

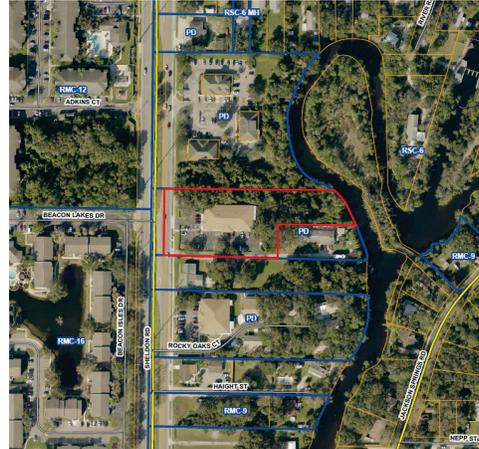


**Rezoning Application:** MM 24-0678  
**Zoning Hearing Master Date:** July 22, 2024  
**BOCC Land Use Meeting Date:** September 10, 2024

**REVISED REPORT**

**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:**

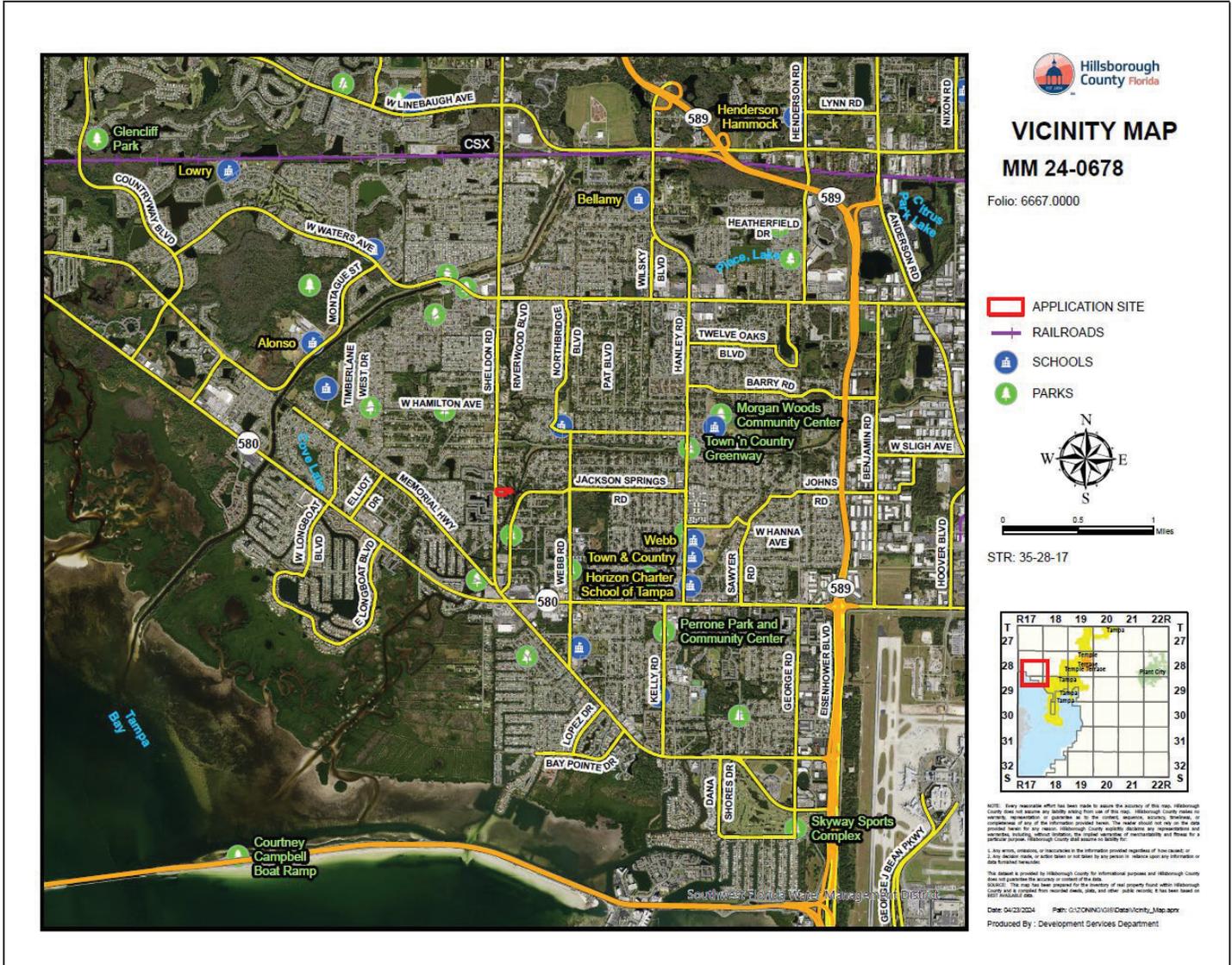
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**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

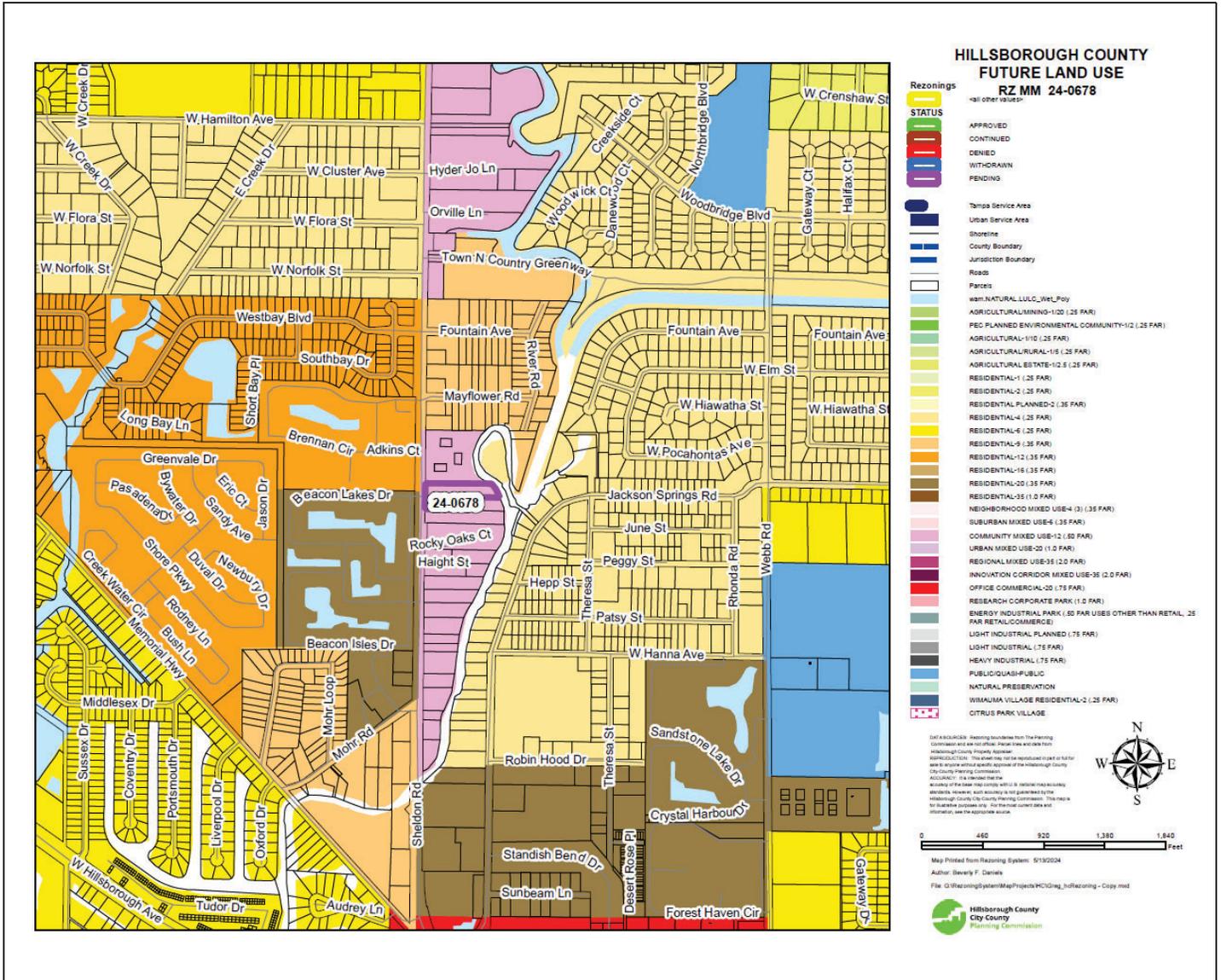


### Context of Surrounding Area:

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

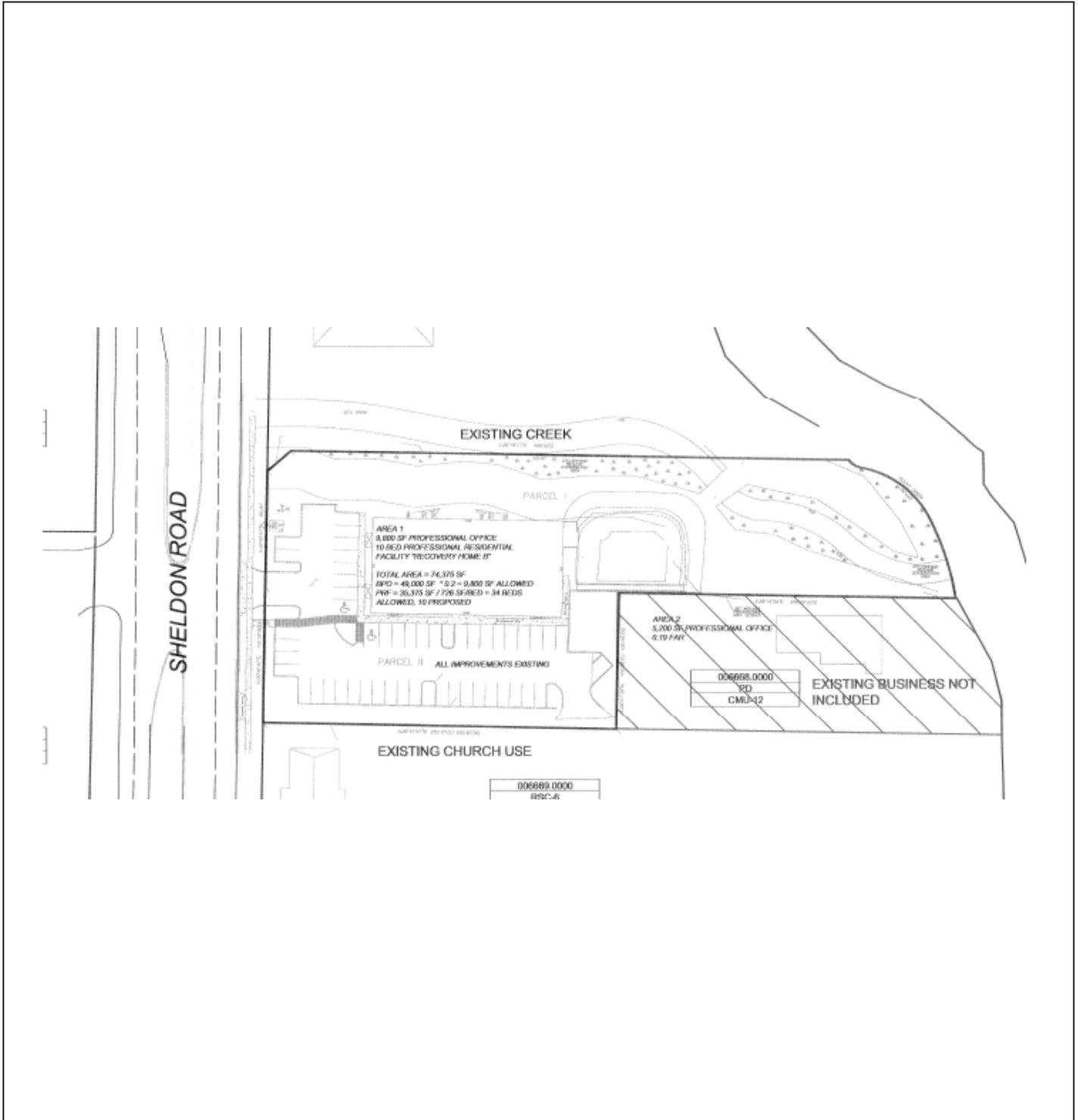
### 2.2 Future Land Use Map



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.



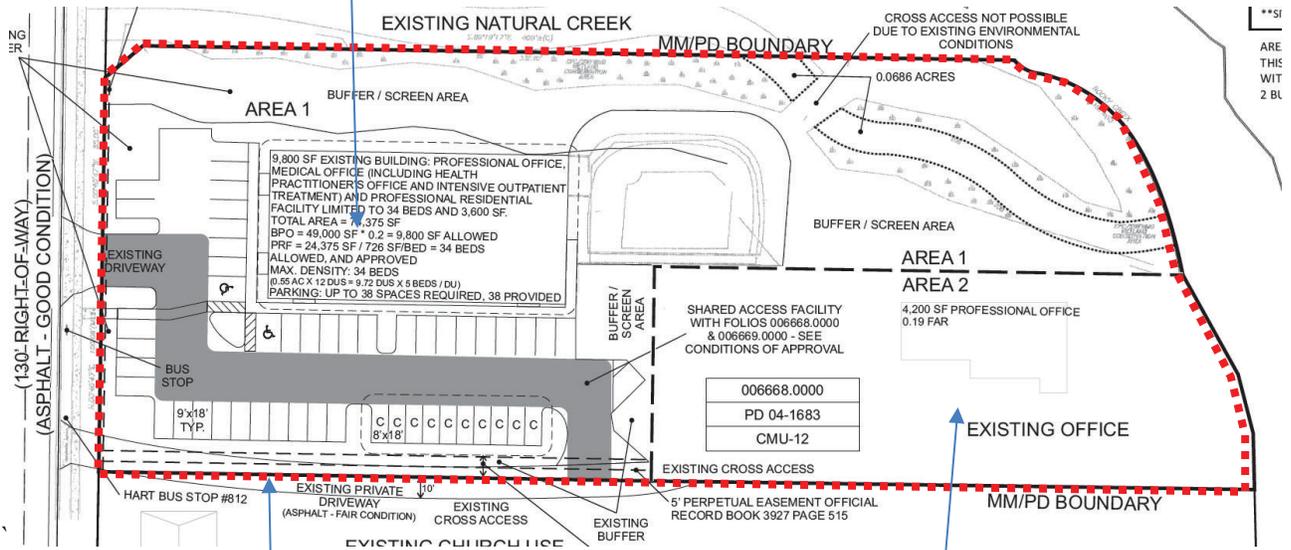
**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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**

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 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 _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<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				
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 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

### Requirements for Certification:

1. Correct Area Square footage on the site plan, in the Site Data and in the Area 2 note to 5,200 sf.
2. Correct Density Calculations on the site plan, in the Area 1 graphics to (0.56ac x 12 dus = 6.72 dus x 5 beds/du).

**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~~ 15,000 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





**APPLICATION NUMBER: MM 24-0678**

ZHM HEARING DATE: July 22, 2024

BOCC LUM MEETING DATE: September 10, 2024

Case Reviewer: Tania C. Chapela

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**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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** MM 24-0678

**DATE OF HEARING:** July 22, 2024

**APPLICANT:** David M. Mechanik

**PETITION REQUEST:** The Major Modification request is to modify PD 04-1683 to add 24 beds to an approved Professional Residential Facility for a total of 34 beds

**LOCATION:** 6311 Sheldon Road

**SIZE OF PROPERTY:** 1.7 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 04-1683

**FUTURE LAND USE CATEGORY:** CMU-12

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Town N Country

## DEVELOPMENT REVIEW STAFF REPORT

**\*Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

### REVISED REPORT

#### 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.

## Additional Information:

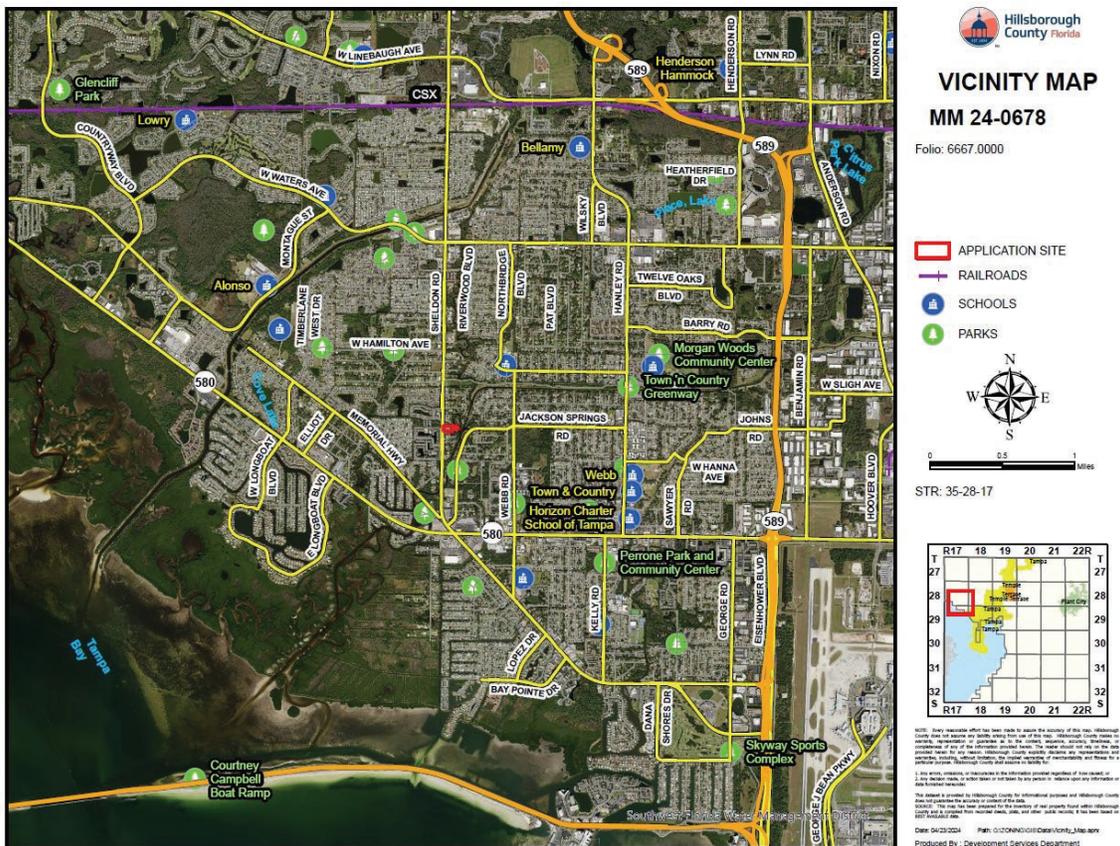
PD Variation(s): None requested as part of this application

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

**Development Services Recommendation:** Approvable, subject to proposed conditions

**Planning Commission Recommendation:** Consistent

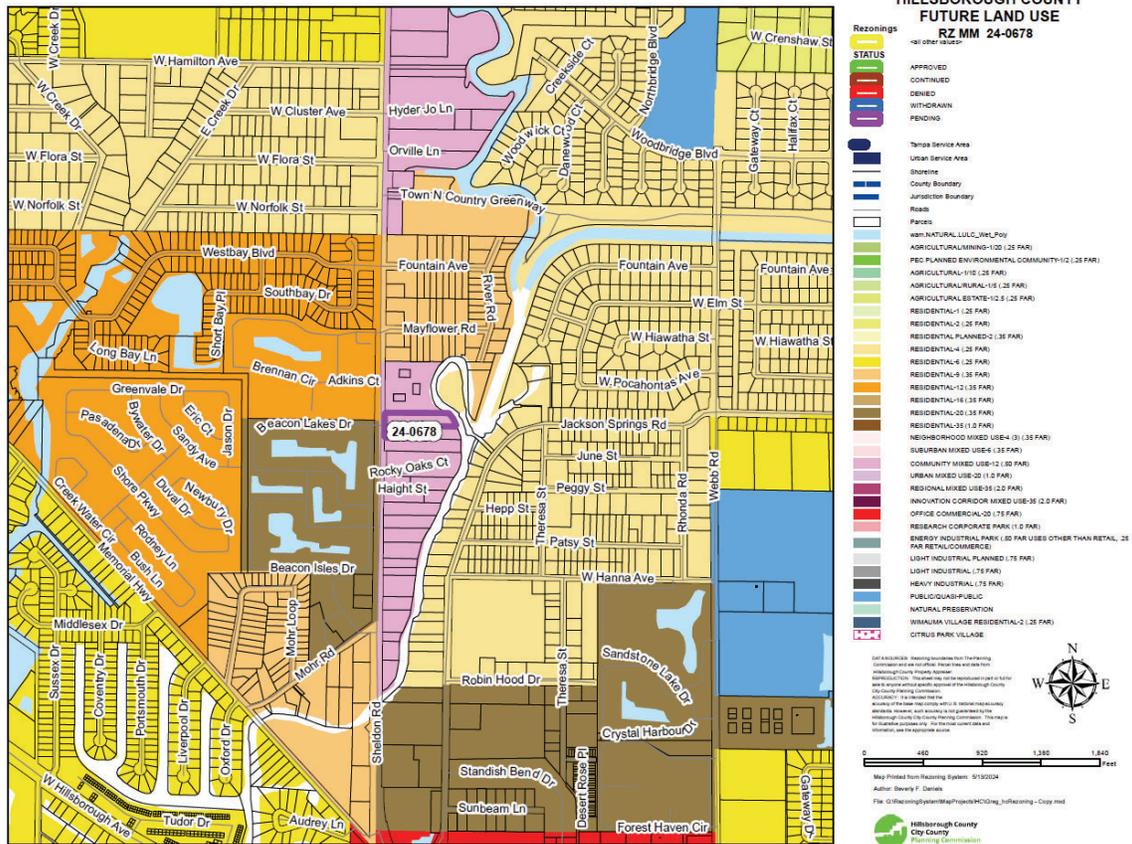
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



## Context of Surrounding Area:

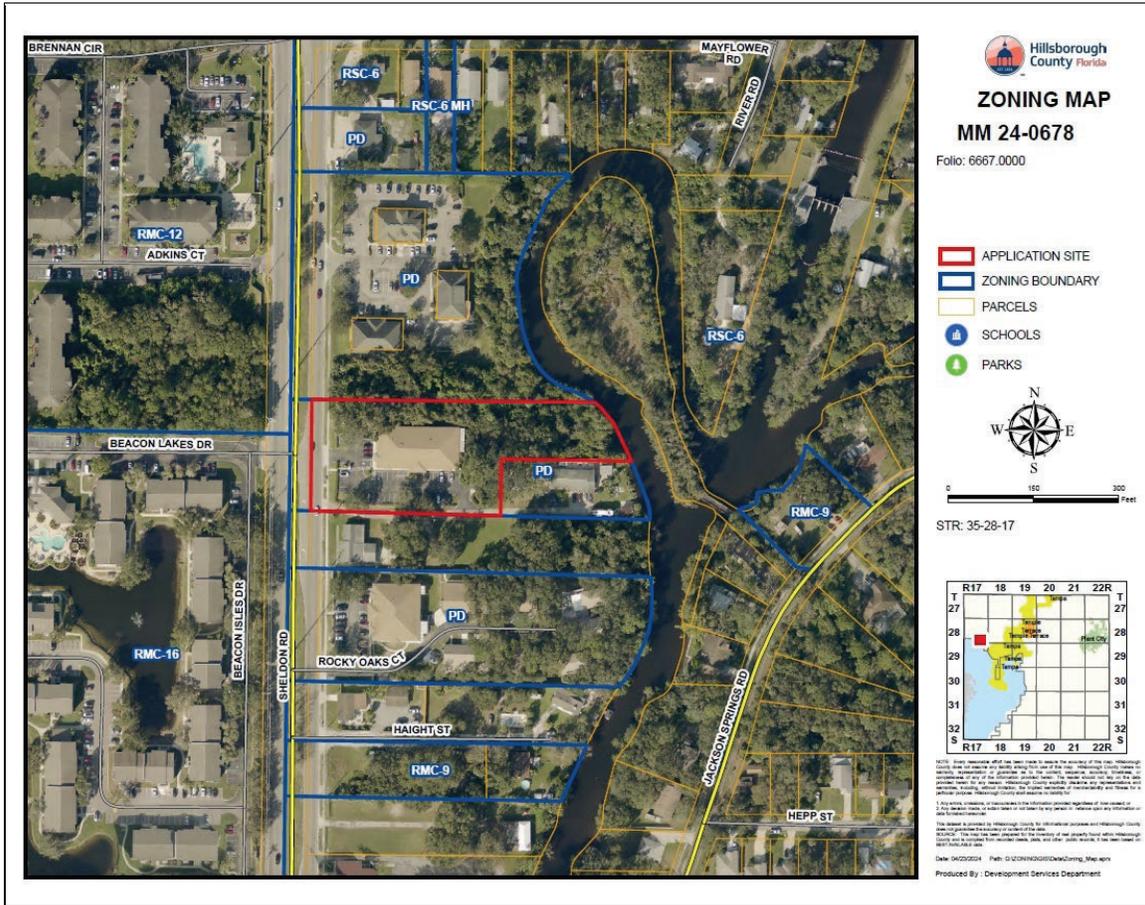
The area is primarily residential with BPO uses and multifamily residential developments along Sheldon Road zoned PD, RMC-9, RMC-12, and RMC-16. Adjacent to the north of the site there are medical offices. To the east is Rocky Creek. The adjacent property to the south is developed with a church.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



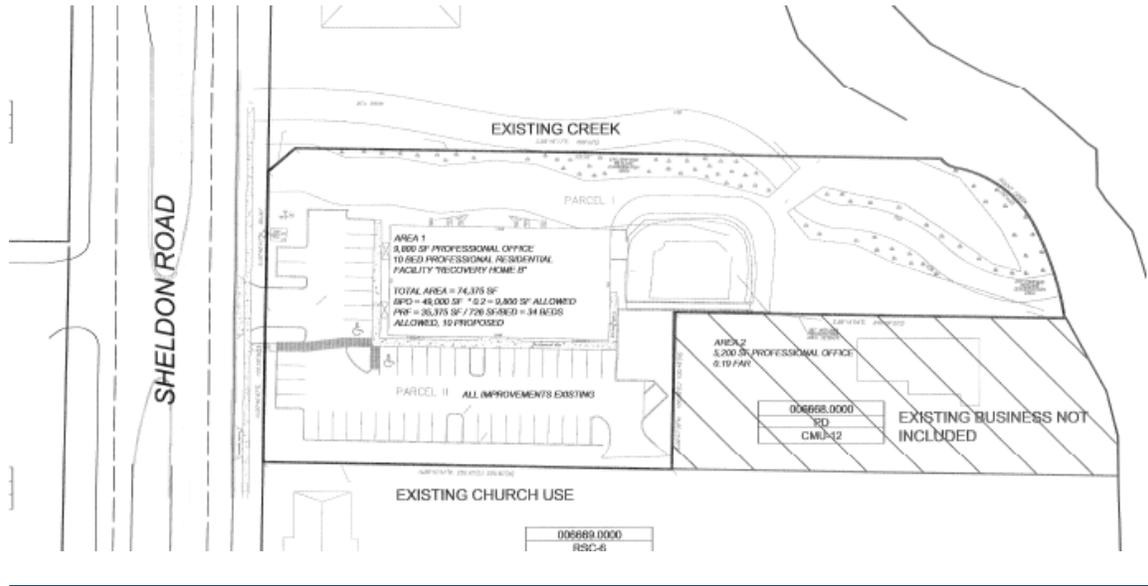
Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 DU/AC, 0.5 FAR
Typical Uses:	Residential, community retail commercial, offices, research park, light industrial, multi-purpose, clustered residential, mixed use.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



## 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)





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

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 _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<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.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master’s recommendation.

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 22, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. David Mechanik 305 South Boulevard testified on behalf of the applicant. Mr. Mechanik introduced Mr. Randy Coen as a transportation planner that also is a certified planner. The request is for an existing substance abuse treatment facility

that was established in the year 2000. The Major Modification is to increase the amount of treatment beds in the facility. Mr. Mechanik explained that there were currently 10 beds and the applicant would like to increase the number to 34 beds. No new construction will occur as a result of the increase. If the number of beds is increase, the applicant will reduce other medical uses within the building. Mr. Mechanik stated that the net result would be a decrease in traffic. He concluded his presentation by stating that both planning staffs support the modification.

Hearing Master Finch asked Mr. Mechanik to confirm that the reduction in vehicular trips is because the applicant will reduce the medical office entitlements even though the number of beds are proposed to be increased. Mr. Mechanik replied that was correct.

Hearing Master Finch asked Mr. Mechanik about an oversight in the last modification that excluded entitlements that were previously approved. Mr. Mechanik replied that neither he nor Mr. Coen were involved with the 2014 modification and were unaware of the error. He stated that County staff did a good job in sorting it out and that he agreed with the staff report findings.

Ms. Tania Chapela of the Development Services Department, testified regarding the County staff report. Ms. Chapela stated that the applicant is requesting a Major Modification to add 24 beds to an already approved professional residential facility. The PD is currently approved for 9,800 square feet of professional administrative office, health practitioners office, intensive valuation care and a professional residential facility. Ms. Chapela concluded her presentation by stating that staff support the request.

Hearing Master Finch asked Ms. Chapela about her testimony that the site is approved for 9,800 square feet but that the first zoning condition is changed to 15,000 square feet. She replied that was correct and stated it pertained to the prior amendment square footage error.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Community Mixed Use-12 by the Future Land Use Map and is located within the Urban Service Area and the Town and Country Community Plan. She cited numerous policies that the request complies with and stated that the proposed community will complement the surrounding area. She concluded her presentation by stating and that the modification is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

County staff did not have additional comments.

Mr. Mechanik testified during the rebuttal period that the 9,800 square feet is an existing building.

Hearing Master Finch asked Mr. Mechanik to confirm that there is no plan to expand the building to accommodate the modification. Mr. Mechanik replied that was correct.

Hearing Master Finch then concluded the hearing.

### **EVIDENCE SUBMITTED**

Ms. Timoteo submitted a revised staff report into the record.

### **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

### **FINDINGS OF FACT**

1. The subject site is 1.7 acres in size and is zoned Planned Development (04-1683). The property is designated CMU-12 by the Comprehensive Plan and located in the Urban Service Area and the Town N Country Community Planning Area.
2. The Planned Development (PD) is approved for a maximum of 15,000 square feet of Professional/Administrative Office, Health Practitioners Office, Intensive Outpatient Care and a Professional Residential Facility with a maximum of 10 beds.
3. The Major Modification request is to add 24 beds to the 10 beds already approved for the Professional Residential Facility for a total of 34 beds.
4. No Planned Development variation or waiver is requested.
5. The Planning Commission supports the modification and found it consistent with the Town N Country Community Plan and the Comprehensive Plan.
6. The applicant's representative testified that the increase in the number of beds for the Professional Residential Facility will serve to decrease the other medical uses in the existing building and that no changes to the building or square footage is requested as a part of the Major Modification application.

7. The vehicular trips generated an increase in the number of beds is therefore slightly less than what is currently approved as the medical office square footage will be reduced.
8. The proposed modification to increase the number of Professional Residential Facility beds from 10 to 34 is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern.

### **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

### **SUMMARY**

The Planned Development (04-1683) is approved for a maximum of 15,000 square feet of Professional/Administrative Office, Health Practitioners Office, Intensive Outpatient Care and a Professional Residential Facility with a maximum of 10 beds.

The Major Modification request is to add 24 beds to the 10 beds already approved for the Professional Residential Facility for a total of 34 beds. The applicant's representative testified that the increase in the number of beds for the Professional Residential Facility will serve to decrease the other medical uses in the existing building and that no changes to the building or square footage is requested as a part of the Major Modification application.

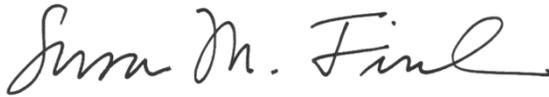
No Planned Development variations or waivers are requested.

The Planning Commission supports the request and found the Major Modification consistent with the Comprehensive Plan.

The proposed Major Modification to increase the number of Professional Residential Facility beds from 10 to 34 is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern.

**RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 04-1683 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



August 12, 2024

---

**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**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+/- acres \* 12 du/ga = 6.84 du \* 5 beds = **34 beds maximum**. The intensity calculation is as follows: 1.14+/- acres \* 43,560 SF = 49,658 SF \* 0.50 FAR = **24,829 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*.

---

### **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.*





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: MM 24-0678

Zoning File: RZ PD 04-1683 Modification: MM 24-0678

Atlas Page: None Submitted: 08/20/2024

To Planner for Review: 08/20/2024 Date Due: ASAP

Contact Person: David M. Mechanik Phone: 813.276.1920/dmm@floridalandlaw.com

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

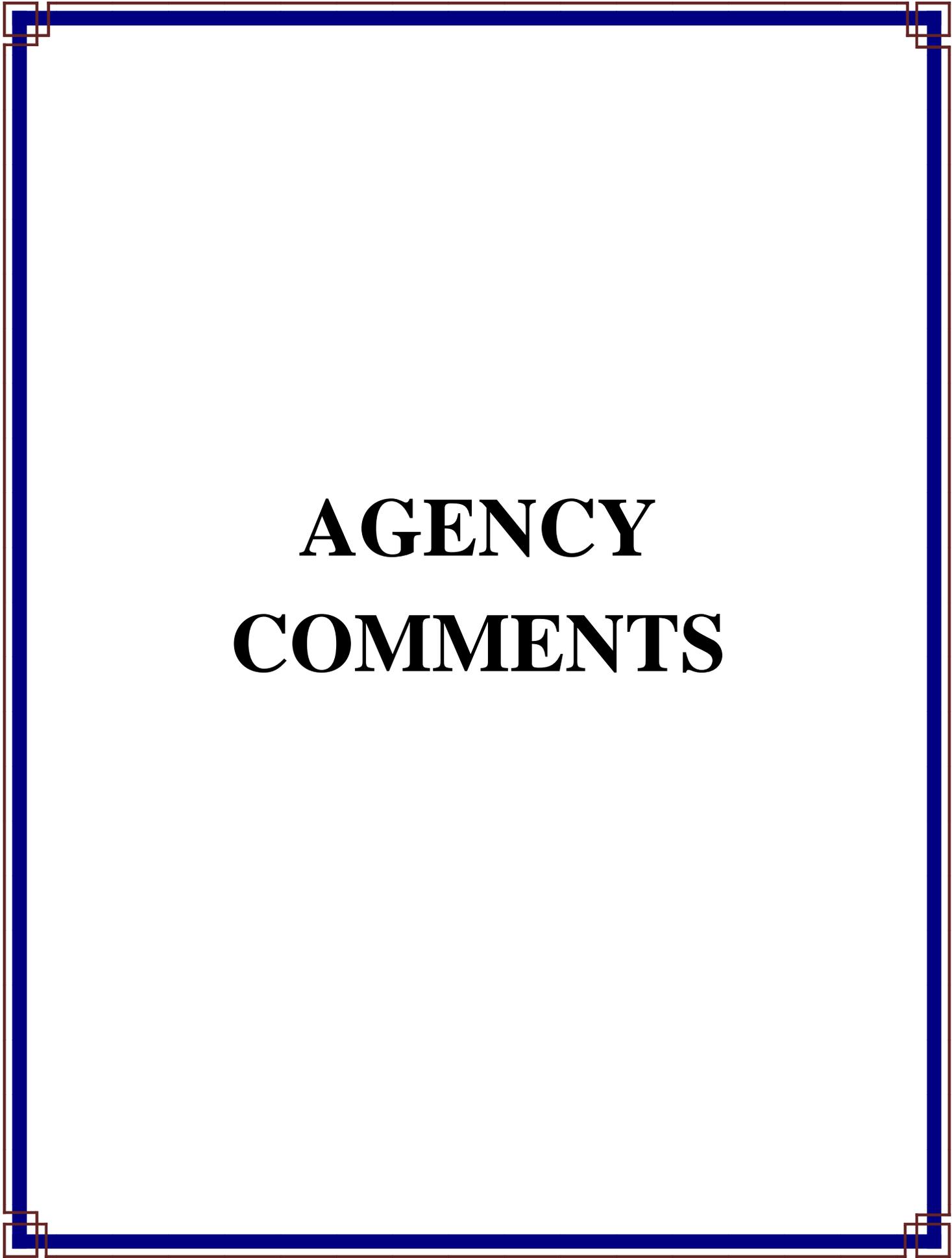
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 08/26/2024

Date Agent/Owner notified of Disapproval: \_\_\_\_\_







# **AGENCY COMMENTS**

**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

**COMMISSION**

Gwendolyn “Gwen” W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Michael Owen  
 Joshua Wostal



**DIRECTORS**

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 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 7/22/2024</p> <p><b>PETITION NO.:</b> 24-0678</p> <p><b>EPC REVIEWER:</b> Melissa Yañez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 5/8/2024</p> <p><b>PROPERTY ADDRESS:</b> 6311 Sheldon Rd, Tampa, FL 33615</p> <p><b>FOLIO #:</b> 0066670000</p> <p><b>STR:</b> 35-28S-17E</p>
<p><b>REQUESTED ZONING:</b> Modification to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Desktop review, soil survey and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> <li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>• 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.</li> <li>• 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).</li> </ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

- 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.

**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- 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.
- 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.
- 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.
- 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.

my / cb

ec: David M. Mechanik - [DMM@FloridaLandLaw.com](mailto:DMM@FloridaLandLaw.com)



**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

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**TO:** Zoning Review, Development Services

**DATE:** 07/15/2024

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** David M Mechanik - Mechanik Nuccio Hearne & Web **PETITION NO:** 24-0678

**LOCATION:** 6311 Sheldon Rd

**FOLIO NO:** 6667.0000

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**Estimated Fees:**

Assisted Living Facility  
(Mobility Per Bed)  
(Fire Per 1,000 s.f.)  
Mobility:  $\$1,253 * 24 = \$30,072$   
Fire:  $\$158 * 0 = \$0$

**Project Summary/Description:**

Urban Mobility, Northwest Fire - Assisted Living Facility 24 additional beds, no additional square footage



## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 4/23/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 5/1/2024  
**PROPERTY OWNER:** Turning Point RE LLC      **PID:** 24-0678  
**APPLICANT:** David M. Mechanik - Mechanik Nuccio Hearne & Wester  
P.A.  
**LOCATION:** 6311 Sheldon Rd. Tampa, FL 33615  
**FOLIO NO.:** 6667.0000

### AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection.

**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

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PETITION NO.: MM 24-0678      REVIEWED BY: Clay Walker, E.I.    DATE: 4/26/2024

FOLIO NO.: 6667.0000

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**WATER**

- The property lies within the \_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately \_\_ feet from the site) and is located west of the subject property within the east Right-of-Way of Sheldon Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists  (adjacent to the site),  (approximately feet from the site) and is located west of the subject property within the east Right-of-Way of Sheldon Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 23 Apr 2024**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: David Mechanik**

**PETITION NO: MM 24-0678**

**LOCATION: 63111 Sheldon Rd., Tampa, FL 33615**

**FOLIO NO: 6667.0000**

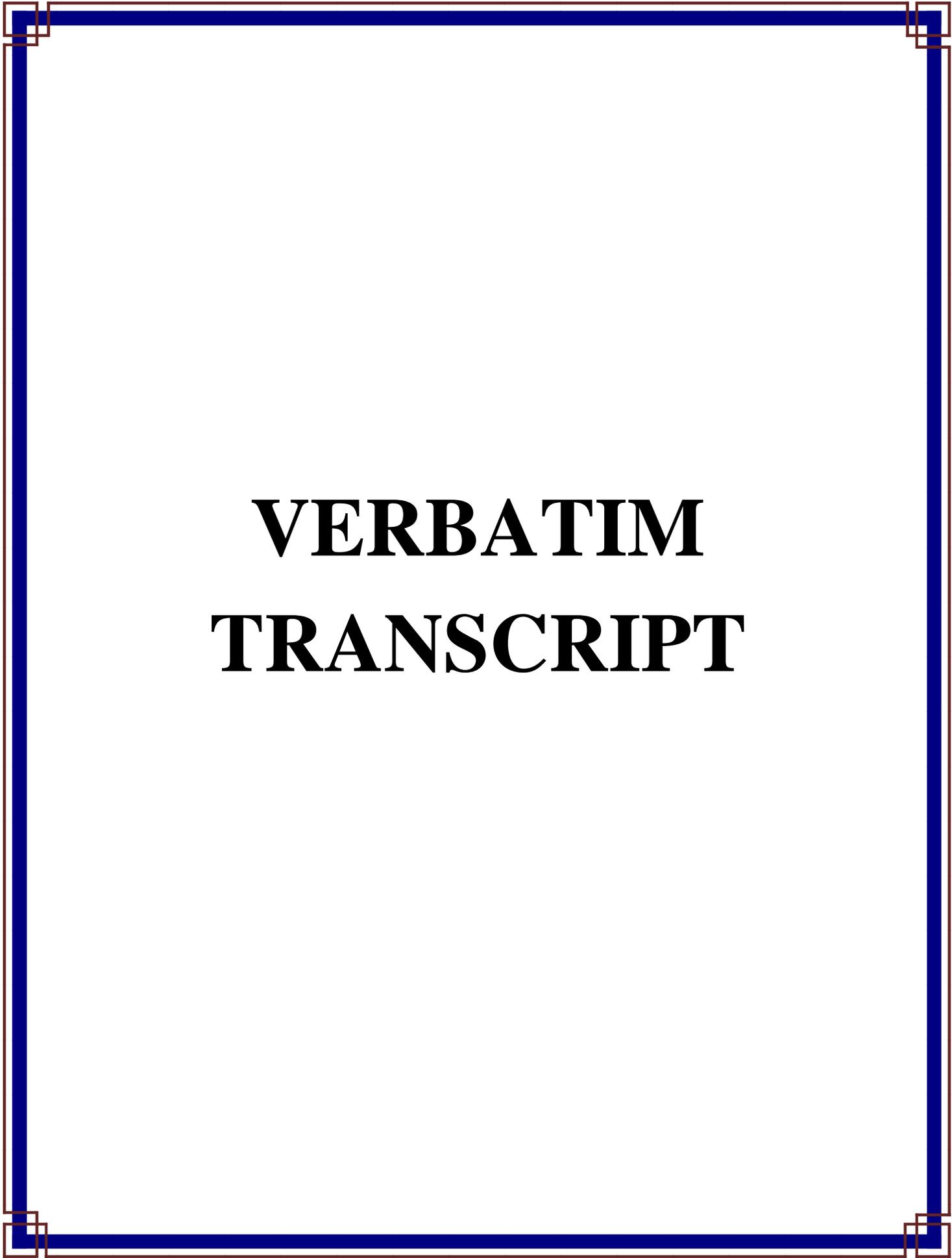
**SEC: 35 TWN: 28 RNG: 17**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

-----X  
IN RE: )  
 )  
ZONE HEARING MASTER )  
HEARINGS )  
 )  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Second Floor Boardroom  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Digital Reporter

1 MS. HEINRICH: Our next item is Item D.6, Major Mod  
2 24-0678. The applicant is requesting a major modification,  
3 PD 04-1683. Tania Chapela with Development Services will  
4 provide staff findings after the applicant's presentation. And  
5 you should have received a revised staff report, which makes  
6 some corrections to some square footages.

7 HEARING MASTER: Okay. Thank you. It's the applicant  
8 here?

9 MR. MECHANIK: Yes. Ms. Finch, this is  
10 David Mechanik. I represent the applicant.

11 HEARING MASTER: Good evening. If you could give us  
12 your name and address.

13 MR. MECHANIK: David Mechanik, 305 South Boulevard,  
14 Tampa, Florida. I am here with Randy Cohen, who is a  
15 transportation planner. And he is also a certified planner as  
16 am I. And I'd like to just briefly go through our presentation.  
17 This -- this is a substance abuse treatment facility that was  
18 established in the -- in the year 2000. We -- I -- I would just  
19 like to note that the Planning Commission Staff indicated that  
20 the proposed development is consistent with the neighborhood  
21 protection policies in the comprehensive plan.

22 What we are proposing is an increase in the amount of  
23 treatment beds in the facility. We currently have ten. And we  
24 would like to increase that to a total of 34 beds. What's  
25 noteworthy about that increase is that we are not proposing any

1 new construction in terms of expanding a building or building a  
2 new building. We have no -- there'll be no changes to the  
3 physical characteristics of the site.

4           So if we add these beds, we will be reducing other  
5 medical uses within the building. And the net result of that is  
6 actually a slight reduction in -- in traffic. We have -- we are  
7 requesting no variances whatsoever. If you review the staff  
8 report, you will see that there are no objections from any  
9 agencies or staff who review the applications. We also note  
10 that the Planning Commission has determined that the project is  
11 consistent with the comprehensive plan and the county staff has  
12 determined that it is approvable or actually they are  
13 recommending approval of the application. And we are -- would  
14 respectfully request your approval this evening. And we'll be  
15 happy to answer any questions.

16           HEARING MASTER: Just two quick questions, Mr.  
17 Mechanik. First, it wasn't clear to me until you -- I think you  
18 just said this, that the reduction in the trips is because  
19 you're actually going to reduce the medical office piece and  
20 that results even though you're adding beds to the facility, the  
21 medical office piece is reduced?

22           MR. MECHANIK: Yes, that's correct. And Mr. Cohen is  
23 here and can go into as much detail on that subject as you would  
24 like.

25           I would just like to point out the -- the reduction

1 is -- occurred simply because the uses that we would be removing  
2 would -- have a higher trip rate than the treatment beds. And  
3 therefore, you wind up with a small, and -- and I -- I don't  
4 want to exaggerate here with -- it's a small reduction. It's  
5 not a sig -- significant reduction in traffic.

6 HEARING MASTER: No, I -- I -- I understand. And I --  
7 I think that's all the clarification I need.

8 And then my second question was, the change to the  
9 conditions, I read that there was a -- an -- an oversight in the  
10 last modification that excluded entitlements that were  
11 previously approved. And --

12 MR. MECHANIK: I'm sorry.

13 HEARING MASTER: Go ahead.

14 MR. MECHANIK: Well, I was just going to say that was  
15 actually the last modification simply carried forward the -- the  
16 error that occurred in 2014 neither I nor Randy Cohen were  
17 involved in the 2014 amendment. We were involved in the 2022  
18 and we were unaware of the error and therefore simply repeated  
19 it for purposes of the amendment that we processed in 2022. But  
20 I believe everything Michelle did a good job sorting through the  
21 inconsistency and the -- and the oversight. And I think we've  
22 got it all straight now. And -- and you will see -- and we, I  
23 should have mentioned this, we -- we agree with all the  
24 revisions in the staff report.

25 But I am sorry, I think I interrupted you. So please

1 ask your question if I -- if I prevented you from doing that.

2 HEARING MASTER: No, that's fine. I just wanted to  
3 clarify that -- that chain of events and that it results in an  
4 increase in the square footage, but that represents previously  
5 approved square footage. So I think that's it.

6 All right. Those are the end of my questions. Unless  
7 you have anything else, Mr. Mechanik.

8 MR. MECHANIK: No, ma'am.

9 HEARING MASTER: All right. Thank you so much.

10 Then we'll go to Development Services. Good evening.

11 MS. CHAPELA: Good evening. Tania Chapela,  
12 Development Services.

13 The existing PD is approved for a maximum of 9,800  
14 square feet of professional administrative office, health  
15 petitioners office, intensive valuation care in a professional  
16 residential facility. The facility is permitted a maximum of  
17 ten residents. The applicant is requesting to add 24 beds to  
18 obtain a total of 34 beds. Nonresidential entitlements where  
19 unintentionally removed from Major Mod 22-0782.

20 Also, area two was not depicted in Major Mod 22-0782.  
21 Major Mob 24-678 is fixing those changes. No changes have been  
22 proposed to the existing building. Staff finds the request  
23 compatible to the existing uses. And it is compatible with the  
24 development pattern along with this portion of Sheldon Road.  
25 The density and intensity proposed are under DCMU 12 maximum

1 density of 12 dwelling units per acre. And a 0.5 FAR.

2 Staff recommends approval, subject to conditions. And  
3 this concludes my presentation. I'm available for questions.

4 HEARING MASTER: Ms. Chapela, just one clarification.  
5 You -- your testimony was that it's a maximum of 9,800 square  
6 feet of professional administrative office, etcetera. But the  
7 first condition changes it to 15,000 square feet. I just wanted  
8 to make sure.

9 MS. CHAPELA: You are correct.

10 HEARING MASTER: Okay.

11 MS. CHAPELA: It should be 15,000.

12 HEARING MASTER: In the front. Okay. Perfect.

13 That's all I had. Thank you so much. Is that correct?

14 MS. CHAPELA: The entitlements are coming from the  
15 previous approval. So if we are getting an area one is 9,800.  
16 Area two will be 5,200. And that adds 15,000 square feet,  
17 although they were not approved in the last modification 2022.  
18 So technically, as it is right now, it is approved for 9,800.  
19 But if we're considering fixing those issues, because those  
20 changes would not be allowed anyway because of legal reasons,  
21 they would have need approval from the owner.

22 So tho -- those changes would have never occur. So it  
23 is 15,000 square feet and if we go either, you know, to the  
24 beginning. So yes.

25 HEARING MASTER: I'm just trying to ensure that that

1 condition is correct. So it's --

2 MS. CHAPELA: It is correct. Yes.

3 HEARING MASTER: Okay. That's all I needed. Thank  
4 you so much. I appreciate it.

5 Planning Commission.

6 MS. MASSEY: Jillian Massey with Planning Commission  
7 staff.

8 The subject site is located in the community mixed use  
9 12 Future Land Use designation. It's in the urban service area  
10 and within the limits of the Town and Country Community Plan.  
11 The proposed medical offices and professional residence facility  
12 in the urban service area is compatible with the existing  
13 character of the development as it is located on an arterial  
14 roadway with other offices in light commercial uses along this  
15 corridor. Per Objective 8, the Future Land Use Categories  
16 outline the maximum level of intensity or density and range of  
17 permitted land uses in the -- in each category.

18 The -- the number of beds that are being requested and  
19 the amount of nonresidential square footage being requested fits  
20 within the intended -- intended residential and intensity and --  
21 residential density and intensity for the community mixed use  
22 12 Land Use designation. The proposal meets the intent of the  
23 neighborhood protection policies outlined in the Future Land Use  
24 Element, including policy direction and the community design  
25 component. The proposed medical office and residential

1 professional residential facility is consistent with the  
2 community scale and commercial development that's intended for  
3 this land use designation.

4           Based on these considerations, staff finds the  
5 proposed major modification is compatible with the existing  
6 development in the area and finds it consistent with the  
7 Unincorporated Hillsborough County Comprehensive Plan subject to  
8 the conditions proposed by the Development Services Department.

9           And just to clarify, our staff report that we filed,  
10 that the analysis is based on the numbers that were shown on the  
11 site plan in OPTIX at the time. So my understanding is that  
12 there might be some tweaking of the numbers or changes to the  
13 numbers. But just to be clear, our Planning Commission Staff  
14 analysis is based on the plan that was in OPTIX at the time we  
15 filed that report.

16           HEARING MASTER: Understand. Thank you so much.

17           All right. Is there anyone in number for online that  
18 would like to speak in support? Anyone in favor. I'm seeing no  
19 one.

20           Anyone in opposition? No one.

21           Ms. Heinrich, anything else?

22           MS. HEINRICH: No, ma'am.

23           HEARING MASTER: All right. Mr. Mechanik, anything  
24 before we close?

25           MR. MECHANIK: No, nothing to add. Well, one -- one

1 quick thing. And that is the 9,800 square foot building is an  
2 existing building and has been in existence for quite some time.  
3 So there's never been a question about the propriety of the  
4 square footage for the existence of that building.

5 HEARING MASTER: And there's no plan to expand that  
6 building to accommodate this change?

7 MR. MECHANIK: We -- we have -- do not plan to expand  
8 it, nor have we sought any change that would allow for that --

9 HEARING MASTER: Okay.

10 MR. MECHANIK: -- as well.

11 HEARING MASTER: All right. Well, thank you so much.  
12 I appreciate that. And --

13 MR. MECHANIK: Thank you. We would appreciate your  
14 consideration.

15 HEARING MASTER: Thank you. All right. Then we'll  
16 close Major Modification 24-0678 and go to the next case.

17

18

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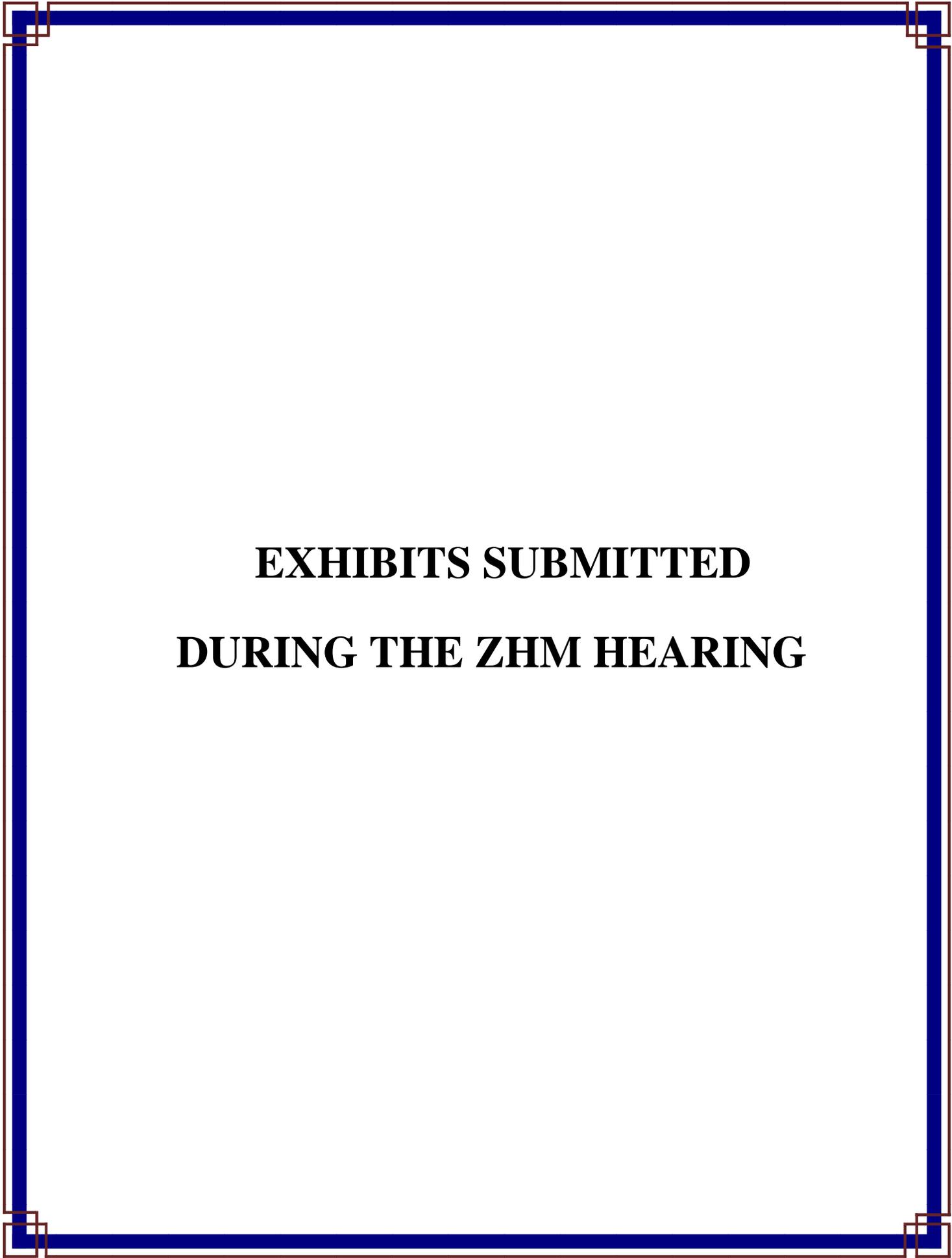
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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0775</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ</u> <u>24-0807</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-824-1760</u>
APPLICATION # <u>RZ</u> <u>24-0836</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-824-1760</u>
APPLICATION # <u>RZ</u> <u>24-0836</u>	PLEASE PRINT NAME <u>Dimitri Artarushid</u> MAILING ADDRESS <u>1525 W. Hillsborough Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-237-0529</u>
APPLICATION # <u>mm</u> <u>24-0034</u>	PLEASE PRINT NAME <u>Brian Kiraly</u> (Brian Kiraly) MAILING ADDRESS <u>400 N Tampa St #1320</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 416-7913</u>
APPLICATION # <u>mm</u> <u>24-0034</u> <u>US</u>	PLEASE PRINT NAME <u>Polly Roush</u> MAILING ADDRESS <u>5116 State Road 674</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>941-725-4251</u>

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0124</u>	PLEASE PRINT NAME <u>Al Halaoui</u> MAILING ADDRESS <u>202 windward psge</u> CITY <u>chr. Bch</u> STATE <u>FL</u> ZIP <u>33767</u> PHONE <u>813-263-4826</u>
APPLICATION # <u>RZ</u> <u>24-0124</u>	PLEASE PRINT NAME <u>Timothy Healey</u> MAILING ADDRESS <u>803 W. Howard Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>(813)251-0169</u>
APPLICATION # <u>mm</u> <u>24-0300</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMP</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8424</u>
APPLICATION # <u>mm</u> <u>24-0300</u>	PLEASE PRINT NAME <u>SAM STARK</u> MAILING ADDRESS <u>5776 Royal Lytton Ct</u> CITY <u>DORUN</u> STATE <u>OH</u> ZIP <u>43017</u> PHONE <u>614 394 7057</u>
APPLICATION # <u>mm</u> <u>24-0300</u>	PLEASE PRINT NAME <u>Stephan Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-375-0616</u>
APPLICATION # <u>RZ</u> <u>24-0538</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8124</u>

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0538</u>	PLEASE PRINT NAME <u>Stephen Spasato, Level 2up</u> MAILING ADDRESS <u>505 E Jackson</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0615</u>
APPLICATION # <u>RZ</u> <u>24-0538</u> <u>VS</u>	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-781-9866</u>
APPLICATION # <u>RZ</u> <u>24-0676</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # <u>mm</u> <u>24-0678</u> <u>VS</u>	PLEASE PRINT NAME <u>David Mechanik</u> MAILING ADDRESS <u>305 S. Boulevard</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-928-9152</u>
APPLICATION # <u>RZ</u> <u>24-0791</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 331-0776</u>
APPLICATION # <u>RZ</u> <u>24-0791</u>	PLEASE PRINT NAME <u>William J. Maly</u> MAILING ADDRESS <u>325 S. Blvd St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Tyler Hudson</u> (Tyler Hudson) MAILING ADDRESS <u>400 N. Wally Dr. #1100</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33602</u> PHONE <u>813-221-9600</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Ashby Dr. Ste. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u>
APPLICATION # <u>mm</u> <u>24-0805</u> <u>VS</u>	PLEASE PRINT NAME <u>Joseph W. Seivold</u> MAILING ADDRESS <u>4811 Kelly Rd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813-885-1673</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Kim Leatess</u> MAILING ADDRESS <u>6011 28<sup>th</sup> Ave N</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33707</u> PHONE <u>707-215-6883</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Ana L. Porra Paz</u> MAILING ADDRESS <u>8610 Blossom Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-389-6927</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Andrew Wright</u> MAILING ADDRESS <u>1211 N. Westshore Blvd #800</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-839-7320</u>

HEARING TYPE:

**ZHM** PHM, VRH, LUHO

DATE:7/22/2024

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0807	Todd Pressman	1. Applicant Presentation Packet-thumb drive	No
RZ 24-0836	Todd Pressman	1. Applicant Presentation Packet-thumb drive	No
MM 24-0034	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0034	Rosa Timoteo	2. Revised Staff Report – email	Yes (Copy)
MM 24-0034	Brian Kiraly	3. Applicant Presentation Packet-thumb drive	No
RZ 24-0124	Timothy Healey	1. Applicant Presentation Packet	No
MM 24-0300	Kami Corbett	1. Applicant Presentation Packet-thumb drive	No
MM 24-0300	Stephen Sposato	2. Applicant Presentation Packet	No
RZ 24-0538	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 24-0538	Kami Corbett	2. Applicant Presentation Packet	No
RZ 24-0538	Kami Corbett	3. Applicant Letter of Support	No
RZ 24-0676	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0676	Rosa Timoteo	2. Revised Staff Report – email	Yes(Copy)
RZ 24-0676	Rosa Timoteo	3. Transportation Staff Report - email	Yes(Copy)
RZ 24-0676	Rosa Timoteo	4. Transportation Staff Report - email	Yes (Cop)
MM 24-0678	Rosa Timoteo	1. Revised Staff Report - email	Yes(Copy)
RZ 24-0791	Rosa Timoteo	1. Revised Staff Report - email	Yes(Copy)
RZ 24-0791	Rosa Timoteo	2. Revised Staff Report email	Yes(Copy)
RZ 24-0791	Isabelle Albert	3. Applicant Presentation Packet	No
RZ 24-0791	William Molloy	4. Applicant Letter of Support	No

JULY 22, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 22, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes to the agenda. ▶ Continued with the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS - **None.**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0775

▶ Michelle Heinrich, DS, called RZ 24-0775.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 24-0775 to September 16, 2024, ZHM hearing.

C.2. RZ 24-0807

▶ Michelle Heinrich, DS, called RZ 24-0807.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0807.

C.3. RZ 24-0836

▶ Michelle Heinrich, DS, called RZ 24-0836.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0836.

MONDAY, JULY 22, 2024

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 24-0034

- ▶ Michelle Heinrich, DS, called MM 24-0034.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0034.

D.2. RZ 24-0124

- ▶ Michelle Heinrich, DS, called RZ 24-0124.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0124.

D.3. MM 24-0300

- ▶ Michelle Heinrich, DS, called MM 24-0300
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0300.

D.4. RZ 24-0538

- ▶ Michelle Heinrich, DS, called RZ 24-0538.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0538.

D.5. RZ 24-0676

- ▶ Michelle Heinrich, DS, called RZ 24-0676.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0676.

MONDAY, JULY 22, 2024

D.6. MM 24-0678

- ▶ Michelle Heinrich, DS, called MM 24-0678.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0678.

D.7. RZ 24-0791

- ▶ Michelle Heinrich, DS, called RZ 24-0791.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0791.

D.8. MM 24-0805

- ▶ Michelle Heinrich, DS, called MM 24-0805.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0805.

E. ZHM SPECIAL USE - **None.**

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 9:32 p.m.



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

**REVISED REPORT**

**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:**

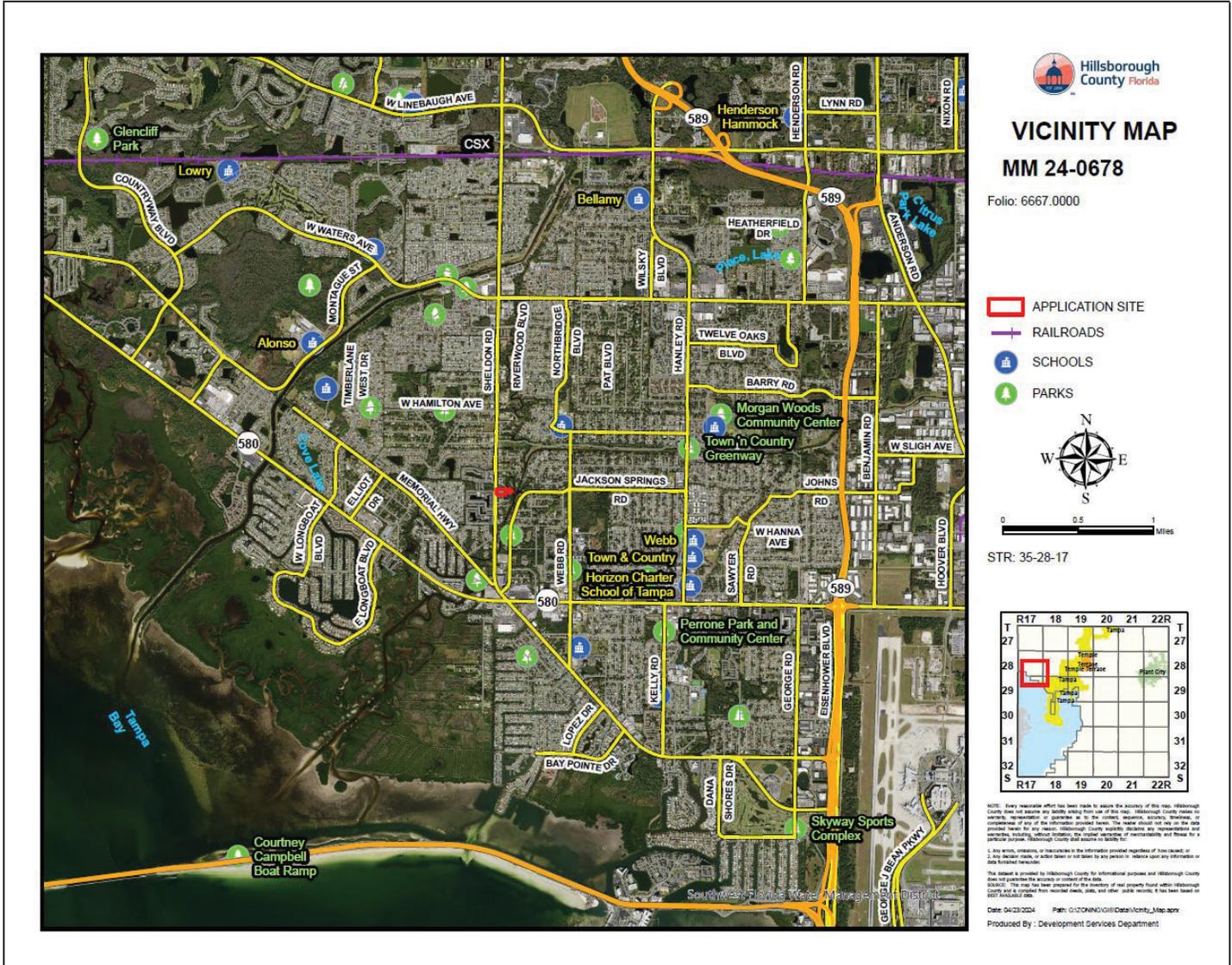
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**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

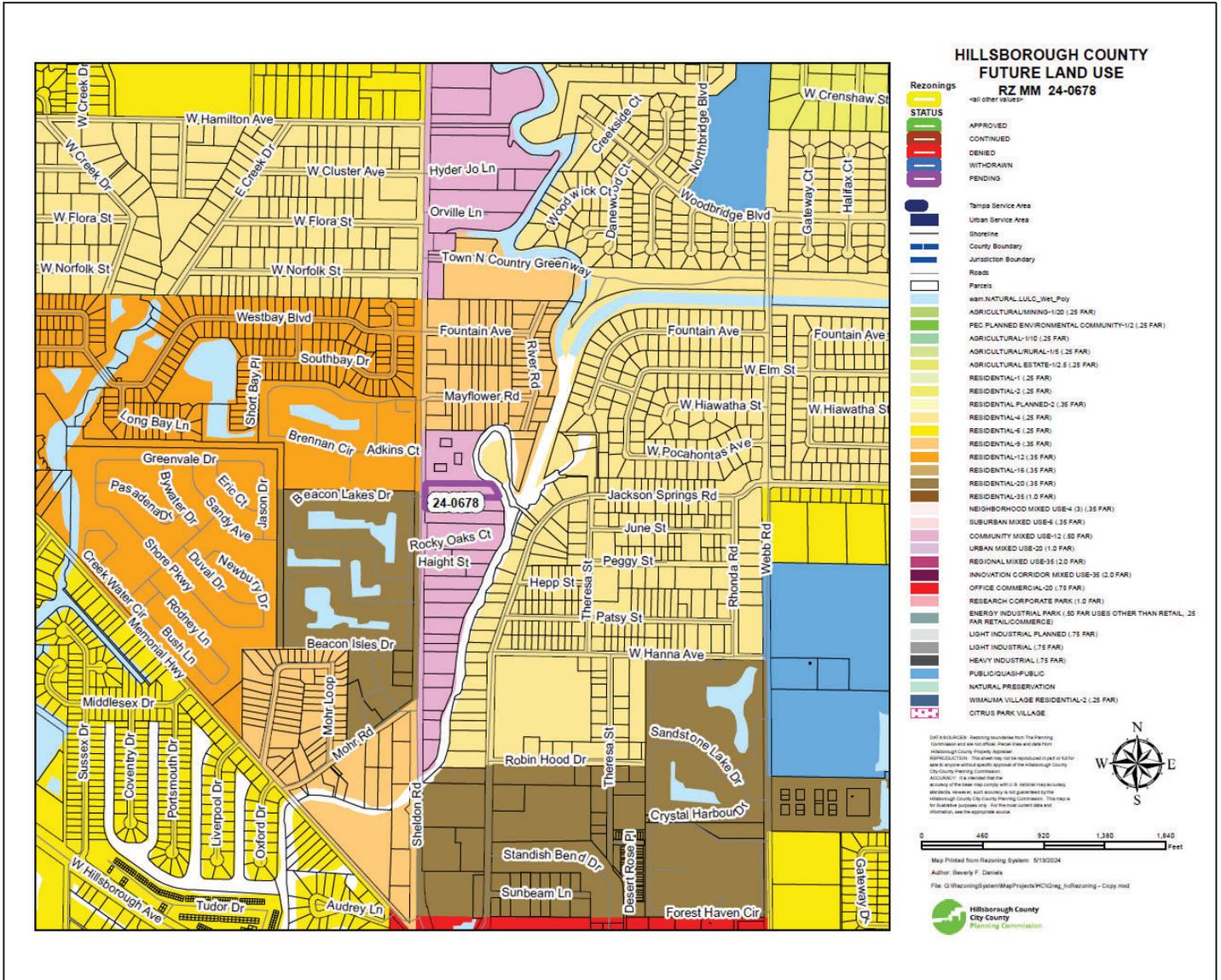


### Context of Surrounding Area:

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

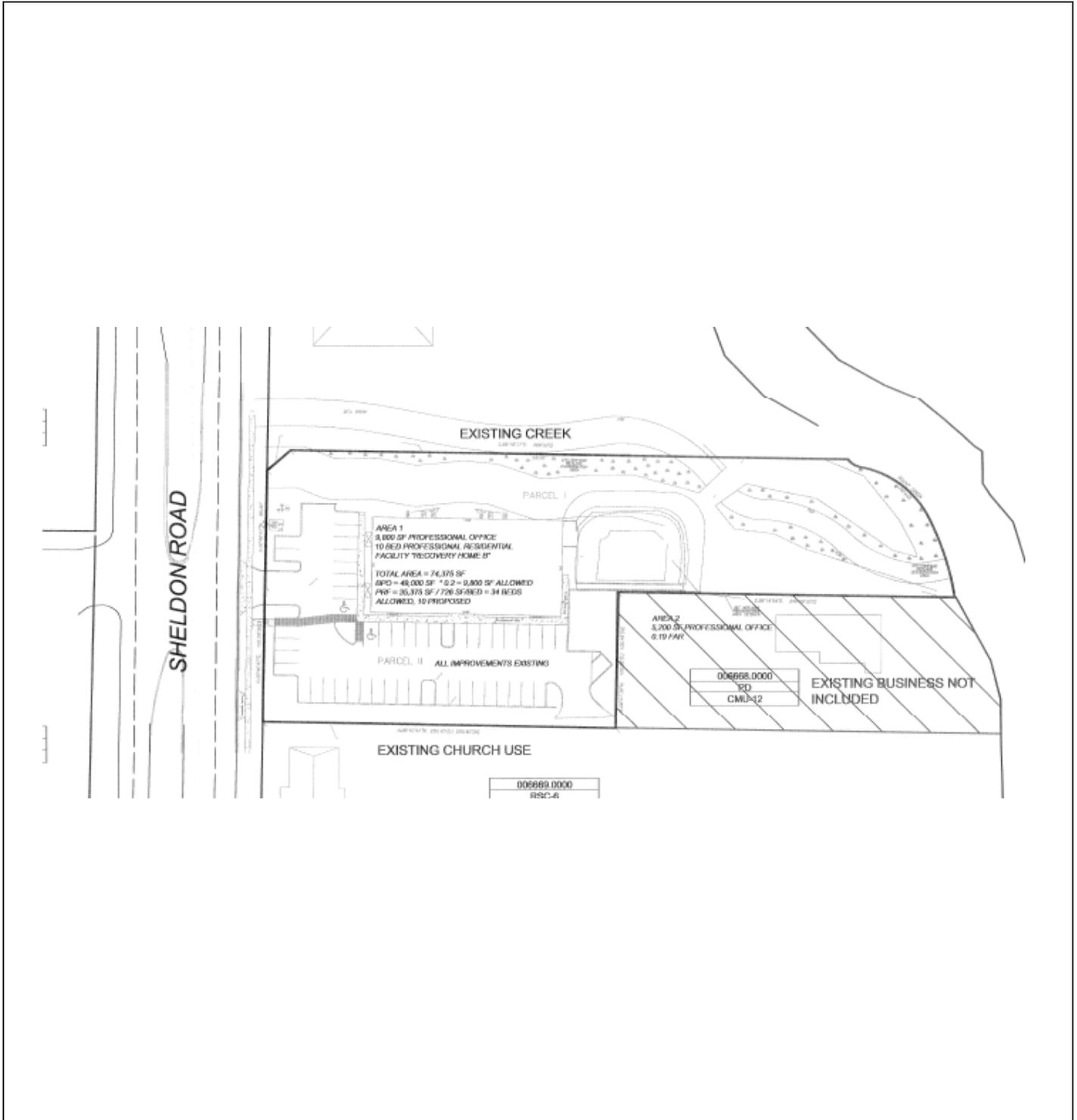
2.2 Future Land Use Map



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.



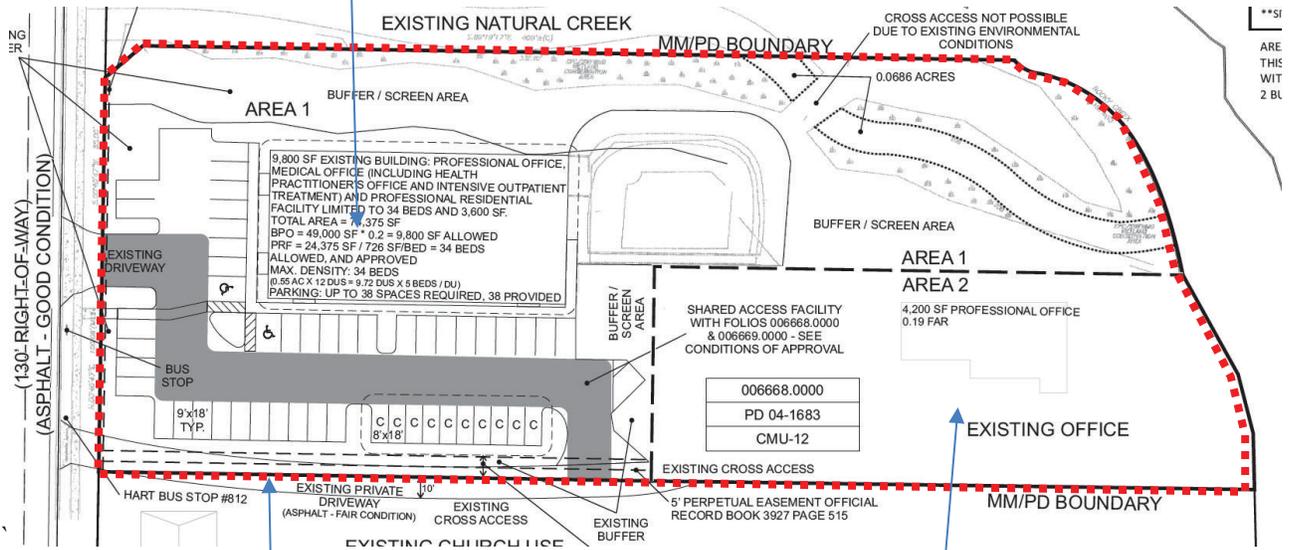
**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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**

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 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 _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<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				
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 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

Requirements for Certification:

- 1. Correct Area Square footage on the site plan, in the Site Data and in the Area 2 note to 5,200 sf.
- 2. Correct Density Calculations on the site plan, in the Area 1 graphics to (0.56ac x 12 dus = 6.72 dus x 5 beds/du).

**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~~ 15,000 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





**APPLICATION NUMBER: MM 24-0678**

ZHM HEARING DATE: July 22, 2024

BOCC LUM MEETING DATE: September 10, 2024

Case Reviewer: Tania C. Chapela

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**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.

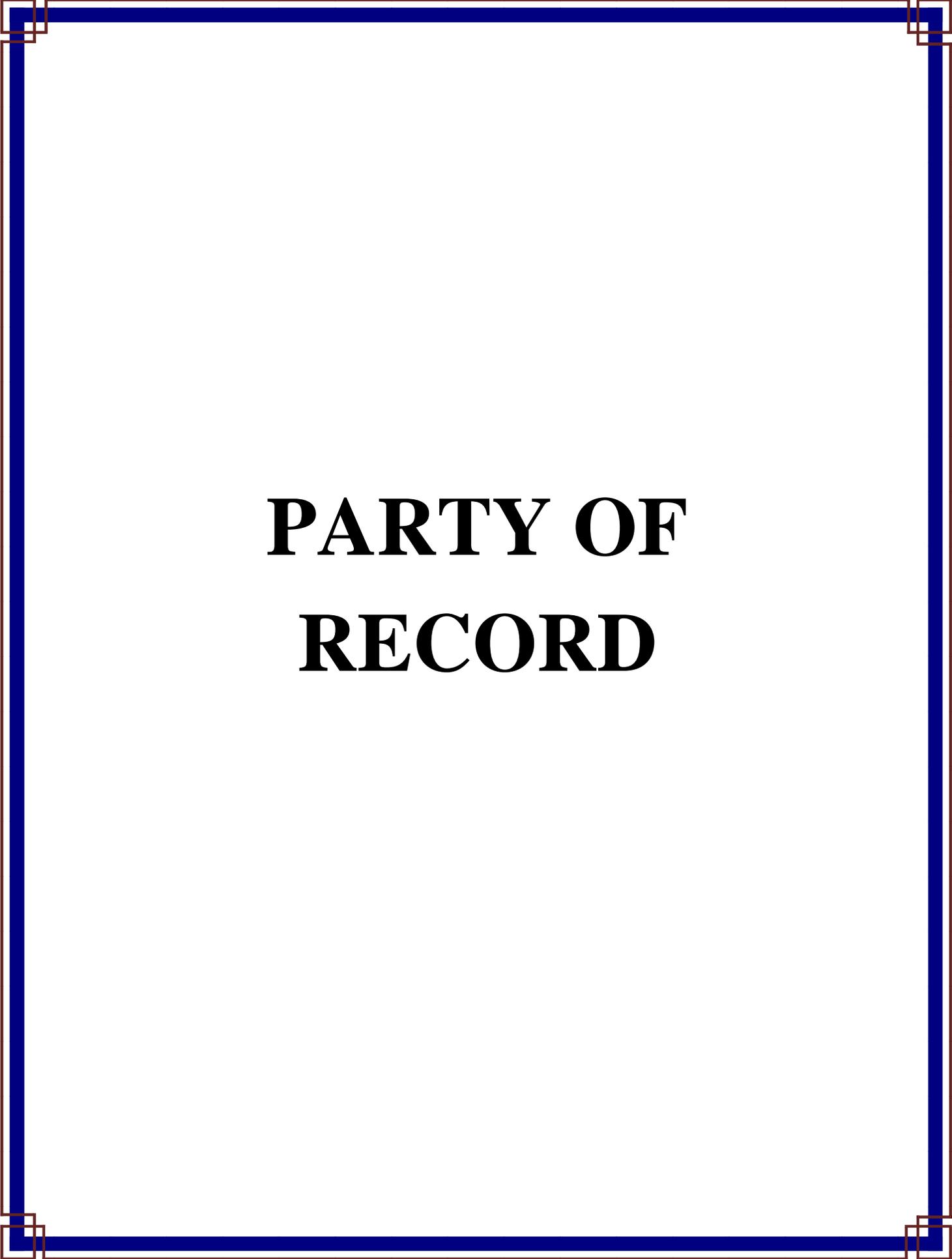
Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

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



**PARTY OF  
RECORD**

**NONE**