

**Rezoning Application:** MM 24-0678  
**Zoning Hearing Master Date:** July 22, 2024  
**BOCC Land Use Meeting Date:** September 10, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** David M. Mechanik - Mechanik  
Nuccio Hearne & Wester, P.A.  
**FLU Category:** CMU-12  
**Service Area:** Urban  
**Site Acreage:** 2.6 AC  
**Community Plan Area:** Town N' Country  
**Overlay:** None



**Introduction Summary:**

The existing PD 04-1683 as most recently approved as MM 22-0782 is approved for a maximum of 9,800 square feet of professional/administrative office, Health Practitioners Office, Intensive Outpatient care and a Professional Residential Facility. The facility is permitted a maximum of 10 residents. The applicant is requesting to add 24 beds to obtain a total of 34 beds. Non-residential entitlements were unintentionally removed from MM 22-0782. Also "Area 2" was not depicted in MM 22-0782. MM 24-0678 is fixing those changes.

Zoning:	Existing	Proposed
District(s)	MM 22-0782	MM 24-0678
Typical General Use(s)	Office, Intensive Outpatient care, Professional Residential Facility	Office, Intensive Outpatient care, Professional Residential Facility
Acreage	2.6 AC	2.6 AC
Density/Intensity	10 beds/ 5 = 2 units per acre 14,000 SF for Non-Residential uses 0.19 FAR	34 beds/ 5 = 6.8 units per acre 14,000 SF for Non-Residential uses 0.19 FAR
Mathematical Maximum*	10 beds	35 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	MM 22-0782	MM 24-0678
Lot Size / Lot Width	7000 sf / 70'	7000 sf / 70'
Setbacks/Buffering and Screening	30' Front 20' Rear 50' Sides	30' Front 20' Rear 50' Sides
Height	50'	50'

**Additional Information:**

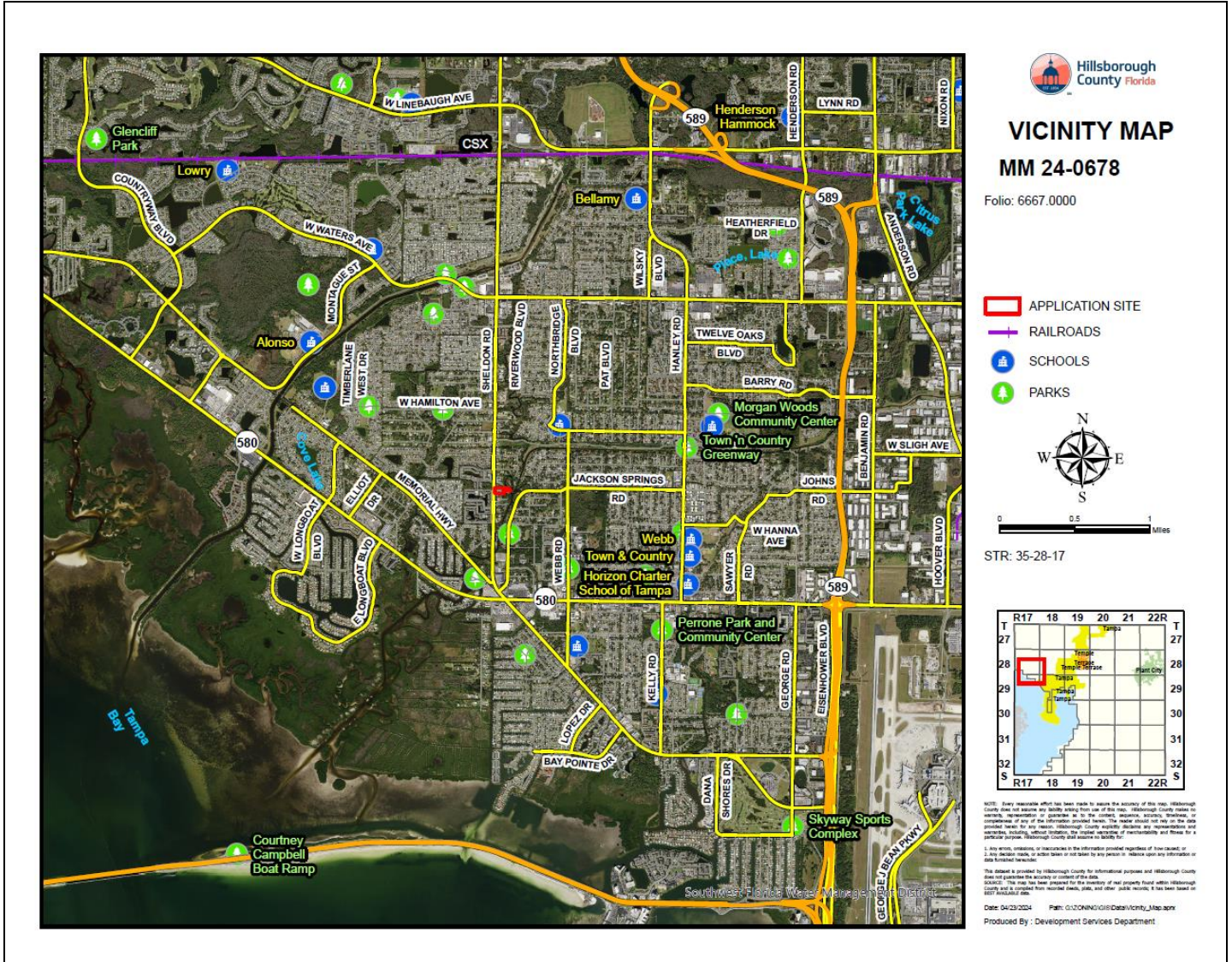
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**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

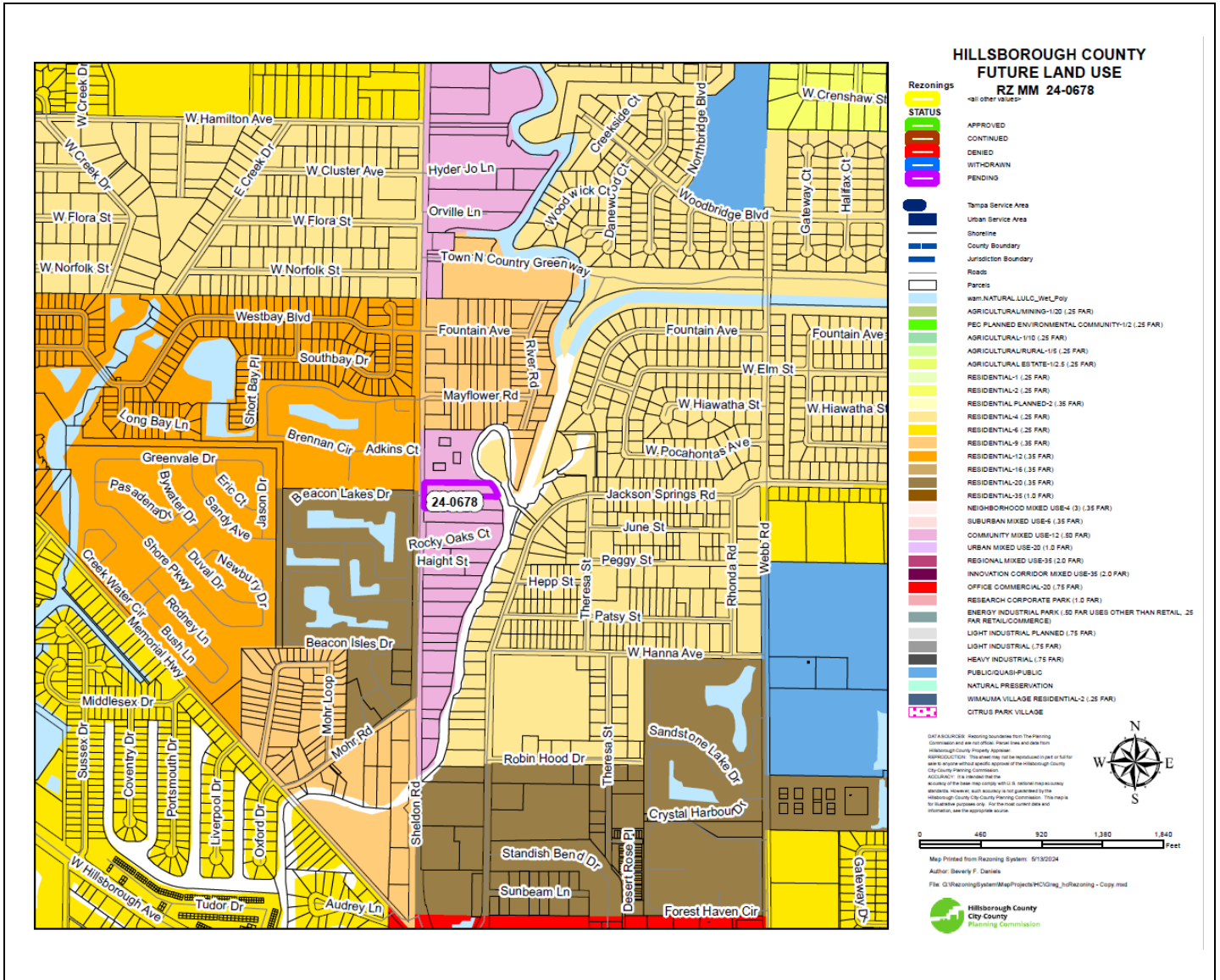


### Context of Surrounding Area:

The area is primarily residential with BPO uses and multifamily residential developments along Sheldon Road zoned PD, RMC-9, RMC-12, and RMC-16. Adjacent to the north of the site there are medical offices. To the east is the Rocky Creek. The adjacent property to the south is developed with a church.

2.0 LAND USE MAP SET AND SUMMARY DATA

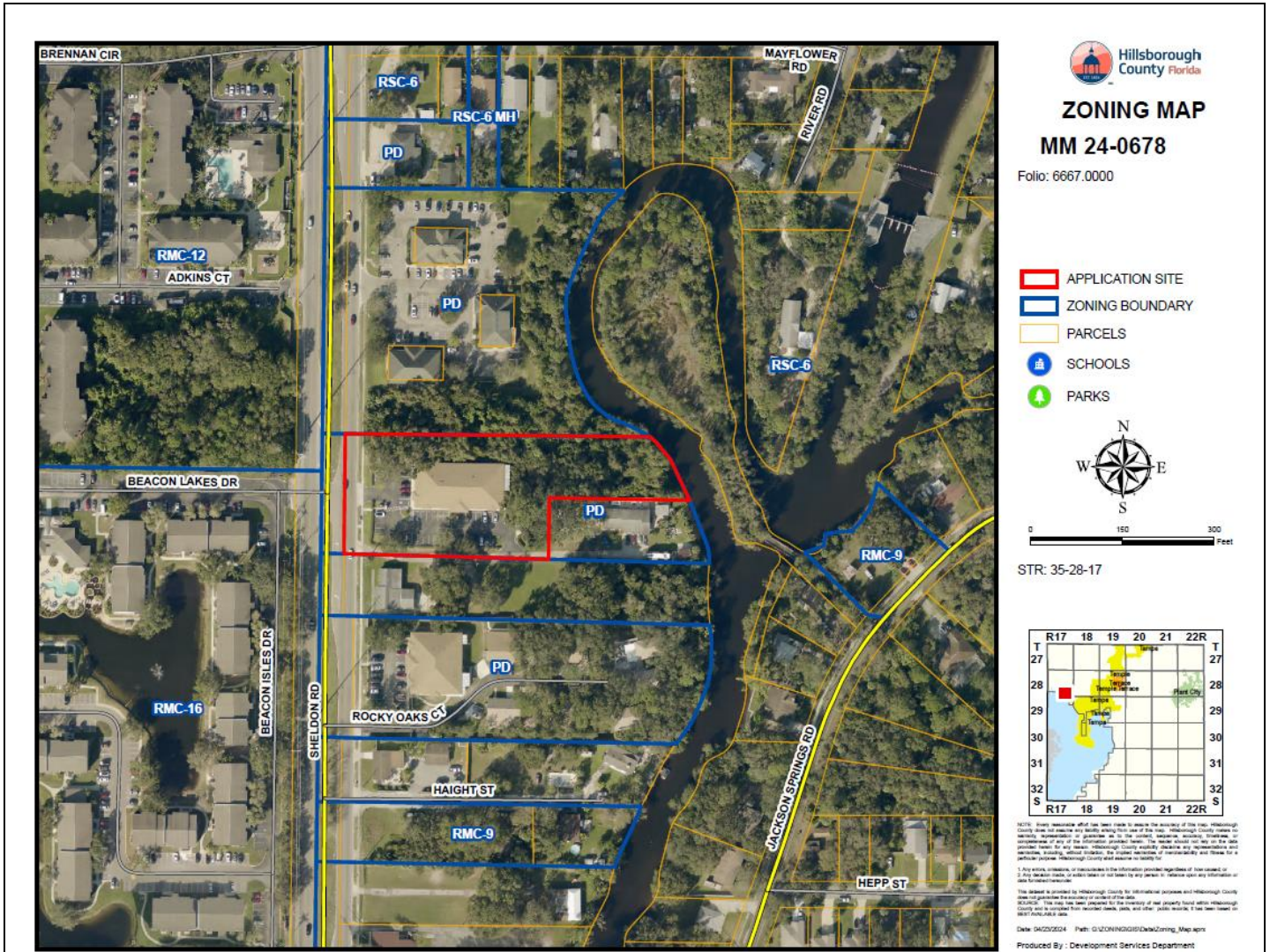
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 DU/AC, 0.5 FAR
Typical Uses:	Residential, community retail commercial, offices, research park, light industrial, multi-purpose, clustered residential, mixed use.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

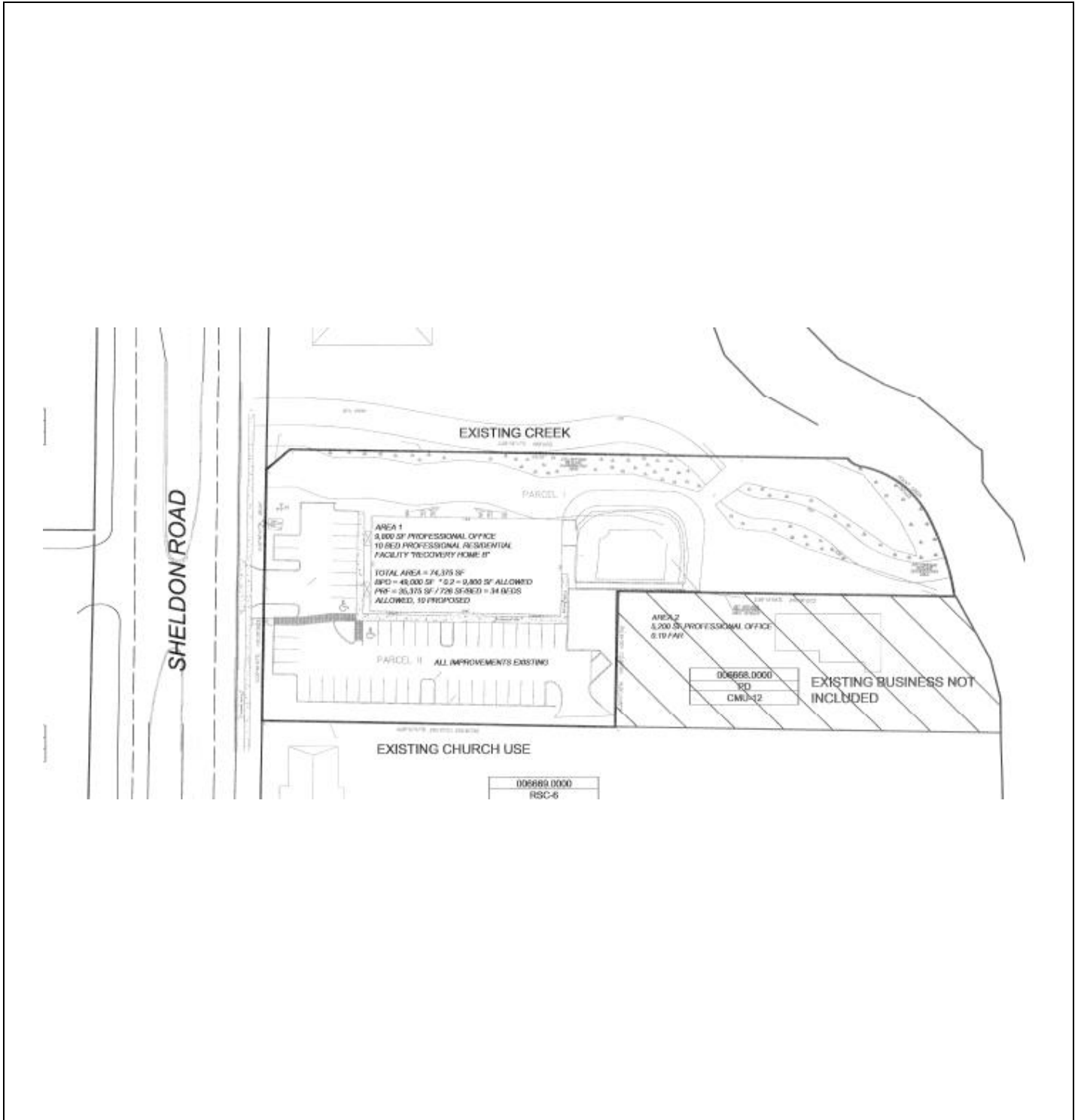


**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	0.14 FAR	Professional and Medical offices	Offices
South	RSC-6	6 unit per acre	Single-Family	Church
East	RSC-6	6 unit per acre	Single-Family	Public Lands
West	RMC-12, 16	12, 16 per acre	Multi Family	Multi Family

**2.0 LAND USE MAP SET AND SUMMARY DATA**

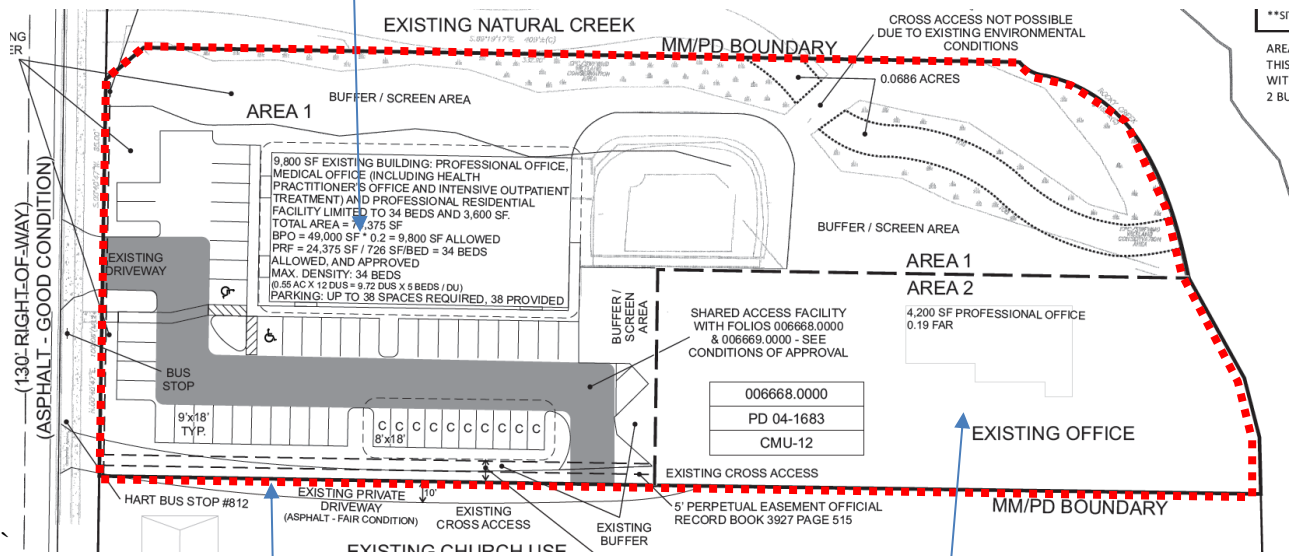
**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



**2.0 LAND USE MAP SET AND SUMMARY DATA**

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

**“Area 1”: 1.7 AC**  
 This is the only PD area subject to MM 24-0678  
 Request is to increase from 10 beds to 34 beds  
 No site layout changes are proposed,  
 Existing building footprint to remain  
 Existing non-residential entitlements to remain



PD boundary never changed from the original PD 04-1683 legal description.  
 MM 24-0678 legal description remains the same but restitutes “Area 2” graphic depiction in the certified site plan.

**“Area 2”: 0.5 AC**  
 PD “Area 2” is NOT subject to MM 24-0678  
 Depiction of Area 2 was not included in previous PD modifications.  
 No changes are proposed for this pod.

**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
Sheldon Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	353	30	37
Proposed	311	25	32
Difference (+/1)	-42	-5	-5

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	x	None	None	Meets LDC

Notes: Shared access facility to the South for folios 006668.0000 and 006669.0000

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<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	
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input 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 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> Assisted Living Facility (Mobility Per Bed) (Fire Per 1,000 s.f.) Mobility: \$1,253 * 24 = \$30,072 Fire: \$158 * 0 = \$0				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Staff finds the request comparable to the existing uses and it is compatible with the development pattern along this portion of Sheldon Road. No changes have been proposed to the existing building. The density and intensity proposed are under the CMU-12 maximum density of 12 DU/AC and 0.5 FAR.

### **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 July 5, 2024.

1. Development of the project shall be limited to ~~9,800~~ 14,000 square feet of ~~Professional/administrative~~ Medical Office complex, Health Practitioners Office, Intensive Outpatient care and a Professional Residential Facility.

2. The site shall be developed in accordance with the BPO Zoning District design standards, unless specified herein:

- Minimum Front Yard: 30 feet
- Minimum Side Yard: 20 feet
- Minimum Rear Yard: 50 feet
- Maximum Height: 35 feet / 2 story building

The development is subject to the LDC Section 6.11.75 Professional Residential Facility regulations, except as referenced herein.

The facility shall be limited to 3,600 square feet within Area 1

The facility is permitted a maximum of ~~10~~ 34 residents

A waiver of Section 6.11.75.A is granted

3. The subject property would be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein. Enhanced landscaping shall be provided along Sheldon Road, by providing 4" caliper trees to be planted 30 foot on center.

4. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

5. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.

6. Facilities with folios 006668.0000 and 006669.0000. Provided such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County any easement necessary to permit the owner/developer of the specified adjacent properties (with which access is being shared) to utilize pedestrian and vehicular connection within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.

7. 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.

8. 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.
9. As Sheldon Road is included in the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate up to 2 feet of right of way preservation along the project frontage on Sheldon Road. Building setbacks shall be calculated from the future right-of-way line.
10. Internal project driveways, as shown on the PD site plan, shall be considered Shared Access Facilities with folios 006668.0000 and 006669.0000. Provided such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County any easement necessary to permit the owner/developer of the specified adjacent properties (with which access is being shared) to utilize pedestrian and vehicular connection within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- ~~10~~ 11. The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- ~~11~~ 12. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
13. 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.
14. 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).
15. 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.
- ~~12~~ 16. The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

~~13~~ 17. Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Zoning Administrator Sign Off:



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

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

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

<b>MM 22-0782 (Existing)</b>			
	"Area 1" : 74,375 SF Total (Folio 6667.0000)	"Area 2" : 22,150 SF Total (Folio 6668.0000)	PD Total: 96,525 SF ("Area 1" + "Area 2")
<b>Residential entitlements</b> (Professional Residential Facility)	10 Beds	0 Beds	10 Beds
Area to be allocated	24,684 sf	NA	NA
Approved Density	(10 beds / 5) = 2 DU/AC	NA	2 DU/AC in "Area 1" only
<b>Non-Residential entitlements</b>	9,800 SF	4,500 SF*	14,000 SF
Area to be allocated for Non - residential entitlements	[(74,375 sf in "Area 1") - (24,684 sf dedicated to residential entitlements in "Area 1")] = 49,691 SF	22,150 SF**	71,841 SF
Approved FAR	9800 sf / 49,691 sf = 0.19 FAR	4,500 sf / 22,150 sf = 0.2 FAR	14,000 sf / 71,841 SF = 0.19 FAR

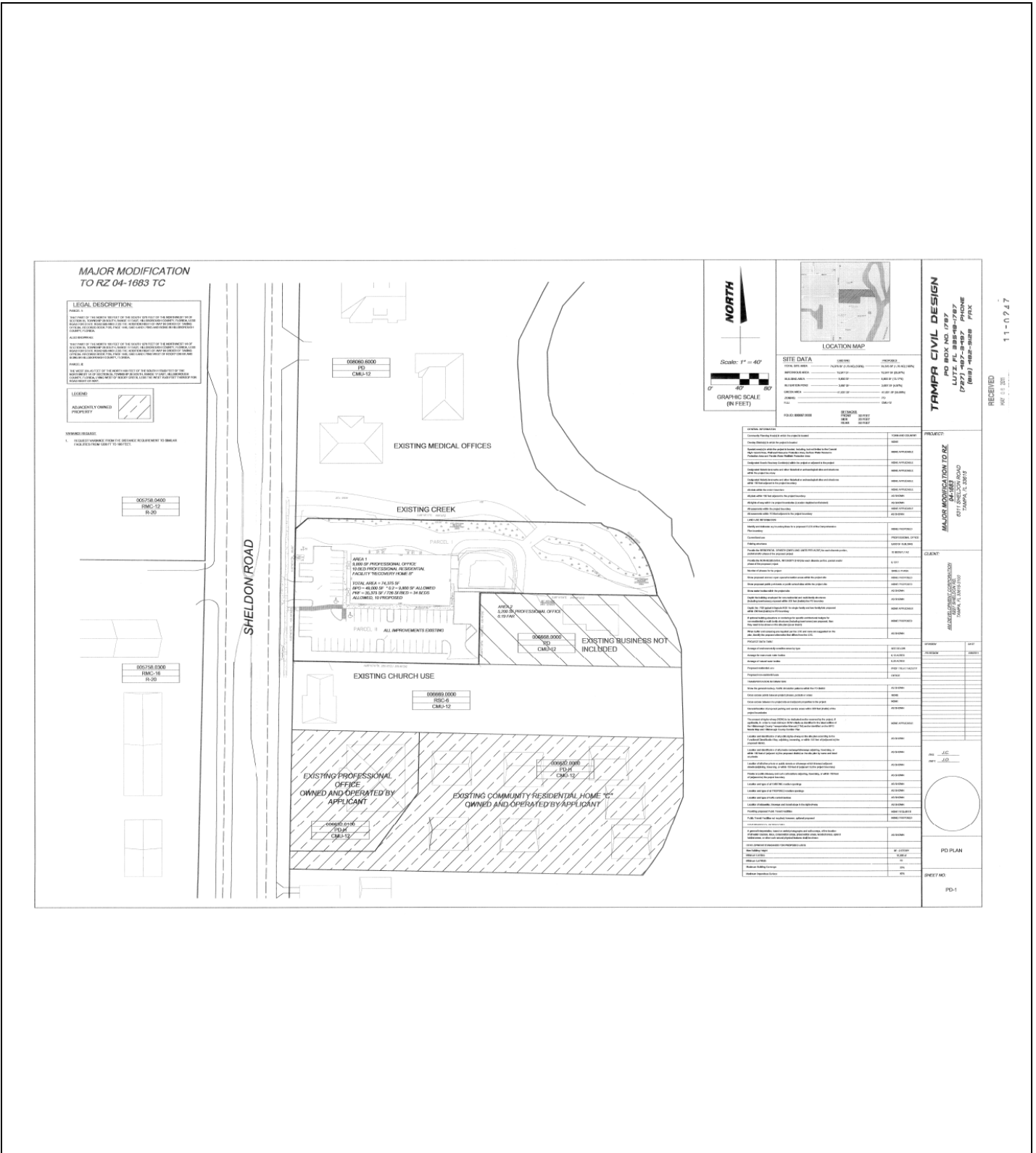
\* 4,200 SF were unintentionally removed from MM 22-0728.

\*\* "Area 2" was unintentionally removed from MM 22-0728.

<b>MM 24-0678 (Proposed)</b>			
	"Area 1" : 74,375 SF Total (Folio 6668.0000)	"Area 2" : 22,150 SF Total (Folio 6668.0000)	PD Total: 96,525 SF ("Area 1" + "Area 2")
<b>Residential entitlements</b>	34 Beds	0 Beds	34 Beds
Area to be allocated	24,684 SF	NA	24,684 SF
Proposed Density	(34 beds / 5) = 6.8 DU/AC	NA	6.8 DU/AC in "Area 1" only
<b>Non-Residential entitlements</b>	9,800 SF	4,200 SF	14,000 SF
Area to be allocated for Non - residential entitlements	[(74,375 sf in "Area 1") - (24,684 sf dedicated to residential entitlements in "Area 1")] = 49,691 SF	22,150 SF	49,691 SF in "Area 1" + 22,150 SF in "Area 2" = 71,841 SF
Proposed FAR	9800 SF / 49,691 SF = 0.19 FAR	4,200 SF / 22,150 SF = 0.189 FAR	14,000 SF / 71,841 SF = 0.19 FAR

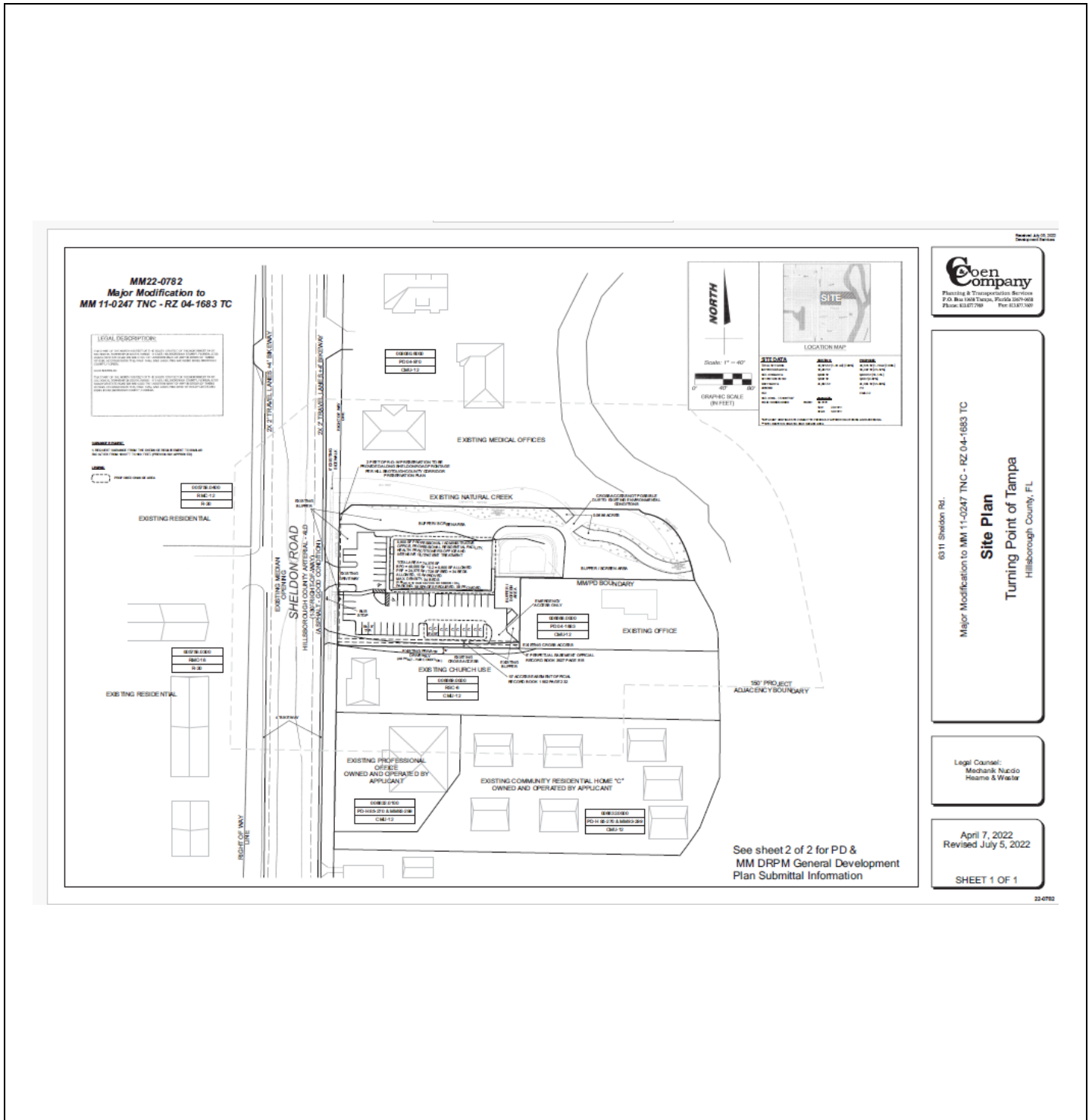
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



### 8.0 PROPOSED SITE PLAN (FULL)

### 8.2 Proposed Site Plan (Full)



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



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/27/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/ Northwest

PETITION NO: MM 24-0678

- 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.

**REVISED CONDITIONS**

6. [Internal project driveways, as shown on the PD site plan, shall be considered Shared Access](#) Facilities with folios 006668.0000 and 006669.0000. Provided such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County any easement necessary to permit the owner/developer of the specified adjacent properties (with which access is being shared) to utilize pedestrian and vehicular connection within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.

[Staff recommends modification of this above condition to clarify shared access facilitates.]

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a major modification to Planned Development (PD 04-1683). The proposed major modification requests to increase the number of residents permitted in the Professional Residential Facility (PRF) from 10 residents to 34 residents. The site is located on the east side of Sheldon Road +/- 0.75 miles north of the intersection of Sheldon Road and Hillsborough Ave. The Future Land Use designation of the site is Community Mixed Use – 12 (CMU-12). Based on the submitted documentation, Transportation Review does not object to the subject rezoning.

***Trip Generation Analysis:***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s [Trip Generation Manual](#), 11<sup>th</sup> Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Area 1, 9,800 sf of Medical Office (ITE LUC 720)	353	30	37

\*Estimated based on PM Peak Hour Trips

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Area 1, 6,200 sf Medical Office (ITE LUC 720)	223	19	24
PD Area 1, 34-Bed Professional Residential Facility (ITE LUC 254)	88	6	8
Total	311	25	32

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-42</b>	<b>-5</b>	<b>-5</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Sheldon Road. Sheldon Road is 4-lane, Hillsborough County maintained, arterial roadway, characterized by +/-12 ft. travel lanes. The existing right-of-way on Sheldon Rd. is +/-130 ft. There are sidewalks, bikes lanes, and curb and gutter on both sides of Sheldon Rd. in the vicinity of the proposed project.

**HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN**

Sheldon Road is shown on the Hillsborough County Corridor Preservation Plan as a future 6 lane roadway. The subject property shall preserve up 2 feet of additional Right of way along the subject properties' frontage on Sheldon Road. A condition indicating this required preservation was included as a part of the conditions of approval for MM 22-0782.

**SITE ACCESS**

The project has one existing full access (1) connection on Sheldon Road. Vehicular and pedestrian access will be through the existing access on to Sheldon Road. A cross access/shared access facility stub out to the south is included on site to give access to folios 00668.0000 and 06669.0000. Cross access to the north per LDC section 6.04.03.Q of the Hillsborough County Land Development Code is not required to the due to environmental restrictions.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SHELDON	HILLSBOROUGH AVE	WATERS	E	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
Sheldon Road	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	353	30	37
Proposed	311	25	32
Difference (+/-)	-42	-5	-5

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

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

Notes: Shared access facility to the South for folios 006668.0000 and 006669.0000

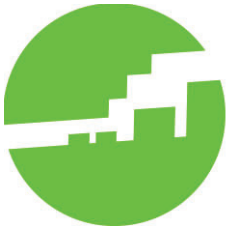
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Report

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**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> July 22, 2024 <b>Report Prepared:</b> July 11, 2024	<b>Case Number:</b> MM 24-0678 <b>6311 Sheldon Road</b> <b>General Location:</b> East side of Sheldon Road and north of Hillsborough Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Town 'N Country
<b>Rezoning Request</b>	Major modification to Planned Development (PD 04-1683) to allow 34 beds in an existing Professional Residential Facility and 14,000 SF of office uses in the existing buildings
<b>Parcel Size</b>	+/- 1.70 acres
<b>Street Functional Classification</b>	Sheldon Road – Arterial Hillsborough Avenue – Principal Arterial
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	Zone A

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	PD	Office + Professional Residential Facility
North	Community Mixed Use-12	PD	Offices + Single-Family Residential
South	Community Mixed Use-12	PD + RSC-6	Church + Community Residential Home
East	Residential-4	RSC-6	Rocky Creek + Single-Family Residential
West	Residential-12 + Residential-20	RMC-16	Multifamily Residential

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

The Major Modification area is located on the east side of Sheldon Road and north of Hillsborough Avenue on approximately 1.70 acres. The site is in the Urban Service Area and within the limits of the Town ‘N Country Community Plan. The site is located entirely in the Coastal High Hazard Area (CHHA). The applicant requests a Major Modification to maintain the existing building footprints, allowing 34 beds in the Professional Residential Facility and 14,000 SF of professional and medical office uses in the overall Planned Development.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4 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 proposed professional/medical offices and professional residential facility in the Urban Service Area is compatible with the existing character of development in the area as it is located on an arterial roadway with other offices and light commercial uses along the corridor.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The applicant requests a maximum of 34 beds for the Professional Residential Facility. The density calculation is as follows:  $0.57 \pm \text{ acres} * 12 \text{ du/ga} = 6.84 \text{ du} * 5 \text{ beds} = \mathbf{34 \text{ beds maximum}}$ . The intensity calculation is as follows:  $1.14 \pm \text{ acres} * 43,560 \text{ SF} = 49,658 \text{ SF} * 0.50 \text{ FAR} = \mathbf{24,829 \text{ SF maximum}}$ . Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land use category allows the following uses: residential,

community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. As the language above states, residential uses and office uses are allowed. Therefore, the request is consistent with development permitted in the CMU-12 Future Land Use category and meets Objective 8 and its policies.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4). The proposed medical office and professional residential facility is consistent with the community scale commercial development that is intended in the CMU-12 Future Land Use category. The development pattern and character of the area of Sheldon Road contains mainly multifamily residential developments, light commercial uses, and other medical office and outpatient care services similar to proposed uses. The existing building footprint will not be expanded. The request does not include any waivers to setbacks or buffers. The wetlands located along the northern and eastern property boundaries serve as a buffer from the single family residential to the east.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). The proposal meets all Land Development Code Regulations and there no objections from other commenting agencies, therefore it is consistent with Objective 9 and Policy 9.2.

There are less than 25% wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. There is no expansion of the existing building proposed, therefore no wetlands will be impacted. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the Environmental & Sustainability section.

The subject site is located within the limits of the Town 'N Country Community Plan. There are no policies in the Plan that are applicable to this request.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area. The proposed uses would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use 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*.

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

#### **Future Land Use Element**

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

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.4:** 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.

### **Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** 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.

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

**Objective 9:** 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 9.2:** 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.

### **Environmental Considerations**

**Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

#### **Policy 13.3: Environmentally Sensitive Land Credit**

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:



- Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
- Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
  - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

**Policy 16.2:** Gradual transitions of intensities 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.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

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

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

### **Community Design Component (CDC)**

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**

##### **5.1 COMPATIBILITY**

**Objective 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

#### **Environmental and Sustainability Section (E&S)**

**Objective 3.5:** *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

**Policies: 3.5.1** *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

**3.5.2:** *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

**3.5.4:** *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 24-0678

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

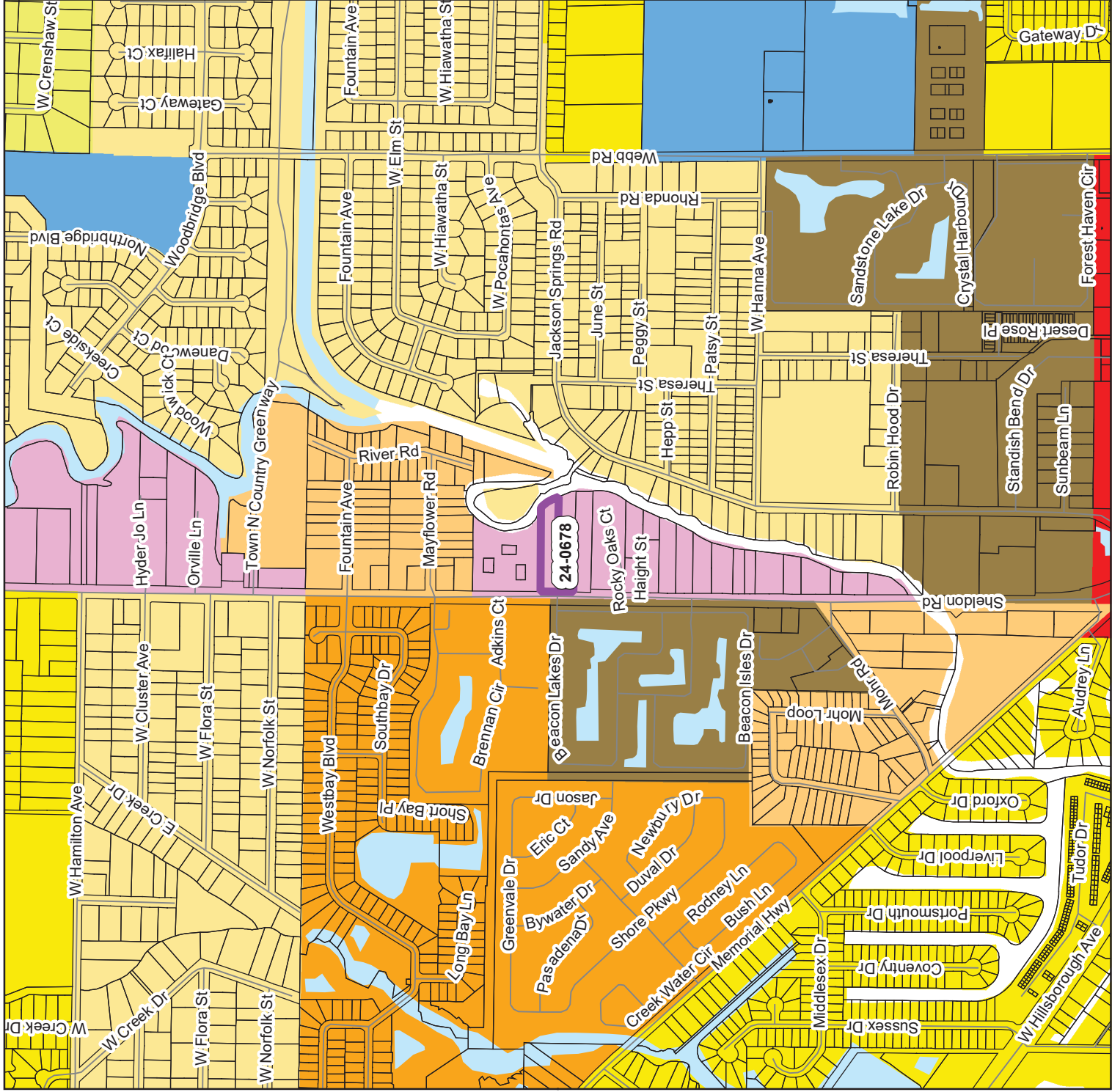
- w/m NATURAL LULC\_W/m Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-12.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. The rezoning status is subject to approval without specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/13/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Rez\_Hillsborough - Copy.mxd



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