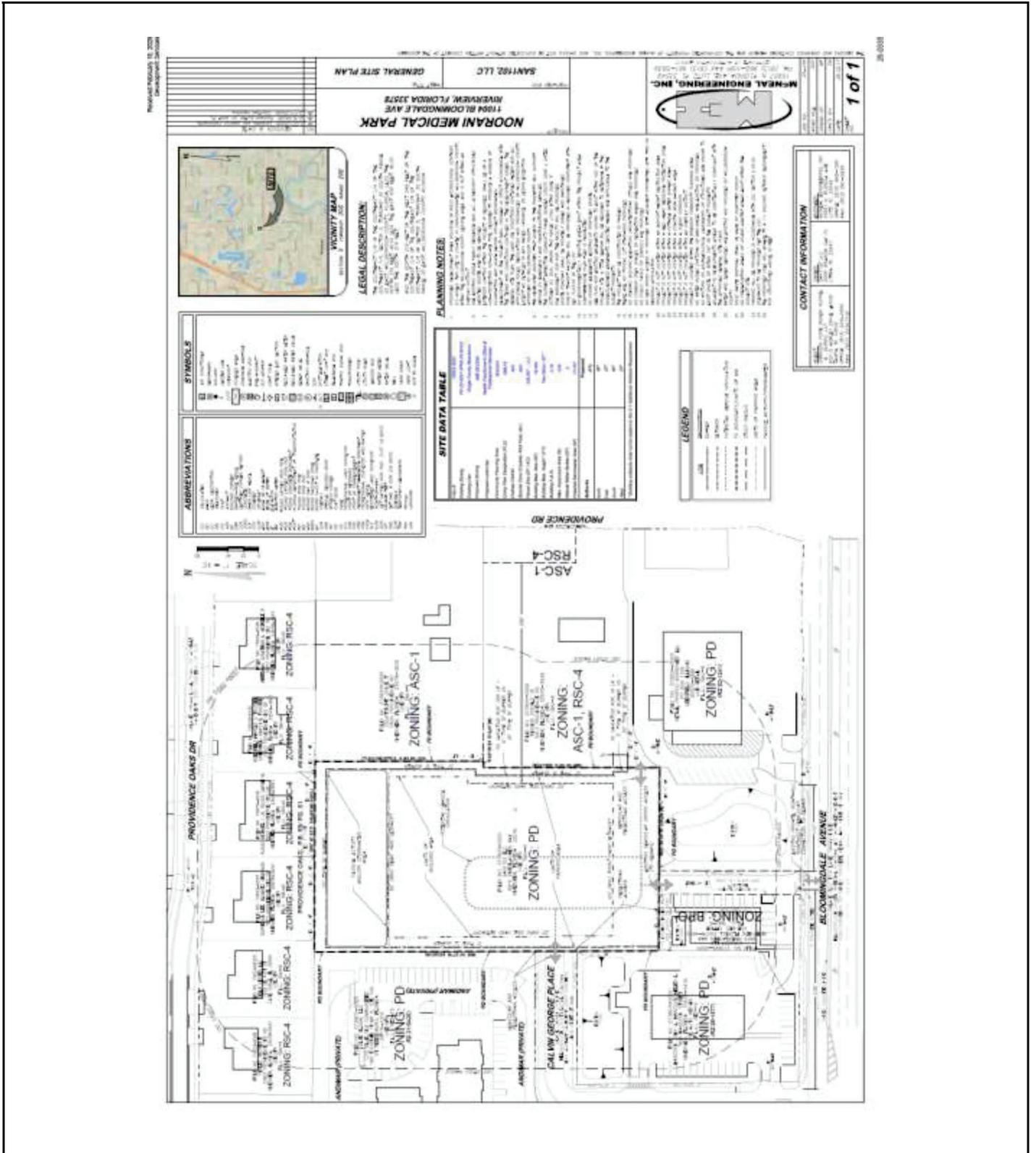
7.0 ADDITIONAL INFORMATION

Property Violations History

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



### 8.0 PROPOSED SITE PLAN (FULL)



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

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Boyette/Southshore

PETITION NO: PD 26-0213

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- 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 site shall be limited to (a) Recreational Uses, General Indoor/Outdoor, and (b) one Single-Family Residential unit, subject to the following requirements.
  - 1.1 No development shall be permitted that causes the cumulative development to exceed 286 daily (24 hour) trips or 29 AM or 44 PM gross peak hour trips.
  - 1.2 Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicates the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
  
2. The Single-Family Residential Use shall be allocated a minimum lot size area of 10,000 square feet; however, in no event shall the single-family residential lot be platted as a separate lot.
  
3. The project shall be served by and limited to a maximum of one (1) vehicular connection to Boyette Road as shown on the PD site plan.
  - 3.1 The project shall be permitted a future pedestrian cross-access connection at a location anywhere on the western property boundary in the event Hillsborough County constructs a trail system in the adjacent utility corridor (Folio 087662.0010).
  
4. If PD 26-0213 is approved, the County Engineer will approve a Design Exception (dated November 22, 2025) which was found approvable by the County Engineer (on March 5, 2026) for improvements to Boyette Road. As Boyette Road is a substandard collector roadway, the developer shall make, or cause to be made, certain improvements consistent with the Design Exception, including Approximately 1,250

feet of 5-foot sidewalk on the west side of Boyette Road from the northern property line of the subject property to Dorman Road.

5. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point(s), the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

Other:

- Prior to certification the PD site plan shall be revised to change the pedestrian access label stating “FUTURE PEDESTRIAN CROSS ACCESS TO PLANNED TRAIL EXTENSION” to state “FUTURE PEDESTRIAN CROSS ACCESS TO PLANNED TRAIL EXTENSION – SEE CONDITIONS OF APPROVAL”

**PROJECT SUMMARY AND ANALYSIS**

The applicant is proposing to rezone a single parcel totaling +/- 9.98 acres from Agricultural Residential (AR) to Planned Development (PD) to allow for one residential dwelling and private indoor and outdoor recreational uses. The site is located on the west side of Boyette Rd., approximately +/-770 feet north of Dorman Rd. The Future Land Use designation of the site is Residential – 2 (R-2).

**Trip Generation Analysis**

The developer submitted a transportation study for the purpose of establishing a trip cap for the proposed project. Staff notes that, subject to the proposed trip cap condition of approval, at each increment of the development the applicant will have to provide a trip generation analysis based on uses with the construction plan to calculate the cumulative trips generated by the development and remaining trips. No development will be permitted that exceeds the trip cap.

Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and the applicant’s submitted proposed trip cap. The data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: Single Family Dwelling, 1 unit (ITE 210)	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Applicant’s Proposed Trip Cap Analysis	286	29	44

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+276</b>	<b>+28</b>	<b>+43</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Boyette Rd. is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 21ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within variable right of way from +/-58 to 64ft.

Pursuant to the Hillsborough County Transportation Technical Manual, a TS-4 Urban Collector Roadway typical section includes 11-foot travel lanes, 7-foot paved bicycle lanes, curb and gutter, and 5-foot sidewalks on both sides within 64 feet of right of way. The applicant is requesting a design exception for the substandard roadway condition to make certain improvements discussed herein below in the section titled "Design Exception".

## **SITE ACCESS**

The PD site plan proposes a single full access driveway connection to Boyette Rd., consistent with 6.04.3.I. of the LDC. No site access improvements (i.e. turn lanes) are required to serve the proposed project consistent with Section 6.04.04.D. of the LDC.

The PD site plan also proposes to provide pedestrian access to the adjacent TECO corridor to the west in the event a trail is constructed. The Hillsborough County Comprehensive Plan 2021 Multi-Use Trail Network Map (Map 8 of the Mobility Element map series) identifies the trail segment as a planned unfunded project.

Consistent with Section 6.02.01 of the LDC, single-family detached residential uses (i.e. the proposed use Single family dwelling to remain) can generally only access the public roadway system via direct access to roadways. Additionally, when a single-family dwelling is permitted to take access via an easement, then a maximum of 3 homes are permitted on the easement (and such easement cannot comingle residential and non-residential uses). Given the above, the residential single-family use would not be permitted to be subdivided in the future, as doing so would violate various access management/easement provisions. As such, there is a condition memorializing that the project parcel cannot be subdivided in the future while the single-family use remains.

## **REQUEST DESIGN EXCEPTION: SUBSTANDARD ROADWAY**

As Boyette Rd. is a substandard rural collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated November 22, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on March 5, 2026). The developer will be required to construct a 5-foot-wide sidewalk from the project frontage on the west side of Boyette Rd. to the intersection at Dorman Rd. including a 6-foot-wide grass strip where possible, there may be some locations where the grass strip may be reduced to 4 feet due to existing conditions, consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
BOYETTE RD	LITHIA PINECREST RD	BALM BOYETTE RD	D	C

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

**From:** [Williams, Michael](#)  
**To:** [Vicki Castro](#); [Michael Yates](#)  
**Cc:** [Isabelle Albert](#); [Lampkin, Timothy](#); [Perez, Richard](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)  
**Subject:** FW: RZ-PD 26-0213 - Design Exception Review  
**Date:** Thursday, March 5, 2026 4:44:48 PM  
**Attachments:** [26-0213 DEReq 12-23-25.pdf](#)  
[image001.png](#)

---

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 26-0213 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

---

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

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

**Sent:** Wednesday, March 4, 2026 6:42 PM

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

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

**Subject:** RZ-PD 26-0213 - Design Exception Review

Hello Mike,

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

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)

[myates@palmtraffic.com](mailto:myates@palmtraffic.com)

[ialbert@halff.com](mailto:ialbert@halff.com)

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

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

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

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review & Site Intake Manager**

Development Services

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

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

601 E. Kennedy Blvd., Tampa, FL 33602

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

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**Hillsborough County Florida**

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

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

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE-Substandard Rd - Boyette Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	18834 Boyette Road
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	088255-0300
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	Single Family, AR
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	26-0213
<p><b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



November 22, 2025

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: 18834 Boyette Road (PD 26-0213)  
Folios: 088255-0300  
Design Exception Request – Boyette Road  
Palm Traffic Project No. T25081

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed project located west of Boyette Road and north of Dorman Road in Hillsborough County, as shown in Figure 1. This request is made based on our virtual meeting on December 11, 2025, with Hillsborough County staff.

The approximately 9.98-acre property is currently occupied by a single-family residence. The rezoning request is to rezone the property to allow for a private sports training facility that will include a 6-court racquet club, 2 batting cages, 2 half size (1 full field) training soccer fields and the existing single family dwelling unit will remain.

The access for the project will be as follows:

- One (1) full access to Boyette Road.

Boyette Road is identified in the Hillsborough County Comprehensive Plan as a collector roadway and was identified during our meeting as a substandard road. Boyette Road has a posted speed limit of 40 mph with 11-foot travel lanes in approximately 58 feet of right of way. No sidewalks or bike lanes currently exist on either side of Boyette Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Boyette Road from Dorman Road to the northern property line. The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The request is to provide 11-foot travel lanes instead of the 11-foot travel lanes with 7-foot buffered bicycle lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 40 and 45 mph, 11-foot travel lanes may be used. The post speed limit on Boyette Road is 40 mph.
2. The TS-4 incorporates an F type curb. Given this section of Boyette Road does not have an F type curb within the immediate area, it is requested to maintain the existing section without an F type curb.

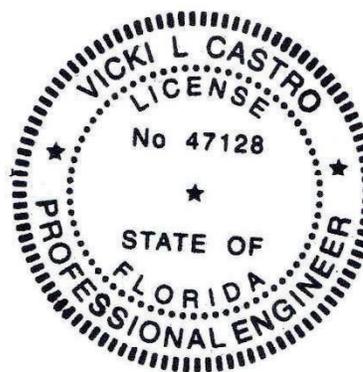
3. The TS-4 section has a 5-foot grass strip between the sidewalk and the curb. The request is to provide a 6-foot grass strip where possible, but given existing conditions, there may be locations where the grass strip is reduced to 4 or 5 feet for limited areas.
4. The TS-4 section includes a 5-foot sidewalk on both sides of the roadway. The request is to provide approximately 1,250 feet of 5-foot sidewalk on the west side of the roadway from Dorman Road to the northern property line. This would include approximately 500 feet along the project frontage and approximately 750 feet off-site.
5. The TS-4 includes 2 feet from back of sidewalk to the right of way line. This will be provided along the western side of the roadway but may be reduced to 1 foot in limited areas due to existing conditions.

The proposed site plan is shown in Figure 2.

Sincerely,

Vicki L  
Castro

Digitally signed  
by Vicki L Castro  
Date: 2025.12.22  
18:46:22 -05'00'



This item has been digitally signed and sealed by Vicki L Castro 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.

Vicki L Castro, P.E.  
Principal

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

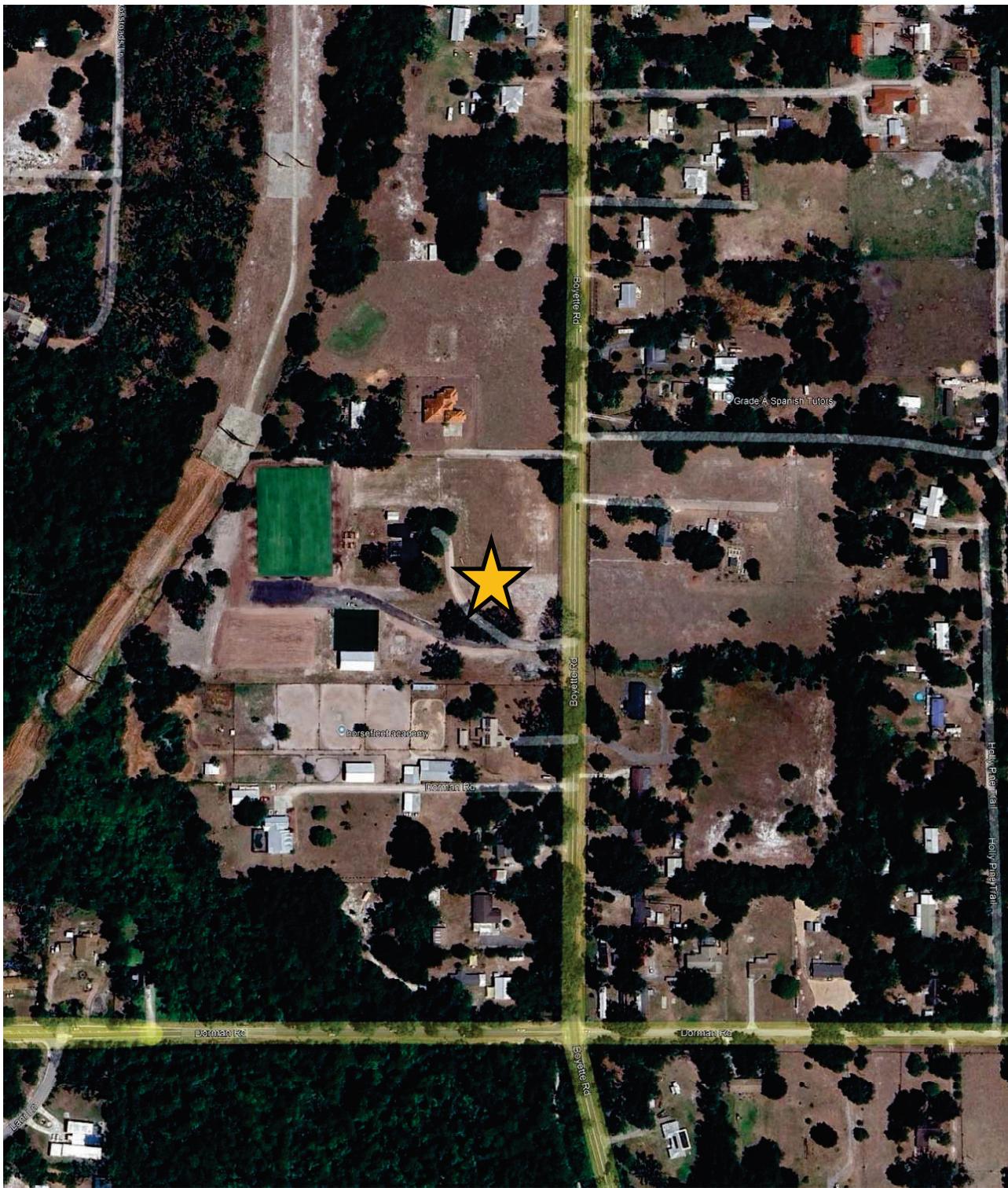
\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

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

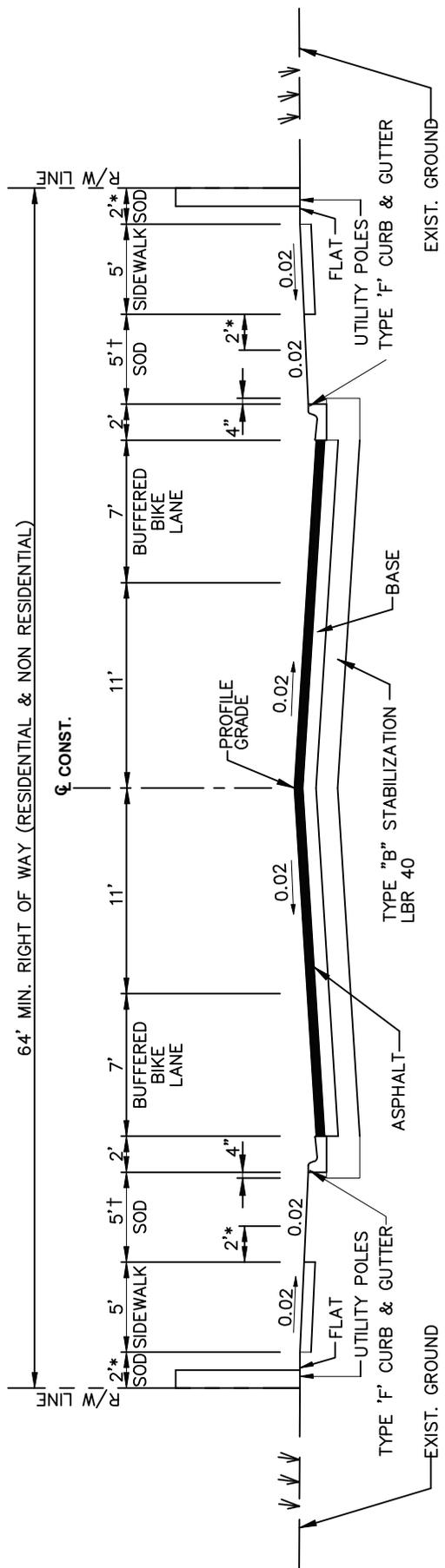
Sincerely,

Michael J. Williams  
Hillsborough County Engineer

FIGURE 1. LOCATION MAP







**TYPICAL SECTION**

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:  
10/17

**TRANSPORTATION  
TECHNICAL  
MANUAL**



**Hillsborough  
County Florida**

**URBAN COLLECTORS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

DRAWING NO. **TS-4**  
SHEET NO. 1 OF 1

**Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths**

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

**Notes:**

**Travel Lanes:**

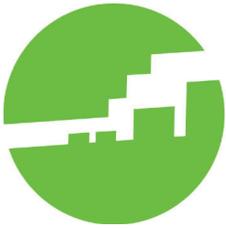
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

**Auxiliary Lanes:**

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
  - Dual left turn lanes
  - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

**Two-way Left Turn Lanes:**

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> March 23, 2026 <b>Report Prepared:</b> March 12, 2026	<b>Case Number:</b> MM 26-0335 <b>Folio(s):</b> 73833.0000 <b>General Location:</b> North of West Bloomingdale Avenue and west of Providence Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Suburban Mixed Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Brandon
<b>Rezoning Request</b>	Major Modification (MM) to a Planned Development (PD 23-0257) to allow 19,300 square feet of Office and Professional Services
<b>Parcel Size</b>	+/- 2.5 acres
<b>Street Functional Classification</b>	West Bloomingdale Avenue – <b>County Arterial</b> Providence Road – <b>County Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	E

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
<b>Subject Property</b>	Suburban Mixed Use-6	PD	Single Family
<b>North</b>	Suburban Mixed Use-6	RSC-3 + RSC-4 + PD	Single Family + Public/Quasi-Public/Institutions
<b>South</b>	Residential-6 + Suburban Mixed Use-6	BPO + PD	Light Commercial + Heavy Commercial + Multifamily
<b>East</b>	Residential-6 + Suburban Mixed Use-6 + Residential-12	AS-1 + RSC-4 + RSC-6 + RSC-9 + CN + CG + PD	Single Family, Public/Quasi-Public/Institutions + Vacant + Light Commercial
<b>West</b>	Suburban Mixed Use-6 + Residential-16	CG + PD	Single Family + Multifamily + Light Commercial + Light Industrial

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

The 2.5 ± acre subject site is located north of West Bloomingdale Avenue and west of Providence Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan, specifically in the Urban General Brandon Community Character District. The applicant is requesting a Major Modification (MM) to a Planned Development (PD 23-0257) to allow 19,300 square feet of office and professional services.

The subject 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. The subject site is surrounded by the Residential-6 (RES-6) , Suburban Mixed Use-6 (SMU-6), Residential-12 (RES-12), and Residential-16 (RES-16) Future Land Use categories. There is a heavy mix of commercial and residential uses, with the commercial uses being oriented along West Bloomingdale Avenue. The commercial uses in the area include Walgreens, Walmart, gas stations, and general retail and restaurants.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The site has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6). The Suburban Mixed Use-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. This category allows for a maximum of 6 dwelling units per gross acre or a 0.25 for neighborhood serving commercial uses, 0.35 for office uses, or 0.5 FAR for industrial uses. With the 2.5 acres, the site may be considered for a maximum of 38,122 square feet (2.5 acres X 43,560 square feet/acre = 108,922 square feet X 0.35 FAR = 38,122 square feet). The proposed rezoning is consistent with the uses and maximum density and intensity allowed under the Suburban Mixed Use-6 Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

Commercial Locational Criteria are established by FLUS Objective 4.7 and its associated policies, which permit neighborhood-serving commercial uses in certain locations within land use categories primarily residential or agricultural. The subject site does not need to meet Commercial Locational Criteria as the proposed use consists of office uses, which, according to FLUS Table 2.2, office uses are not subject to Commercial Locational Criteria under the SMU-6 Future Land Use category.

FLUS 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.” Additionally, the Neighborhood Protection policies in the Future Land Use Section under Objective 4.4 and Policy 4.4.1 require new development to be compatible with the surrounding neighborhood. The applicant intends to utilize a stormwater area to provide additional buffering and screening from the existing residential uses to the north of the site. Additionally, along the eastern property line, the applicant is requesting a reduction in the required 20-foot Type B buffer where the property abuts existing residential uses. The applicant is proposing to reduce the buffer to a 10-foot Type B buffer. Planning Commission Staff does not have concerns with this request as the existing residential uses are approximately 100 feet from the eastern property line and should not be negatively impacted by the 10-foot reduction. Additionally, given the existing character mix of commercial and residential uses along Bloomingdale Avenue the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. Goal 6 of the Community Plan establishes the Brandon Community Character Districts. The site is located within the Urban General Community Character District, which calls for mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. The request is providing lower intensity commercial uses along West Bloomingdale Avenue and adjacent to an existing commercial corridor while also ensuring sensitivity and compatibility with the existing residential uses to the north and east of the site; therefore, the rezoning is consistent

with Goal 6 and the Urban General Community Character District of the Brandon Community Plan within the Livable Communities Element.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and supports the goals of the Brandon Community Plan. The proposed Major Modification 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

#### **FUTURE LAND USE SECTION**

##### ***Urban Service Area***

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

##### ***Land Use Categories***

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

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

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

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

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

## **Community Context and Compatibility**

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

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

### **Relationship to Land Development Regulations**

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

## **Development**

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

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

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

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

## **Neighborhood and Community Development**

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

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

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

### **Neighborhood and Community Serving Uses**

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

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

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

Any rural Future Land Use categories in the Urban Service Area

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

### **LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN**

**Goal 6:** Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create

*a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

**5b. Urban General, including Brandon Main Street** - *Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*

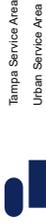
# HILLSBOROUGH COUNTY FUTURE LAND USE

MM 26-0335

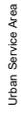
Rezoning  
STATUS



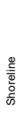
PENDING



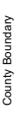
Tampa Service Area



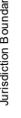
Urban Service Area



Shoreline



County Boundary



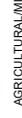
Jurisdiction Boundary



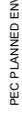
Roads



Parcels



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



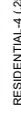
AGRICULTURAL/RURAL-1/5 (.25 FAR)



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



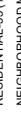
RESIDENTIAL-6 (.25 FAR)



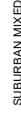
RESIDENTIAL-9 (.35 FAR)



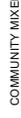
RESIDENTIAL-12 (.35 FAR)



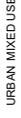
RESIDENTIAL-16 (.35 FAR)



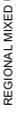
RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



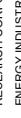
SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



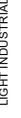
URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



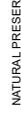
OFFICE COMMERCIAL-20 (7.5 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



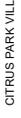
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASIPUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 2/20/2026  
Author: R. Mathie  
File: G:\Rezoning\System\MapProjects\HC\Regre\_hc\Rezoning\_2.mxd

