

Rezoning Application: PD 25-0801
Zoning Hearing Master Date: August 18, 2025
BOCC CPA Public Hearing Date: October 7, 2025

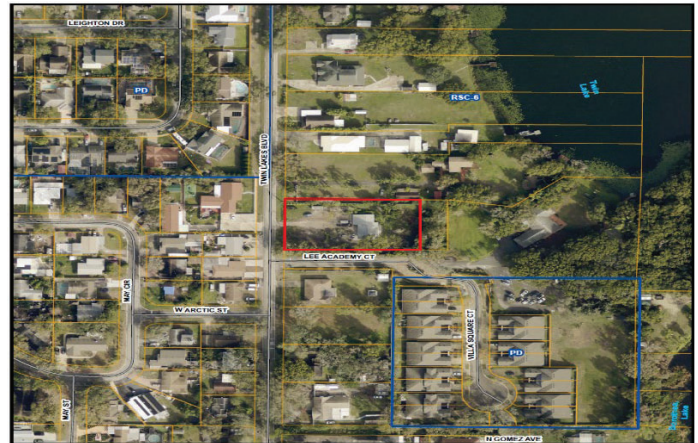


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sunshine Homes Unlimited, Inc.
FLU Category: RES-6
Service Area: Urban
Site Acreage: 0.77 acres
Community Plan Area: None
Overlay: None



Introduction Summary:

The request is to rezone a parcel from RSC-6 Residential, Single-Family Conventional to Planned Development (PD) to allow a 4-unit townhomes development at a density of 5.19 dwelling units per acre.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 25-0801
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family (Townhomes)
Acreage	0.77 acres	0.77 acres
Density/Intensity	1 DU per acre	5.19 DU per acre
Mathematical Maximum*	4 dwelling units	Four (4) dwelling units

*number represents a pre-development approximation

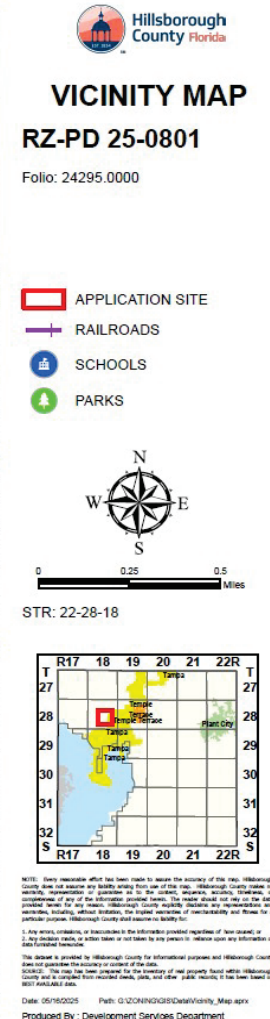
Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 25-0801
Lot Size / Lot Width	7,000 sq ft/ 70'	N/A
Setbacks/Buffering and Screening	Front: 25' Side: 7.5' Rear: 25'	Per Site Plan
Height	35'	35'

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 the conditions
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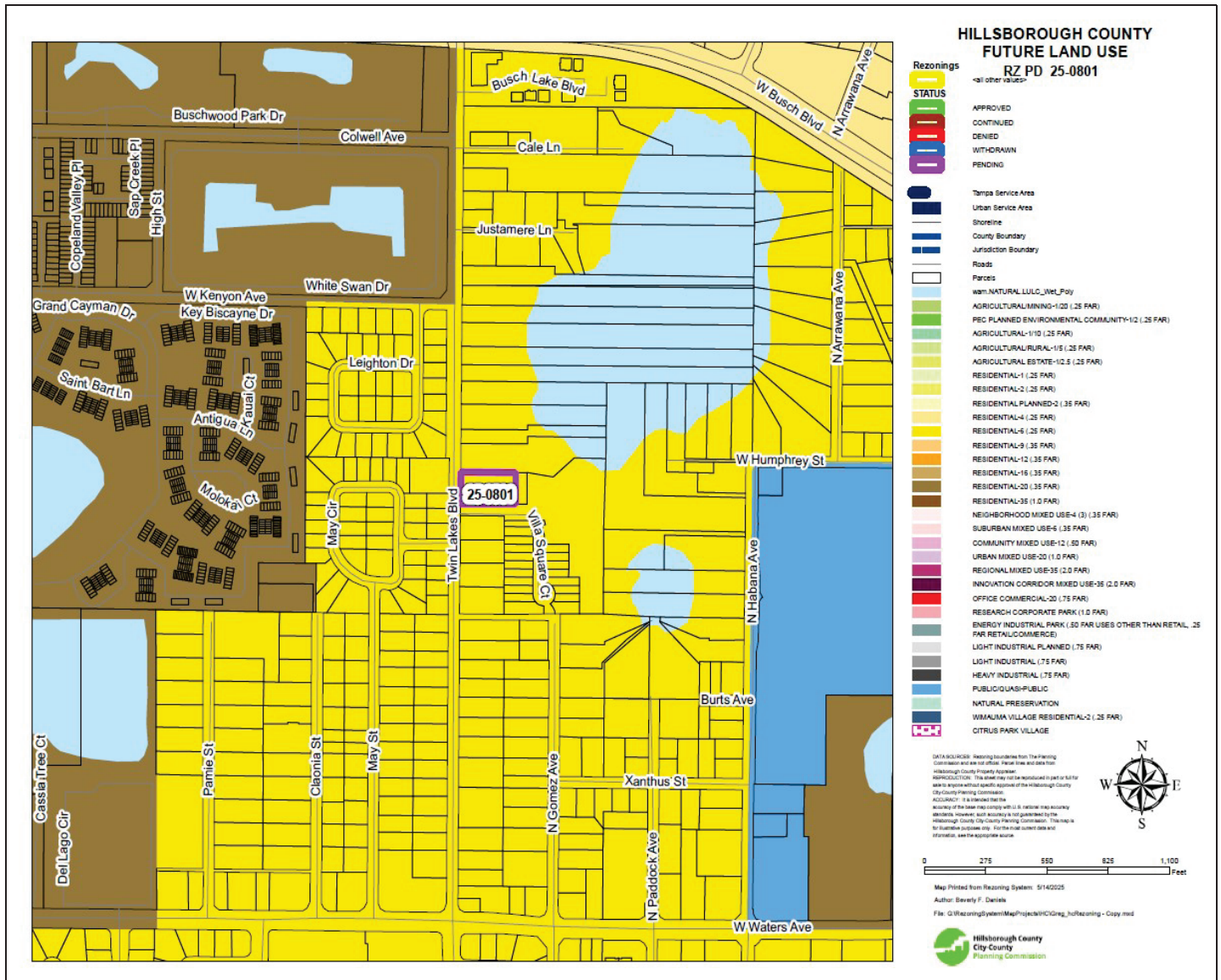
2.1 Vicinity Map



The subject site is located at 8615 Twin Lakes Boulevard and consists of folio: #24295.0000. The property is within the Urban Service Area. Adjacent properties consist of residential uses to include a school and multi-family (duplex) and townhouses. In the surrounding area, the primary use is residential, mostly single-family. The nearest major roadways to the project site are North Dale Mabry to the west, West Busch Boulevard to the north and West Waters Avenue. A variety of highway commercial uses are located along these roadways.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:

Residential - (RES-6)

Maximum Density/F.A.R.:

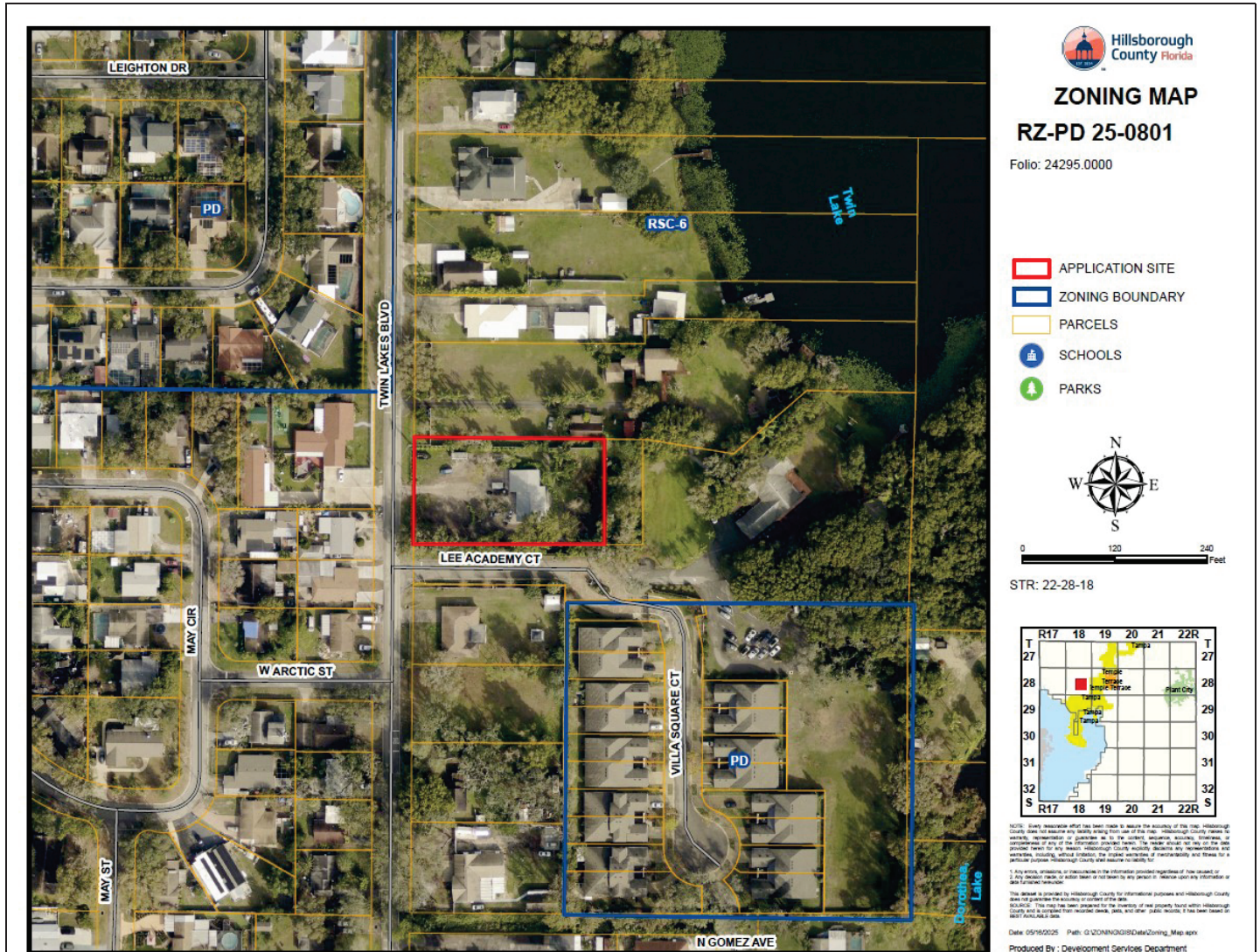
6.0 dwelling units per gross acre

Typical Uses:

Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

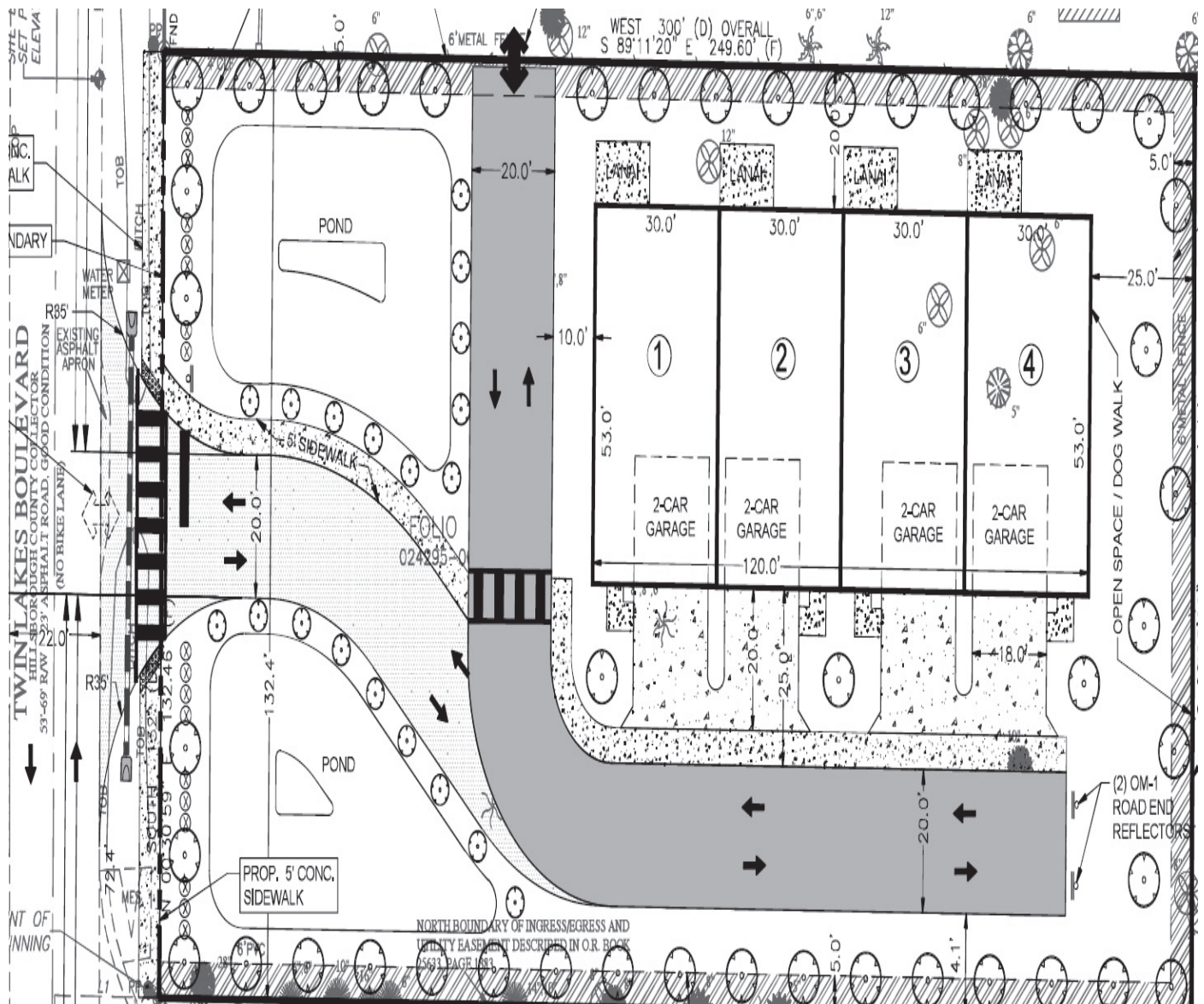


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU per acre	Single Family Conventional	Multi-Family Residential
South	RSC-6	6 DU per acre	Single Family Conventional	Single-family Residential and school drive
East	RSC-6	6 DU per acre	Single-Family Conventional	Vacant
West	RSC-6	6 DU per acre	Single-Family Conventional	Single-family Residential

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)



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Case Reviewer: James E Baker, AICP

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

Adjoining Roadways (check if applicable)

Road Name	Road Name	Road Name	Road Name
	Choose an item.	<input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	x	Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East			None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other __				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Section 9.0 for full report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 story) Mobility: \$9,183 * 4 = \$26,644 Parks: \$1,957 * 4 = \$7,828 School: \$7,027 * 4 = \$28,108 Fire: \$249 * 4 = \$996 Total per Townhouse: \$15,984 * 4 = \$63,576				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 0.77-acre tract from RSC-6 to a Planned Development to facilitate a residential single-family development at a density of 5.19 dwelling units per acre. The subject site is composed of one folio and is at 8615 Twin Lakes Boulevard. The surrounding area is primarily residential consisting of single-family attached and detached.

The density of the development is capped at 5.19 lots per acre and will be allowed a maximum of 4 units, in compliance with the RES-6 Future Land Use category. Buffering and screening both in compliance and exceeding Land Development Code requirements will be provided.

The proposed building height of 35 feet is consistent with the RSC-6 zoning to the north, and no additional setback for heights greater than 20 feet are necessary for this density given the corresponding standard zoning district of RMC-6.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The surrounding area is residential and higher intense residential uses, such as to the south, are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 29, 2025.

1. The project shall be limited to four (4) multifamily units and shall not be subdivided.
2. Buildings shall be located where depicted on the site plan, in addition to:
 - Minimum west side yard setback – 20 feet
 - Minimum north rear yard setback – 25 feet
 - Maximum building height – 35 feet
 - Maximum Building Coverage: 40%
3. A 5-foot-wide buffer with Type A screening shall be provided where depicted on the site plan.
4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Efforts must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
5. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. The project shall be permitted (and limited to) one (1) temporary vehicular access connection to Twin Lakes Blvd. At such time as there is a Shared Access Facility through adjacent folio 24293.0000 which provides access to Twin Lakes Blvd. for the subject PD, the temporary access shall be closed and removed (or otherwise converted to a gated emergency access).
7. The developer shall internal driveways as generally shown on the PD site plan, including the driveway stubout to the northern project boundary.
8. The developer shall be permitted to install a fence or a wall across the driveway stubout until such time as (re)development occurs on the adjacent property which provides access consistent with Condition 6, above; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.
9. Construction access shall be limited to the project access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
10. If RZ 25-0801 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated June 20, 2025) which was found approvable by the County Engineer (on August 11, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Twin Lakes Blvd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's temporary Twin Lakes Blvd. access and the next closest connections as follows:
 - a. A variance of +/- 173 feet from the closest driveway to the south (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 72 feet from that driveway;

- b. A variance of +/- 225 feet from the next closest driveway to the south (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 20 feet from that driveway; and,
- c. A variance of +/- 143 feet from the next closest driveway to the north (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 102 feet from that driveway.

11. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
12. For the entire Planned Development, 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:

J. Brian Grady

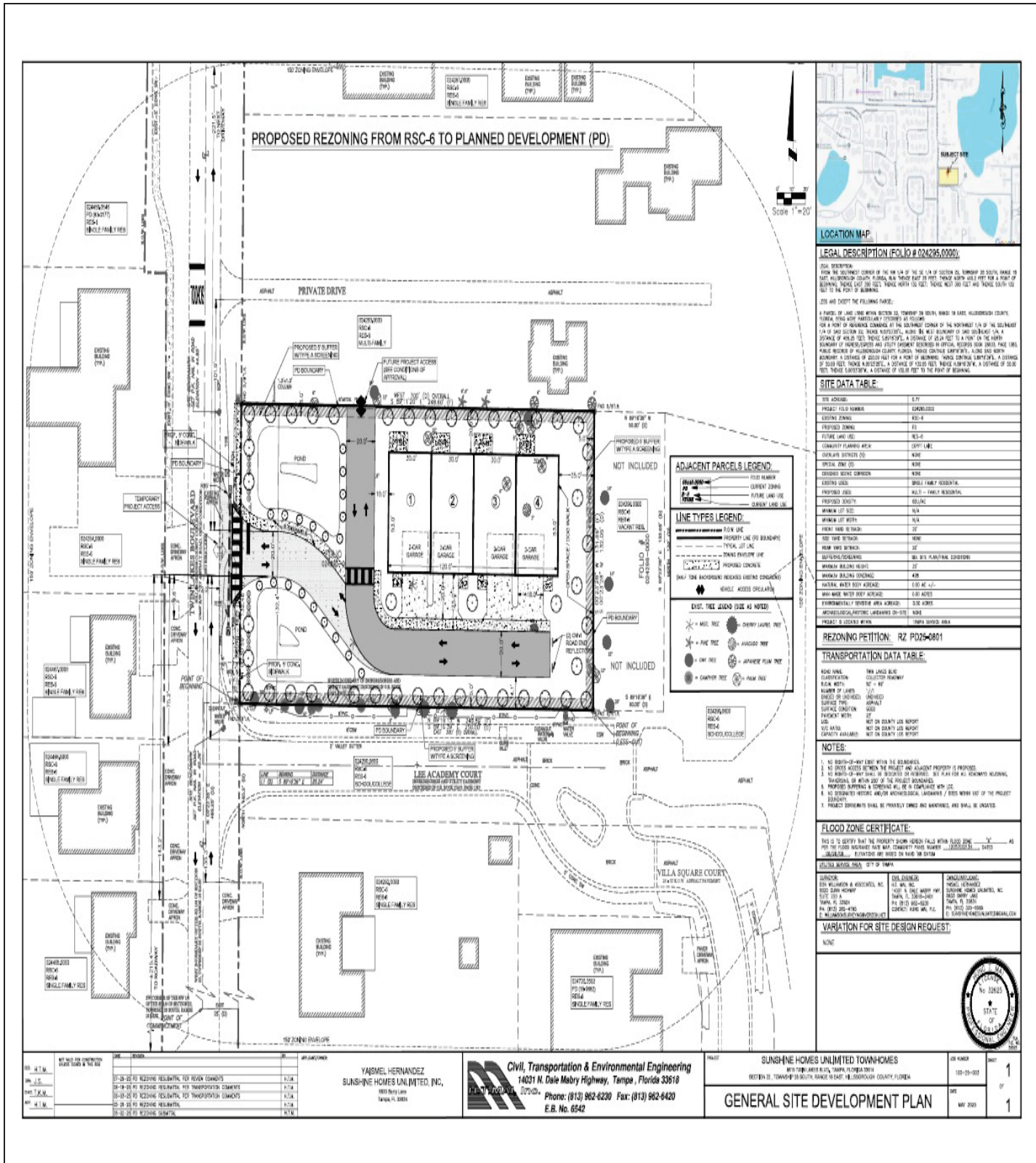
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

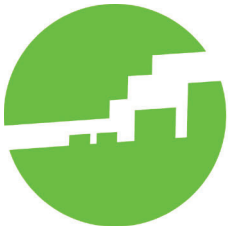
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 18, 2025 Report Prepared: August 7, 2025	Case Number: PD 25-0801 Folio(s): 24295.0000 General Location: South of Busch Boulevard, north of Waters Avenue, and east of Twin Lakes Boulevard
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Rezone from RSC-6 to PD to develop 4 townhomes
Parcel Size	+/- 0.77 acres
Street Functional Classification	Busch Boulevard – State Principal Arterial Waters Avenue – County Arterial Twins Lakes – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-6	Single Family
North	Residential-6	RSC-6	Two-Family
South	Residential-6	RSC-6 + PD	Educational + Single Family
East	Residential-6	RSC-6	Educational
West	Residential-6	RSC-6	Single-Family

Staff Analysis of Goals, Objectives and Policies:

The 0.77 ± acre subject site is located south of Busch Boulevard, north of Waters Avenue and east of Twin Lakes Boulevard. The subject site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The subject site has a Future Land Use designation of Residential-6 (RES-6) which allows for the consideration of neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense. The applicant seeks to rezone from Residential Single-Family Conventional-6 (RSC-6) to Planned Development (PD) to develop 4 townhomes.

FLUS Goal 2, 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 Residential-6 Future Land Use category allows for the consideration of up to 6 dwelling units per gross acre. With 0.77 acres, the subject site can be considered for up to 4 dwelling units. The proposal meets the requirements of Objective 2.1, its accompanying policies and the RES-6.

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. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of

existing development.” The proposed rezoning to PD to develop 4 dwelling units is compatible with the existing residential character and density of the area with two family residential abutting the site to the north and single family residential to the south and west. The proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Element under Objective 4.4 that require new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

Overall, staff find that the proposed use is allowable in the RES-6 FLU category, and it is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

Future Land Use Categories

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

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

the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Compatibility

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

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.

Relationship to Land Development Regulations

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.

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

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 25-0801

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

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

Wm NATURAL LULC_Wet_Poly
AGRICULTURAL MINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/14/2025

Author: Beverly F. Daniels

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