



PD Modification Application: MM 25-1354

Zoning Hearing Master Date: January 26, 2026

BOCC Land Use Meeting Date: March 10, 2026

1.0 APPLICATION SUMMARY

Applicant: Aston Court, LLC

FLU Category: RES-20

Service Area: Urban

Site Acreage: 0.77

Community Plan Area: Northwest & Town & Country

Overlay: None



Introduction Summary:

The subject site is zoned PD 89-0061, as most recently modified by PRS 20-0938. The current zoning permits 6,300 square feet of professional and/or medical office uses in accordance with the BPO zoning district standards.

The request seeks to change the entitlements to allow a 15-unit multi-family apartment and remove the professional and medical office uses. The request also proposes to increase the maximum height to 45 feet and amend the buffer and screening standards.

Existing Approval(s):	Proposed Modification(s):
<ul style="list-style-type: none"> - 6,300 square feet of professional and/or medical office uses - Maximum Height: 35 feet - Buffer and screening: <ul style="list-style-type: none"> o 20-foot Type B w/ 6-foot masonry wall along north, west, and south boundaries 	<ul style="list-style-type: none"> - 15-unit multi-family apartment - Maximum Height: 45 feet - Buffer and screening: <ul style="list-style-type: none"> o 10-foot Type A w/ 6-foot PVC fence along north, west, and south boundaries

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

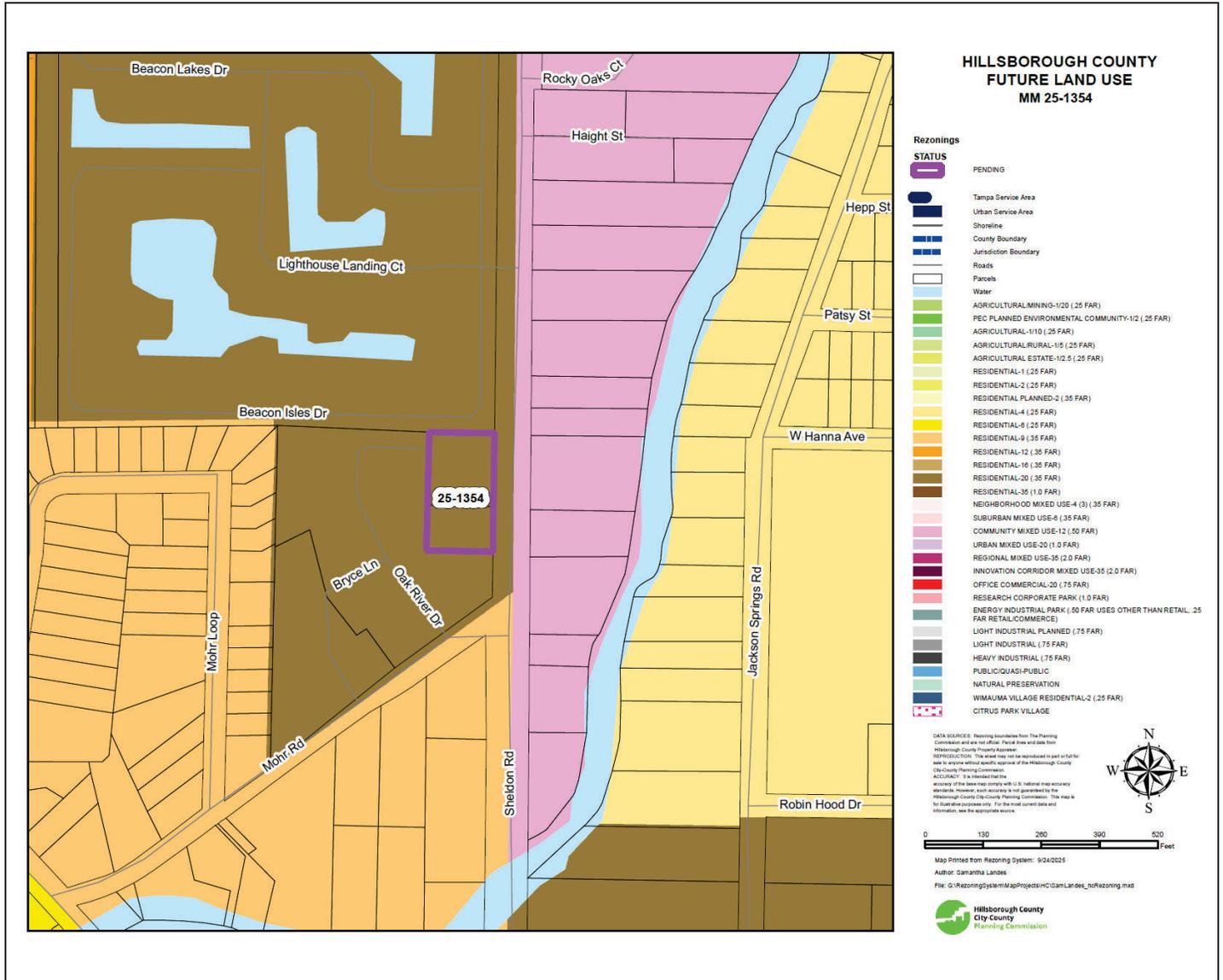


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Northwest Community area. The surrounding area primarily consists of residential uses, including single-family and multi-family, with some low-intensity non-residential uses located nearby.

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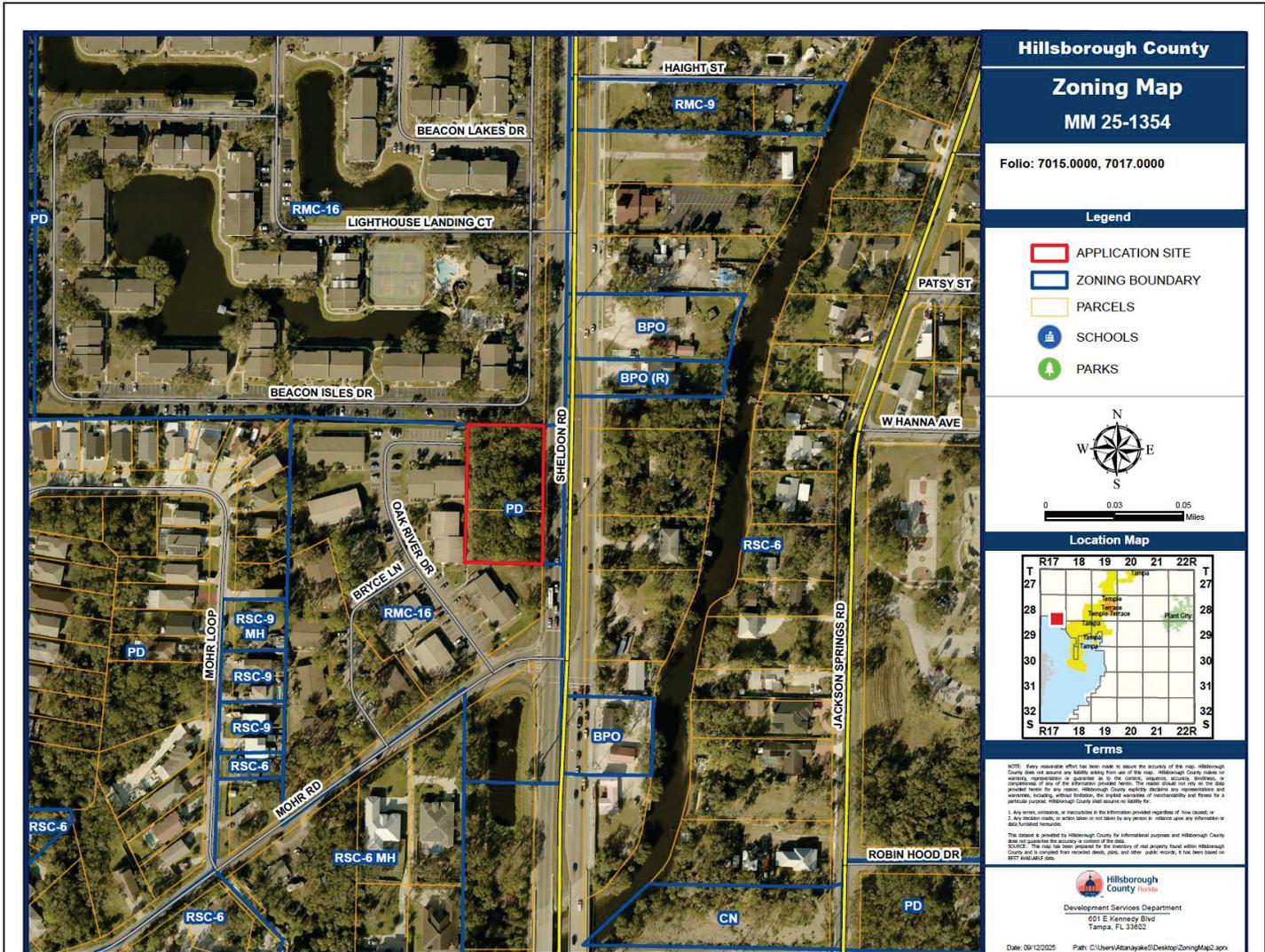
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 20 (RES-20)
Maximum Density/F.A.R.:	20.0 dwelling units per gross acre / 0.35 – 0.75 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

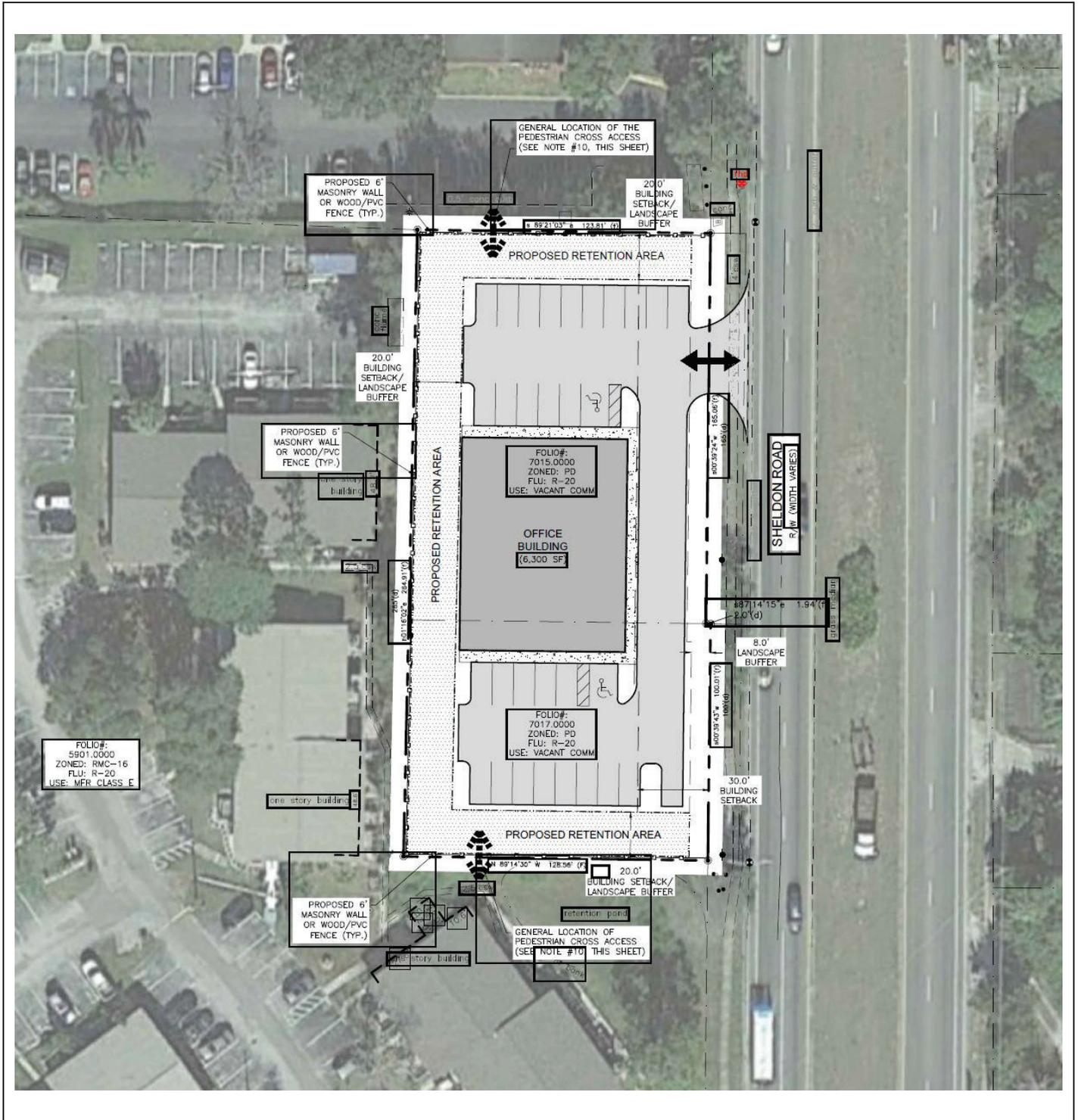


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-16	16 dwelling units per acre	Multi-Family	Multi-Family Apartments
South	RMC-16	16 dwelling units per acre	Multi-Family	Multi-Family Apartments
East	RSC-6	6 dwelling units per acre	Single-Family	Single-Family Residential
West	RMC-16	16 dwelling units per acre	Multi-Family	Multi-Family Apartments

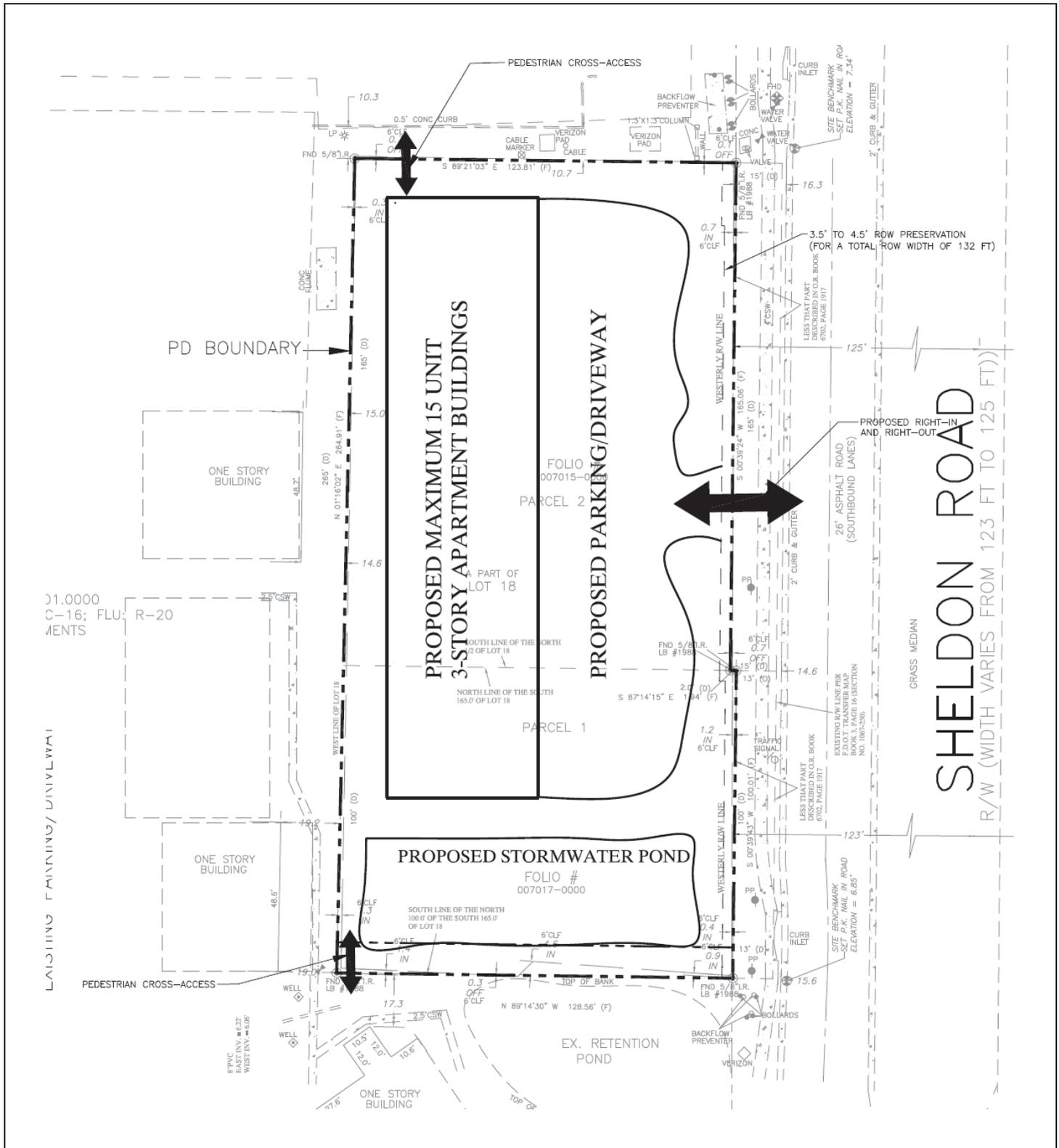
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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 Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	181	20	18
Proposed	205	18	15
Difference (+/1)	+24	-2	-3

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Pedestrian	Meets LDC
South		None	Pedestrian	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input 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 checked="" type="checkbox"/> Other <u>Airport Height Restriction 150' ASML</u> 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Per Unit Mobility: \$6,661 * 15 = \$99,915 Parks: \$1,555 * 15 = \$23,325 School: \$3,891 * 15 = \$58,365 Fire: \$249 * 15 = \$3,735 Total Multi-Family (1-2) = \$12,356 * 15 = \$185,340				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is within an area primarily residential in nature. Located adjacent to the west and the north are multi-family developments, currently developed with multiple apartment structures. These properties are zoned RMC-16, which allow 16 dwelling units per acre. With a maximum of 15 units, the proposed development will be developed at 19.5 dwelling units per acre. Given the future land use of the subject property and the surrounding multi-family properties are designated under R-20, staff has no issues with the proposed density.

The proposed development shall have a maximum height of 45 feet, or 3 stories, and will not abide by the 2:1 setback requirement, prescribed in LDC Section 6.01.01 Endnote 8. However, the development proposes maintaining a 10' wide buffer with Type A screening along the north, south, and west PD boundaries where normally it would not be required for multi-family adjacent to multi-family over 12 units per acre. The current requirement for the approved office use on the site is a 20' Type B screening with a 6-foot masonry wall. Parking and drive aisles will be located along Sheldon Road, locating the building further west into the site. Existing building orientations, locations and setbacks associated with the adjacent multi-family to the west provide for additional separation from the proposed building location on the subject site.

Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 11, 2025.

1. The project shall be limited to a 15-unit multi-family apartment. ~~maximum of 6,300 square feet of professional and/or medical offices uses developed in accordance with BPO zoning district standards unless otherwise specified herein.~~
2. A maximum height of ~~thirty-five~~ forty-five (345) or ~~two~~ three (23) stories whichever is more restrictive, shall be permitted.
3. The building shall be located as generally shown on the site plan. Minor modifications to the location of buildings and parking/circulation areas shall be permitted to meet tree preservation requirements.
4. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise specified herein. A ~~20~~ 10-foot-wide buffer, type ~~BA~~ Screening shall be provided along the north, west and south PD boundaries. Required opaque screening along the western boundary shall consist of a 6 foot ~~masonry wall~~ PVC fence.
 - 4.1 Development of the site shall be subject to all tree preservation requirements of the Land Development Code.
 - 4.2 ~~The species of trees to be provided within the buffer area shall be subject to review and approval by Natural Resources prior to Preliminary Plan approval.~~
5. Parking shall be provided in accordance the Land Development Code.
6. ~~The radii of the project drive shall be twenty five (25) feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject site.~~
7. Access onto Sheldon Road shall be limited to one driveway. The design of the six-lane Sheldon Road is such that eastbound left movements out of the site and the northbound movements into the site are restricted; therefore, the subject site's primary access shall be limited to a right-in/right-out drive.
 - 7.1 The developer shall provide pedestrian cross-access to the adjacent parcel to the north under Folio No. 5758.0200 and a pedestrian cross-access to the adjacent parcel to the south under Folio No. 5901.0000.
7. All construction ingress and egress shall be limited to the Sheldon Road project access. The developer shall include a note in each site/construction plan submittal which indicates same.
8. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
9. As Sheldon Road is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve between 3.5 feet and 4.5 feet of right-of-way along its Sheldon Road frontage for future improvements, such that a minimum of 132 feet for right-of-way is preserved

west of the existing Sheldon Road combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

810. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
911. The type, location, size and number of signs permitted shall be as set forth in Part 7. 03.00 of the Land Development Code with the following exception(s):
- 9.1 Ground Signs shall be limited to Monument Signs.
- 9.2 Billboards, pennants and banners shall be prohibited.
4012. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
4113. 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.
4214. 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.
1315. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



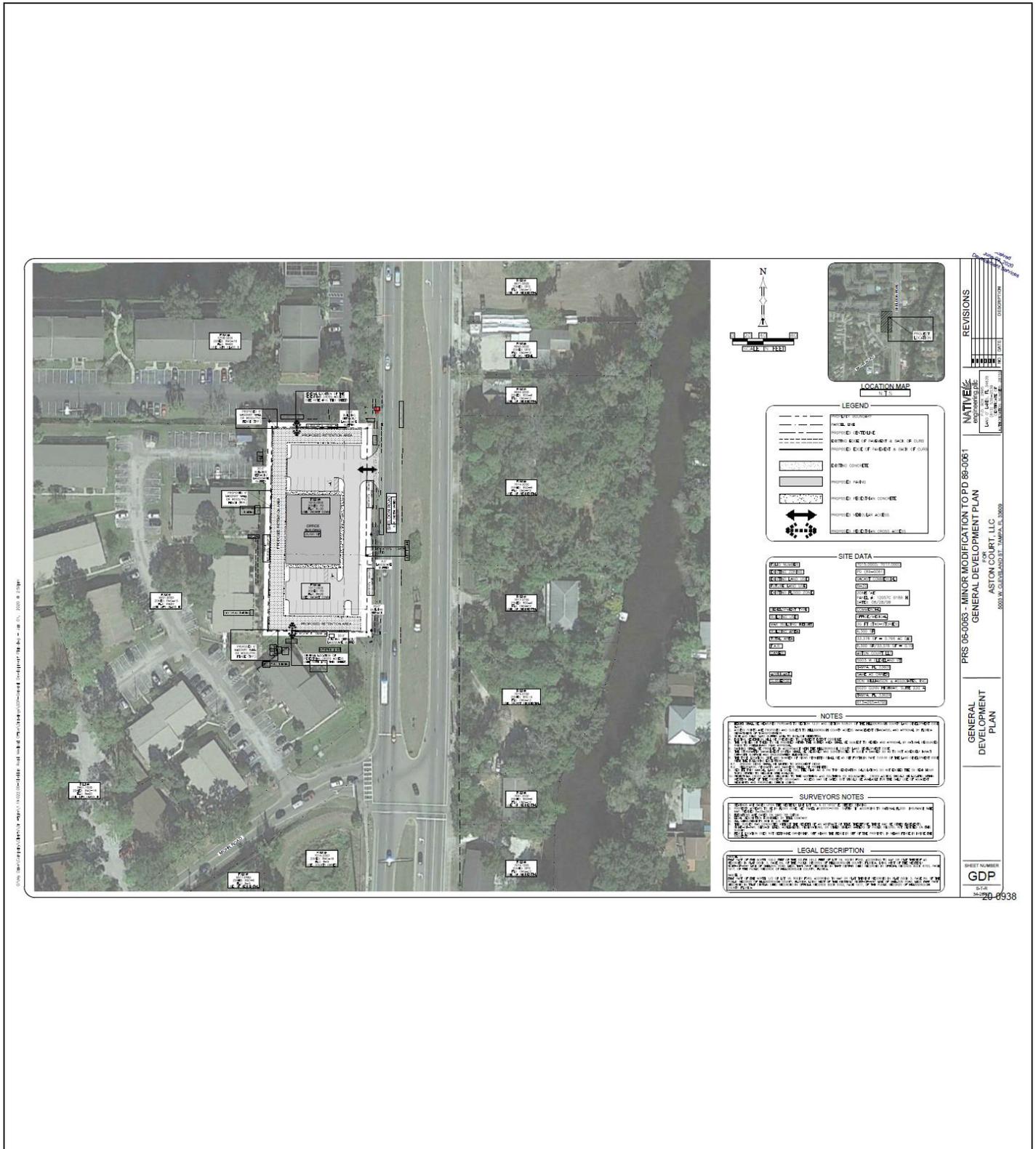
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan



REVISIONS

NO.	DATE	DESCRIPTION
1	01/26/2026	ISSUED FOR PERMITS

NATIVEK
 LAND SURVEYING & ENGINEERING, LLC
 500 N. GARDEN STREET, TAMPA, FL 33606
 (813) 288-1111

PRS 05-0063 - MINOR MODIFICATION TO PD 88-0061
 GENERAL DEVELOPMENT PLAN FOR
 ASTON COURT, LLC
 500 N. GARDEN STREET, TAMPA, FL 33606

GENERAL DEVELOPMENT PLAN

SHEET NUMBER
GDP
 20-0938

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

REVISED: 01/20/26

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town & Country

PETITION NO: MM 25-1354

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. All construction ingress and egress shall be limited to the Sheldon Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
2. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
3. As Sheldon Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve **between 3.5 feet and 4.5 feet** of right-of-way along its Sheldon Rd. frontage for future improvements as displayed on the PD site plan, such that a minimum of **132 feet** of right-of-way is preserved west of the existing Sheldon Rd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

REVISED CONDITIONS OF APPROVAL

- ~~6. The radii of the project drive shall be twenty five (25) feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject site.~~

[Staff recommends the deletion of this condition on the basis that driveway design (i.e. radii) shall be consistent with the current Hillsborough County Transportation Technical Manuel (TTM) and determined at the time of sub/site/construction review]

7. Access onto Sheldon Road shall be limited to one driveway. The design of the six-lane Sheldon Road is such that eastbound left movements out of the site and the northbound movements into the site are restricted; therefore, the subject site's primary access shall be limited to a right-in/right-out drive.

a. The developer shall provide pedestrian cross-access to the adjacent parcel to the north under Folio No 5758.0200 and a pedestrian cross-access to the adjacent parcel to the south under Folio No 5901.0000.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to Planned Development 89-0061, most recently modified by PRS 20-0938. The existing Planned Development (PD) is approved for a two-story 6,300sqft of professional or medical or dental office. The proposed Planned Development is seeking approval for fifteen (15) multi-family units. The site is located on the west side of Sheldon Rd. +/- 142ft north of the intersection of Mohr Rd. and Sheldon Rd. The Future Land Use designation of the site is Residential – 20 (R-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Medical-Dental Office (ITE 720) 6,300sqft	181	20	18

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Low-Rise Multi-Family (ITE 220) 15 Units	205	18	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

Difference	+24	-2	-3
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TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Sheldon Rd., a 4-lane, divided, standard county maintained, urban arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide bike lanes and +/- 4-foot-wide sidewalks on both sides of the roadway. The roadway lies within a right of way width that varies between +/- 123 and 125ft.

Pursuant to the Hillsborough County Corridor Preservation Plan, Sheldon Rd. is designated for a future six-lane improvement. In order to accommodate this future expansion, the appropriate right-of-way width is being preserved in accordance with Typical Section – 6 (TS-6) of the Hillsborough County Transportation Technical Manuel (TTM) with an additional 22ft preserved for the additional two lanes along the project’s entire frontage onto Sheldon Rd. as displayed on the PD site plan.

SITE ACCESS

The existing PD is approved for a single right-in right-out access connection onto Sheldon Rd and two pedestrian cross-access connections to the north and south to connect to the adjacent parcels under Folio No 5758.0200 and Folio No 5901.0000 respectfully. This application does not propose any modifications to the subject site’s approved access connection.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Sheldon Rd. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Sheldon Rd.	Hillsborough Ave.	Waters Ave.	D	D

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 25-1354

DATE OF HEARING: January 26, 2026

APPLICANT: Aston Court, LLC

PETITION REQUEST: The Major Modification request is to modify PD 89-0061

LOCATION: West side of Sheldon Rd., 300 feet north of the intersection of Mohr Rd & Sheldon Rd.

SIZE OF PROPERTY: 0.77 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 89-0061

FUTURE LAND USE CATEGORY: RES-20

SERVICE AREA: Urban

COMMUNITY PLAN: Northwest and Town N' Country

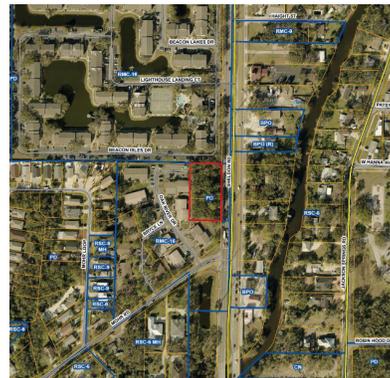
DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application: MM 25-1354
Zoning Hearing Master Date: January 26, 2026
BOCC Land Use Meeting Date: March 10, 2026



1.0 APPLICATION SUMMARY

Applicant: Aston Court, LLC
FLU Category: RES-20
Service Area: Urban
Site Acreage: 0.77
Community Plan Area: Northwest & Town & Country
Overlay: None



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Existing Approval(s):	Proposed Modification(s):
<ul style="list-style-type: none"> - 6,300 square feet of professional and/or medical office uses - Maximum Height: 35 feet - Buffer and screening: <ul style="list-style-type: none"> o 20-foot Type B w/ 6-foot masonry wall along north, west, and south boundaries 	<ul style="list-style-type: none"> - 15-unit multi-family apartment - Maximum Height: 45 feet - Buffer and screening: <ul style="list-style-type: none"> o 10-foot Type A w/ 6-foot PVC fence along north, west, and south boundaries

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

Hillsborough County
Vicinity Map
 MM 25-1354
 Folio: 7015.0000, 7017.0000

Legend

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS

Location Map

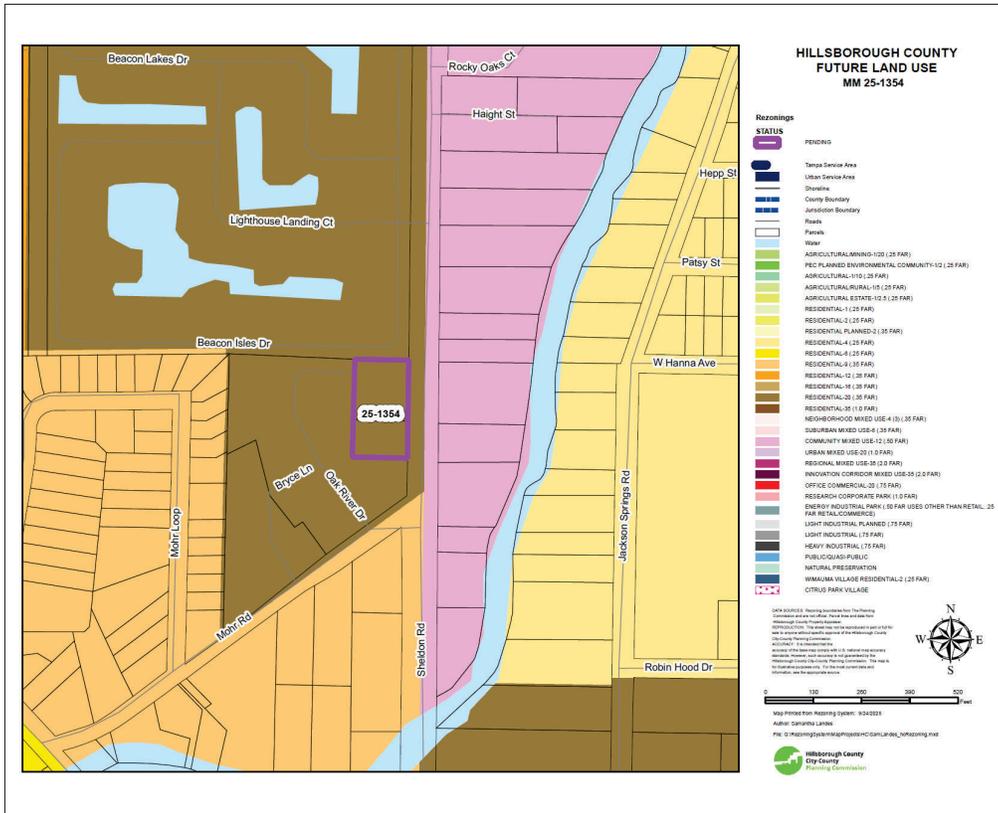
Terms

Hillsborough County
 Development Services Department
 621 E Kennedy Blvd
 Tampa, FL 33602
 Date: 09/15/2025 File: C:\Users\jstevens\OneDrive\Desktop\CountyMap.aprx

Context of Surrounding Area:
 The subject property is located within the Urban Service Area and within the Northwest Community area. The surrounding area primarily consists of residential uses, including single-family and multi-family, with some low-intensity non-residential uses located nearby.

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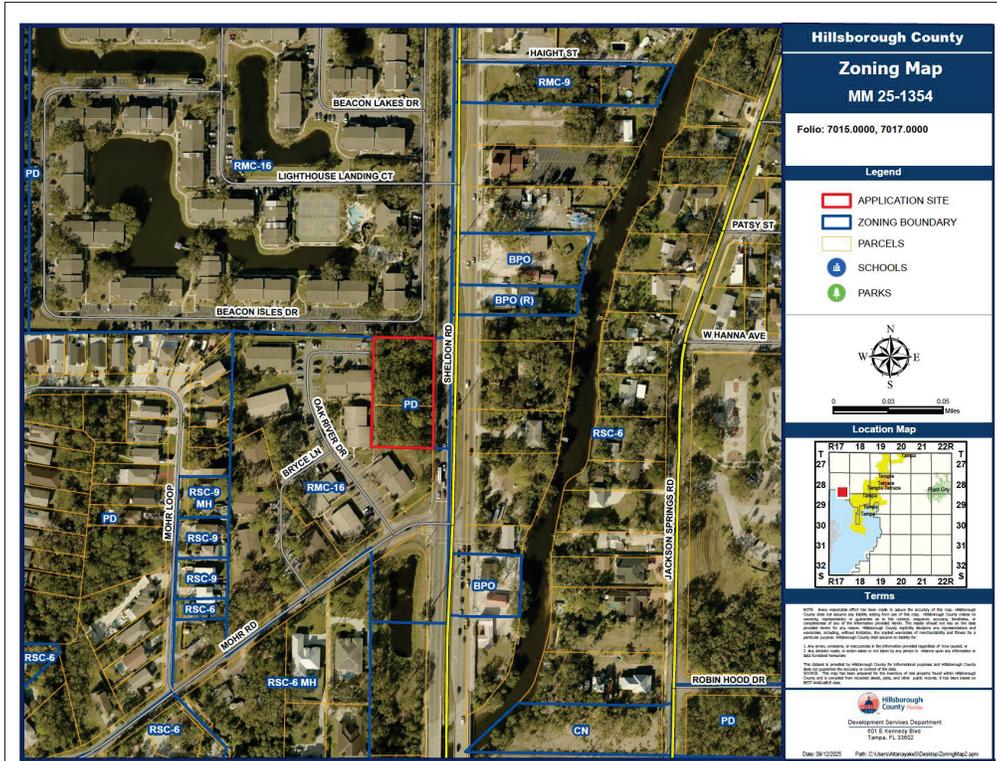
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Subject Site Future Land Use Category:	Residential- 20 (RES-20)
Maximum Density/F.A.R.:	20.0 dwelling units per gross acre / 0.35 – 0.75 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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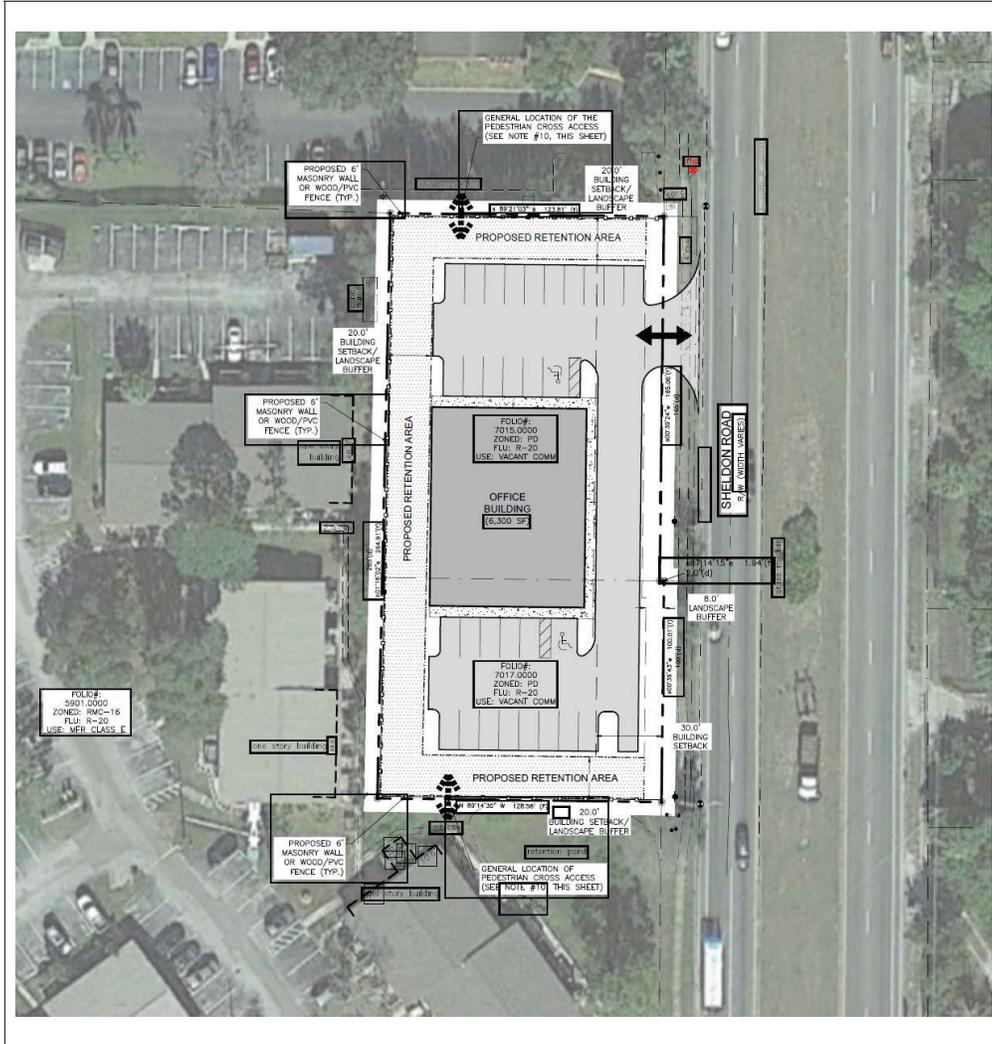
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-16	16 dwelling units per acre	Multi-Family	Multi-Family Apartments
South	RMC-16	16 dwelling units per acre	Multi-Family	Multi-Family Apartments
East	RSC-6	6 dwelling units per acre	Single-Family	Single-Family Residential
West	RMC-16	16 dwelling units per acre	Multi-Family	Multi-Family Apartments

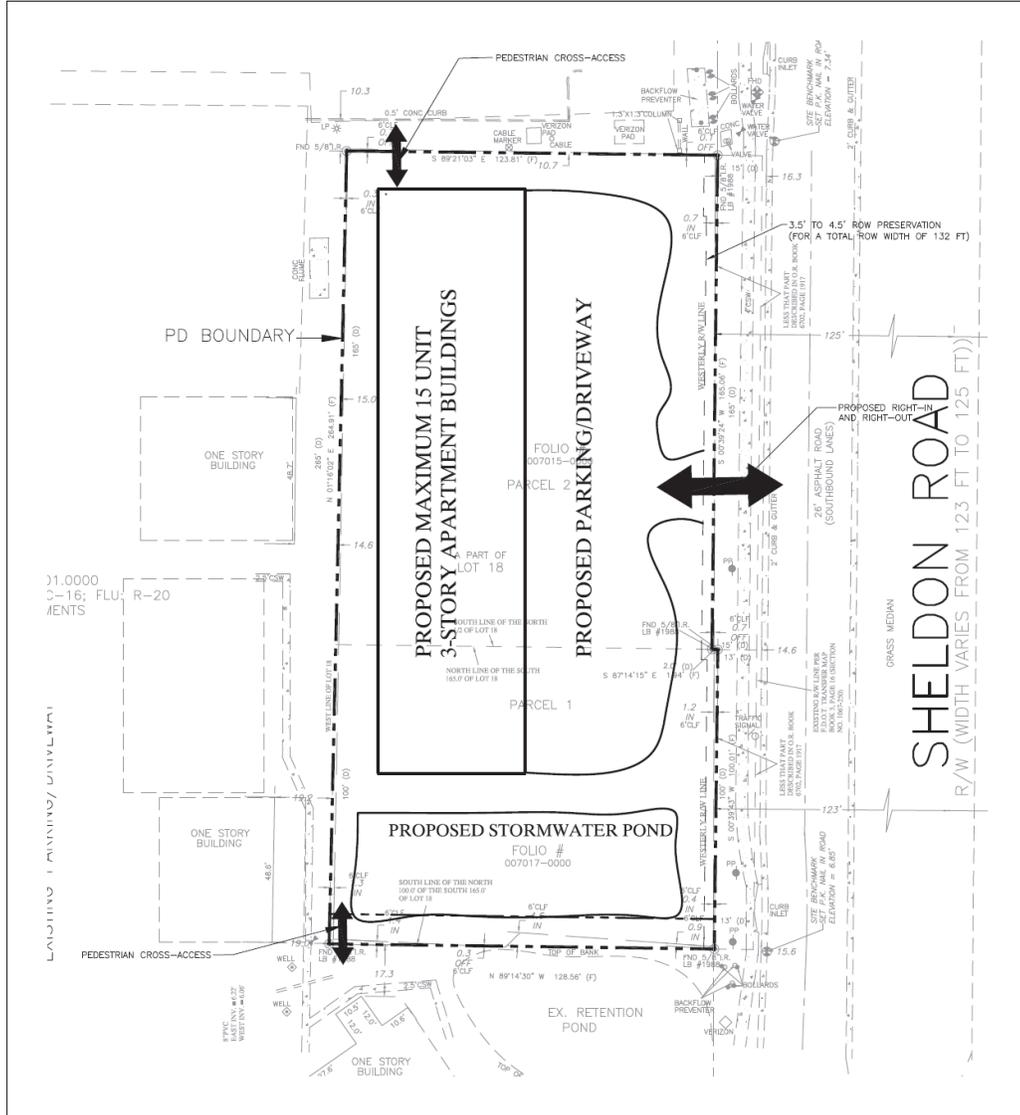
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ZHM HEARING DATE:	January 26, 2026	
BOCC LUM MEETING DATE:	March 10, 2026	Case Reviewer: Jared Follin

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Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sheldon Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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	181	20	18
Proposed	205	18	15
Difference (+/-)	+24	-2	-3

*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	Pedestrian	Meets LDC
South		None	Pedestrian	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 checked="" type="checkbox"/> Other <u>Airport Height Restriction 150' ASML</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Per Unit Mobility: \$6,661 * 15 = \$99,915 Parks: \$1,555 * 15 = \$23,325 School: \$3,891 * = \$58,365 Fire: \$249 * 15 = \$3,735 Total Multi-Family (1-2) = \$12,356 * 15 = \$185,340				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is within an area primarily residential in nature. Located adjacent to the west and the north are multi-family developments, currently developed with multiple apartment structures. These properties are zoned RMC-16, which allow 16 dwelling units per acre. With a maximum of 15 units, the proposed development will be developed at 19.5 dwelling units per acre. Given the future land use of the subject property and the surrounding multi-family properties are designated under R-20, staff has no issues with the proposed density.

The proposed development shall have a maximum height of 45 feet, or 3 stories, and will not abide by the 2:1 setback requirement, prescribed in LDC Section 6.01.01 Endnote 8. However, the development proposes maintaining a 10' wide buffer with Type A screening along the north, south, and west PD boundaries where normally it would not be required for multi-family adjacent to multi-family over 12 units per acre. The current requirement for the approved office use on the site is a 20' Type B screening with a 6-foot masonry wall. Parking and drive aisles will be located along Sheldon Road, locating the building further west into the site. Existing building orientations, locations and setbacks associated with the adjacent multi-family to the west provide for additional separation from the proposed building location on the subject site.

Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

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 January 26, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Patricia Ortiz 2810 North Central Avenue testified on behalf of the applicant. Ms. Ortiz stated that a Major Modification is requested to permit a 15-unit apartment complex. She identified the location of the property and stated that the PD is currently approved for a 6,300 square foot medical and professional office. She described the surrounding area and stated that the project will generate less than 50 peak hour vehicular trips. No waivers or PD variations are requested. Ms. Ortiz detailed the proposed buffering and screening and stated that the building was placed to the west to allow the parking areas to be closer to Sheldon Road and in front of the building. She concluded her presentation by stating that there is no opposition to the request.

Mr. Jarrod Follin of the Development Services Department, testified regarding the County staff report. He testified regarding the location of the PD and the proposed modifications as detailed in the County's staff report. He stated that the modification includes an increase in the maximum height to 45 feet and the project will not meet the required 2-to-1 additional setback for buildings over 20 feet in height. The applicant proposes buffering and screening that is not required by the Land Development Code. Mr. Follin stated that staff found the request compatible with the area and recommends approval.

Ms. Alexis Myers of the Planning Commission testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Residential-20 Future Land Use categories and located in the Urban Service Area and the Northwest and Town N' Country Community Plan. Ms. Myers cited numerous policies that the modification complies with and concluded her presentation by stating that staff found 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 and Ms. Ortiz did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted 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 0.77 acres and is zoned Planned Development (89-0061). The property is designated Residential-20 (RES-20) and by the Comprehensive Plan and located in the Urban Service Area and Northwest and Town N'Country Community Planning Area.
2. The existing PD is approved for a maximum of 6,300 square feet of professional and/or medical office with a maximum height of 35 feet and two stories.
3. The Major Modification proposes to eliminate the medical and professional office use and replace it with a 15-unit multi-family apartment project with a maximum height of 45 feet and three stories.
4. No waivers or PD variations are requested.
5. The Planning Commission supports the request and found the modification consistent with the Comprehensive Plan.
6. The surrounding area is comprised of properties zoned RMC-16 and RSC-6 (east). The predominate land use is multi-family residential.
7. The additional height for the multi-family units results in the project not meeting the required additional 2-to-1 setback for buildings over 20 feet in height however the applicant has committed to providing buffering and screening that is not required by the Land Development Code.
8. No testimony in opposition was provided at the Zoning Hearing Master hearing.
9. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

**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 subject PD 89-0061 is approved for a maximum of 6,300 square feet of professional and/or medical office with a maximum height of 35 feet and two stories.

The Major Modification proposes to eliminate the medical and professional office use and replace it with a 15-unit multi-family apartment project with a maximum height of 45 feet and three stories.

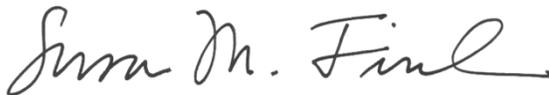
No waivers or PD variations are requested.

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

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

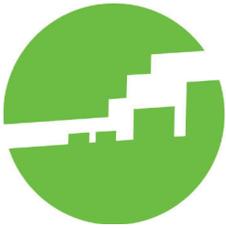
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 89-0061 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



February 16, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: January 26, 2026 Report Prepared: January 14, 2026	Case Number: MM 25-1354 Folio(s): 7015.0000 & 7017.0000 General Location: North of Mohr Road and east of Sheldon Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Northwest Area and Town and Country
Rezoning Request	Major Modification to Planned Development (89-0061 (PRS 20-0938)) to change approved uses from 6,300 sq ft of professional and/or medical office uses to 15 units of multi-family
Parcel Size	+/- 0.77 acres
Street Functional Classification	Mohr Road – Local Road Sheldon Road – County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-20	PD	Vacant
North	Residential-12 + Residential-20	RMC-12 + RMC-16	Multifamily
South	Residential-9 + Residential-20	RSC-6 + RMC-16	Multifamily, Single Family + Public/Quasi-Public/Institutions
East	Residential-4, Community Mixed Use-12 + Residential-20	RSC-6 + BPO	Vacant, Single Family, Public/Quasi-Public/Institutions + Light Commercial
West	Residential-9, Residential-12 + Residential-20	RSC-6, RSC-9, RMC-16, CN + PD	Multifamily, Single Family Mobile Home Park + Light Commercial

Staff Analysis of Goals, Objectives, and Policies:

The 0.77 ± acre subject site is located north of Mohr Road and east of Sheldon Road. The site is in the Urban Service Area (USA) and is located within the limits of the Northwest Area and Town ‘n Country Community Plans. The site is also located within the Coastal High Hazard Area (CHHA). The applicant is requesting a Major Modification to Planned Development (89-0061 (PRS 20-0938)) to change approved uses from 6,300 sq ft of professional and/or medical office uses to 15 multi-family units.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-20 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. The Residential-20 Future Land Use category allows for a maximum of 20 units per gross acre. With 0.77 acres, the subject site can be considered for up to 15 dwelling units (0.77 acres x 20 units/acre = 15

dwelling units). The proposed rezoning is consistent with the uses allowed under the existing Future Land Use category and does not exceed the maximum allowable density.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Additionally, the subject site is within the Coastal High Hazard Area (CHHA), which according to FLUS Policy 4.3.5, staff shall ensure to continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the CHHA through plan designated uses, zoning and density and intensity limitations. The subject site is largely surrounded by the higher-density residential land use categories, specifically Residential-9, Residential-12, and Residential-20, and with predominately single-family and multifamily zoning districts. The area is currently developed with higher density multifamily uses along the west side of Sheldon Road. There are some light commercial and business professional office uses within the surrounding areas. The subject site is direct adjacent to existing multifamily uses on the north, west, and south sides with direct frontage on Sheldon Road on the eastern property line. Additionally, the requested density does not exceed the maximum allowable density under the current Residential-20 Future Land Use category, and the applicants are not seeking any density bonuses which are prohibited in the CHHA under FLUS Policy 2.3.5.; therefore, the rezoning is consistent with Urban Service Area and CHHA Objectives and Policies.

FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 and Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. Given the current development pattern that consists of higher density multifamily uses with single family uses oriented on the east side of Sheldon Road and south of Mohr Road, the proposed rezoning is compatible with the surrounding area and neighborhood character and would not negatively impact the adjacent residential communities. Therefore, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

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

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Northwest Area and Town and Country Community Plans. Strategy B of the Northwest Area Community Plan seeks to establish a community form that encourages the creation of mixed-use traditional neighborhoods and higher density town centers. More specifically, it is encouraged to create "neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community." The addition of multifamily units within the existing residential area will increase the housing stock, and additional multifamily units in an area large, comprised of a mix of multi- and single-family style residences. There are no applicable policies within the Town and Country Community Plan. The proposed rezoning aligns with the goals and strategies of the Northwest Area Community Plan.

Overall, staff finds that the proposed major modification is compatible with the existing development pattern found within the surrounding area and supports the goals and strategies of the Northwest Hillsborough Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

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

Density and Intensity

Policy 2.3.5: Density bonuses outlined in the Comprehensive Plan shall not be applicable to properties within the Coastal High Hazard Area

Community Context and Compatibility

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

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

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

Relationship to Land Development Regulations

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

Land Use Suitability

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

Development

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

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

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

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

Neighborhood and Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: NORTHWEST AREA COMMUNITY PLAN

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

- Adopting the composite master plan, known as the Northwest Hillsborough Regulating Plan (See Figure 4A) which locates and defines each intended neighborhood, and town center by parcel boundaries, the site plans provide an example of a Traditional Neighborhood Development (TND) pattern for each site. These are conceptual plans and are not regulatory in any way over the future development of these properties.

Provide incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.
- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.
- d) Concentrations of civic, institutional, and commercial activity embedded within neighborhoods, not isolated in remote single-use complexes.
- e) School facilities sized and located to enable children to walk or bicycle to them.
- f) Range of town squares, parks, playgrounds, playing fields, and community gardens, distributed within neighborhoods along with corridors of green space used to define and connect different neighborhoods and centers.
- g) Walkable neighborhoods with defined centers and edges, allowing for home occupation and convenient transit.
- h) Safe, beautiful streets for informal socializing and community meeting halls for purposeful gatherings.
 - Ensuring the evolution of neighborhoods, districts, and corridors through precise urban design codes that serve as predictable guides for change.
 - Planning for the evolution of existing suburban areas into economically vital mature mixed-use communities.

Designating the Tampa Bay Downs site (See Site 3 on Figure 4A) as a Special Entertainment Center (SEC) intended to encourage mixed-use development, based upon TND principles, that functions as an employment center. The SEC, will be based on the horse racetrack uses, and foster interconnectivity between local and regional neighborhoods, promote economic vitality, efficient transportation, mobility,

and a unique sense of place. Additional definition of the SEC will be provided through development standards created as part of the Land Development Code through an optional regulatory plan.

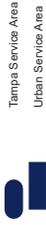
HILLSBOROUGH COUNTY FUTURE LAND USE

MM 25-1354

Rezoning STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water

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

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (0.1, .35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

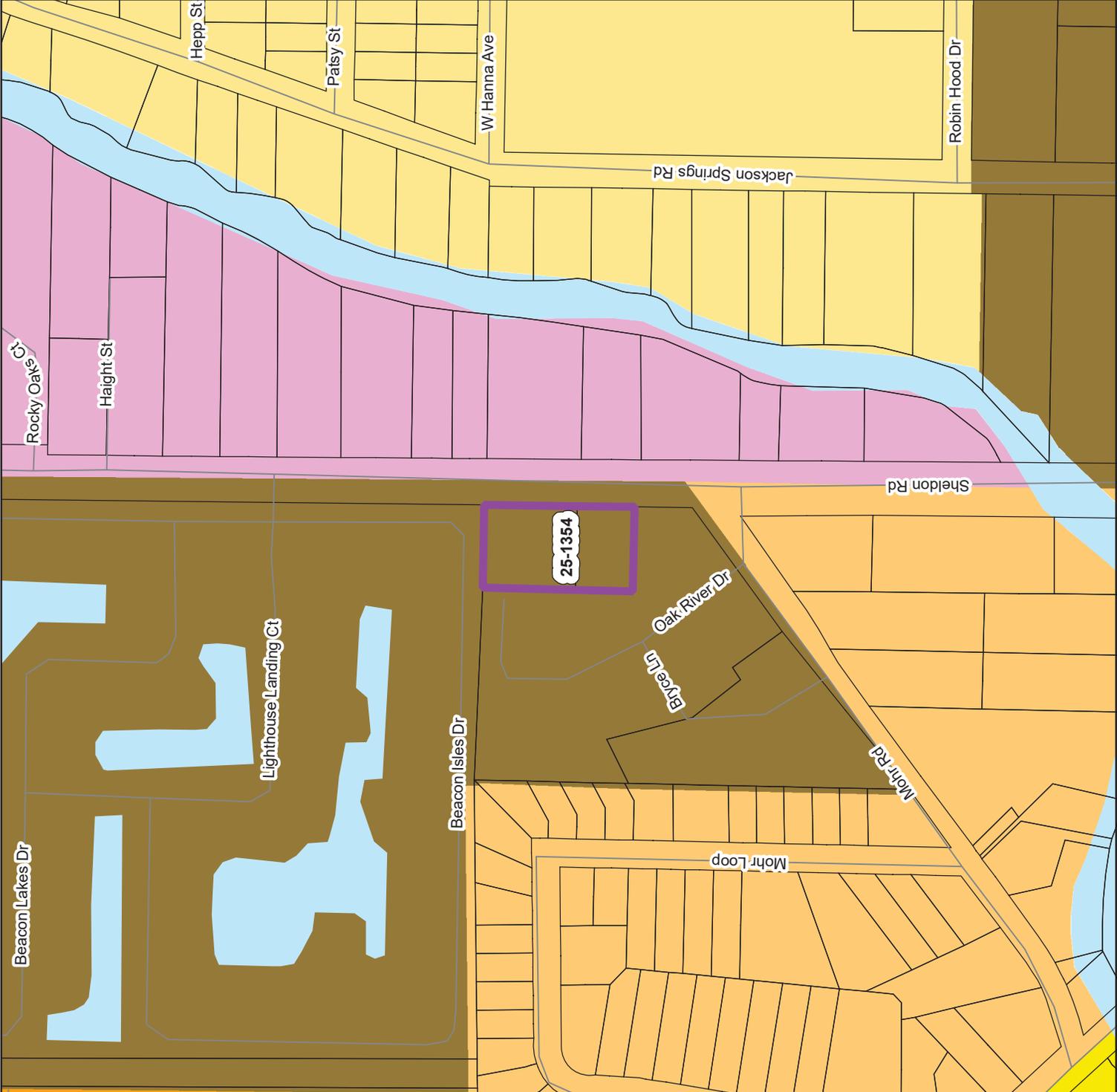
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and should not be used for any legal or regulatory purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be accurate to the best of the City-County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate ordinance.

Map Printed from Rezoning System: 9/24/2025
Author: Samantha Lundes
File: C:\Rezoning\System\Map\Projects\HC\SamLundes_1stRezoning.mxd





**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**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Sheldon Road Apartments

Zoning File: RZ-PD 89-0061 Modification: MM 25-1354

Atlas Page: None Submitted: 2/17/26

To Planner for Review: 2/18/26 Date Due: 2/25/26

Contact Person: Patricia Ortiz Phone: 813-817-8492/ortizplanningsolutions@gmail.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: Jared Follin Date: 02/25/2026

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

REVISED: 01/20/26

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town & Country

PETITION NO: MM 25-1354

-
-
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. All construction ingress and egress shall be limited to the Sheldon Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
2. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
3. As Sheldon Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve **between 3.5 feet and 4.5 feet** of right-of-way along its Sheldon Rd. frontage for future improvements as displayed on the PD site plan, such that a minimum of **132 feet** of right-of-way is preserved west of the existing Sheldon Rd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

REVISED CONDITIONS OF APPROVAL

- ~~6. The radii of the project drive shall be twenty five (25) feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject site.~~

[Staff recommends the deletion of this condition on the basis that driveway design (i.e. radii) shall be consistent with the current Hillsborough County Transportation Technical Manuel (TTM) and determined at the time of sub/site/construction review]

7. Access onto Sheldon Road shall be limited to one driveway. The design of the six-lane Sheldon Road is such that eastbound left movements out of the site and the northbound movements into the site are restricted; therefore, the subject site's primary access shall be limited to a right-in/right-out drive.

a. The developer shall provide pedestrian cross-access to the adjacent parcel to the north under Folio No 5758.0200 and a pedestrian cross-access to the adjacent parcel to the south under Folio No 5901.0000.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to Planned Development 89-0061, most recently modified by PRS 20-0938. The existing Planned Development (PD) is approved for a two-story 6,300sqft of professional or medical or dental office. The proposed Planned Development is seeking approval for fifteen (15) multi-family units. The site is located on the west side of Sheldon Rd. +/- 142ft north of the intersection of Mohr Rd. and Sheldon Rd. The Future Land Use designation of the site is Residential – 20 (R-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Medical-Dental Office (ITE 720) 6,300sqft	181	20	18

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Low-Rise Multi-Family (ITE 220) 15 Units	205	18	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

Difference	+24	-2	-3
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TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Sheldon Rd., a 4-lane, divided, standard county maintained, urban arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide bike lanes and +/- 4-foot-wide sidewalks on both sides of the roadway. The roadway lies within a right of way width that varies between +/- 123 and 125ft.

Pursuant to the Hillsborough County Corridor Preservation Plan, Sheldon Rd. is designated for a future six-lane improvement. In order to accommodate this future expansion, the appropriate right-of-way width is being preserved in accordance with Typical Section – 6 (TS-6) of the Hillsborough County Transportation Technical Manuel (TTM) with an additional 22ft preserved for the additional two lanes along the project’s entire frontage onto Sheldon Rd. as displayed on the PD site plan.

SITE ACCESS

The existing PD is approved for a single right-in right-out access connection onto Sheldon Rd and two pedestrian cross-access connections to the north and south to connect to the adjacent parcels under Folio No 5758.0200 and Folio No 5901.0000 respectfully. This application does not propose any modifications to the subject site’s approved access connection.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Sheldon Rd. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Sheldon Rd.	Hillsborough Ave.	Waters Ave.	D	D

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/15/2025</p> <p>PETITION NO.: 25-1354</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 10/01/2025</p> <p>PROPERTY ADDRESS: 6004 Sheldon Rd, Tampa, FL</p> <p>FOLIO #: 0070150000, and 0070170000</p> <p>STR: 34-28S-17E</p>
<p>REQUESTED ZONING: Major modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial 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.</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: ortizplanningsolutions@gmail.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.

TO: Zoning Review, Development Services

DATE: 12/03/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Aston Court LLC

PETITION NO: 25-1354

LOCATION: 6004 Sheldon Rd

FOLIO NO: 7017.0000

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)

Per Unit

Mobility: \$6,661 * 15 = \$99,915

Parks: \$1,555 * 15 = \$23,325

School: \$3,891 * 15 = \$58,365

Fire: \$249 * 15 = \$3,735

Total Multi-Family (1-2 story) = \$12,356 * 15 = \$185,340

Project Summary/Description:

Urban Mobility, Northwest Park/Fire - Multi-family 15 units

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh Date: 10/01/2025**

Agency: Natural Resources Petition #: 25-1354

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. 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.



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:** 9/10/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/24/2025
PROPERTY OWNER: Aston Court LLC **PID:** 25-1354
APPLICANT: Aston Court LLC
LOCATION: 6004 Sheldon Rd. Tampa, FL 33615
FOLIO NO.: 7015.0000, 7017.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

PETITION NO.: MM 25-1354 REVIEWED BY: Clay Walker, E.I. DATE: 9/16/2025

FOLIO NO.: 7015.0000, 7017.0000

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 (approximately __ feet from the site), (adjacent to the site), and is located north of the subject property within the west 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 16 inch wastewater forcemain exists (approximately 125 feet from the project site), (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Mohr 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

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 09/15/2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Patricia Ortiz

PETITION NO: 25-1354

LOCATION: 6004 Sheldon Rd, Tampa.

FOLIO NO: 7015.000

SEC: 34 TWN: 28 RNG: 17

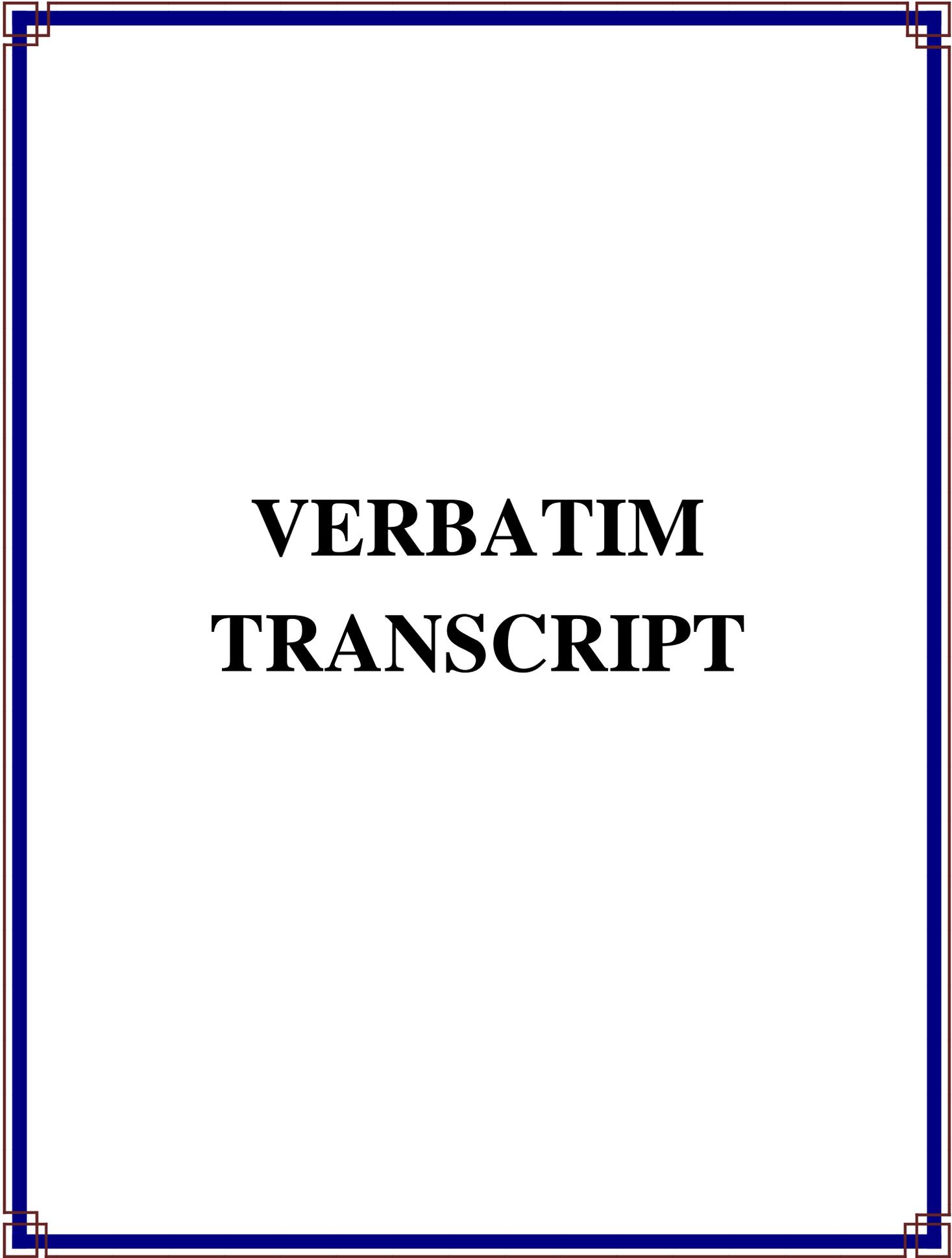
- This agency has no comments.

- 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: January 26, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 9:48 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33601

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our last item is Item D.7. Major Mod
2 25-1354. The Applicant is requesting a major modification in
3 PD 89-0061. Jared Follin, with Development Services, will
4 present staff findings after the Applicant's presentation.

5 HEARING OFFICER: Good evening.

6 MS. ORTIZ: Hey, good evening. For the record, my
7 name is Patricia Ortiz. My address is 2810 North Central
8 Avenue, Tampa 33602.

9 We are seeking a major modification. The subject
10 site is located on the west side of Sheldon Road about 200
11 feet north of Mohr Road. It's 0.77 acres in size. It is
12 designated as RES-20 on the Future Land Use Map, and it's
13 located within the urban service area.

14 The property is currently approved for 6,300 square
15 feet of medical and professional office. The intent is to
16 change the approved use to a 15-unit apartment complex, which
17 translates to a density of 19.5 dwelling units per acre.

18 The petition received favorable reviews from the
19 reviewing agencies. I would say that this development is
20 reasonable, considering the residential development pattern
21 of the area and its proximity to existing multi-family
22 development. This multi-family development that exists,
23 abuts the site on the north, the south, and the west.

24 The proposal is appropriate, considering the
25 location within the urban service area and the county's

1 Growth Management Strategy. The project will generate less
2 than 50-peak hour trips. Sheldon Road is a divided arterial
3 roadway. It has four lanes currently, but the Corridor
4 Preservation Plan shows a future improvement to a six-lane
5 roadway, so the developer has agreed to conditions to
6 dedicate between three-and-a-half and four-and-a-half feet of
7 right of way. Access is limited to a single driveway. That
8 would be right in/right out, extending from Sheldon Road, and
9 pedestrian cross access will be provided. Water and sewer
10 lines exist in the right-of-way along Sheldon Road, right
11 along the project frontage.

12 And we're not asking for any variances or
13 variations. However, we do not meet the two-for-one setback
14 requirement. We are proposing, in lieu of the two-for-one
15 setback, a 10-foot Type A buffer, and that would be along the
16 north, south, and west property boundaries. Along the west
17 property boundary, where the site abuts existing
18 multi-family, the screening would be a -- an opaque fence, a
19 PVC fence. Typically buffering and screening is not required
20 between multi-family uses, 12 dwelling units per acre or
21 higher. And in addition, to provide additional mitigation or
22 sensitivity to the adjacent land uses, the building is pushed
23 to the west, allowing the parking and drive aisles closer to
24 Sheldon Road and in front of the building. With that, I'll
25 stand for questions and --

1 HEARING OFFICER: No questions at this time.

2 MS. ORTIZ: Thank you.

3 HEARING OFFICER: Thank you so much.

4 MS. ORTIZ: Oh, one final thing. I didn't see any
5 opposition in the record, just to let you know.

6 HEARING OFFICER: All right. If you look behind
7 you, it doesn't look like there's anyone there for you.

8 MS. ORTIZ: I know.

9 HEARING OFFICER: So don't forget to sign in.

10 MS. ORTIZ: Thank you.

11 HEARING OFFICER: All right. Development Services?

12 MR. FOLLIN: Good evening. Jared Follin, with
13 Development Services.

14 So this is a major modification to go from office
15 to a multi-family residential. This does include an increase
16 of height of 45 feet, and they're not meeting two-to-one.
17 They are providing a buffer and screening, which they are not
18 required to by code, but they are providing it.

19 We also found that the orientation of the adjacent
20 multi-family is compatible with the setback and the buffer
21 from their property line. So we didn't have any
22 compatibility issues with that, and we are finding it
23 approvable.

24 HEARING OFFICER: All right. Thank you so much.
25 The Planning Commission please.

1 MS. MYERS: Alexis Meyers, Planning Commission
2 staff. The subject site is located in the Residential-20
3 Future Land Use Designation. It is in the urban service
4 area, and within the limits of the Northwest area and Town &
5 Country Community Plans.

6 The subject site is also within the Coastal High
7 Hazard Area. The requested density does not exceed the
8 maximum allowable density under the current Residential-20
9 Future Land Use Category, and Applicants are not seeking any
10 density bonuses, which are prohibited in the CHHA, under
11 Future Main Use Section Policy 2.3.5. Therefore, the request
12 is consistent with the urban service area and CHHA objectives
13 and policies.

14 Given the current development pattern that consists
15 of higher density multi-family uses, with single-family uses
16 oriented on the east side of Sheldon Road and south of Mohr
17 Road, the proposed request is compatible with the surrounding
18 area and neighborhood character, and would not
19 negativity -- or I'm sorry -- would not impact the adjacent
20 residential communities, and therefore meet the intent of
21 Objective 1.1 and Objective 4.4, regarding compatibility and
22 neighborhood protection.

23 The site meets the intent of the Northwest area
24 community plan. However, there are no applicable policies
25 within the Town & Country Community Plan.

1 Based upon those considerations and the following
2 goals, objectives, and policies, Planning Commission staff
3 finds the proposed major modification consistent with the
4 Unincorporated Hillsborough County Comprehensive Plan,
5 subject to the conditions proposed by the Development
6 Services Department.

7 HEARING OFFICER: Thank you so much. Is there
8 anyone in the room or online that would like to speak in
9 support? Seeing no one.

10 Anyone in opposition to this request? All right.
11 No one.

12 Ms. Heinrich, anything further?

13 MS. HEINRICH: No, ma'am.

14 HEARING OFFICER: Ms. Ortiz, you have the last
15 word, if you'd like it.

16 MS. ORTIZ: I don't.

17 MR. PORTER: Okay. Thank you.

18 Then with that we'll close Major Modification
19 25-1354 and adjourn the hearing. Thank you all for your time
20 and testimony.

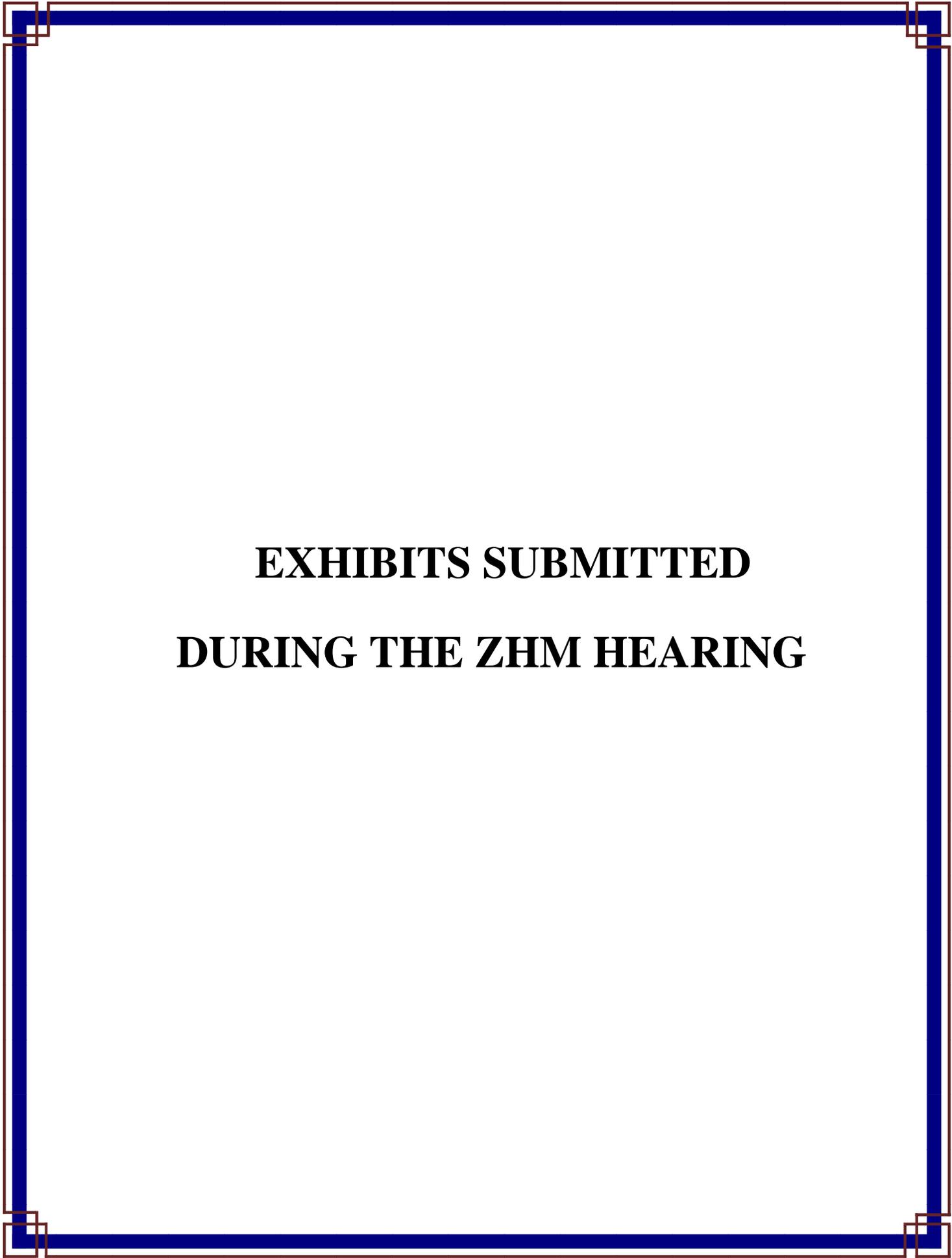
21 (Hearing adjourned at 9:48 p.m.)

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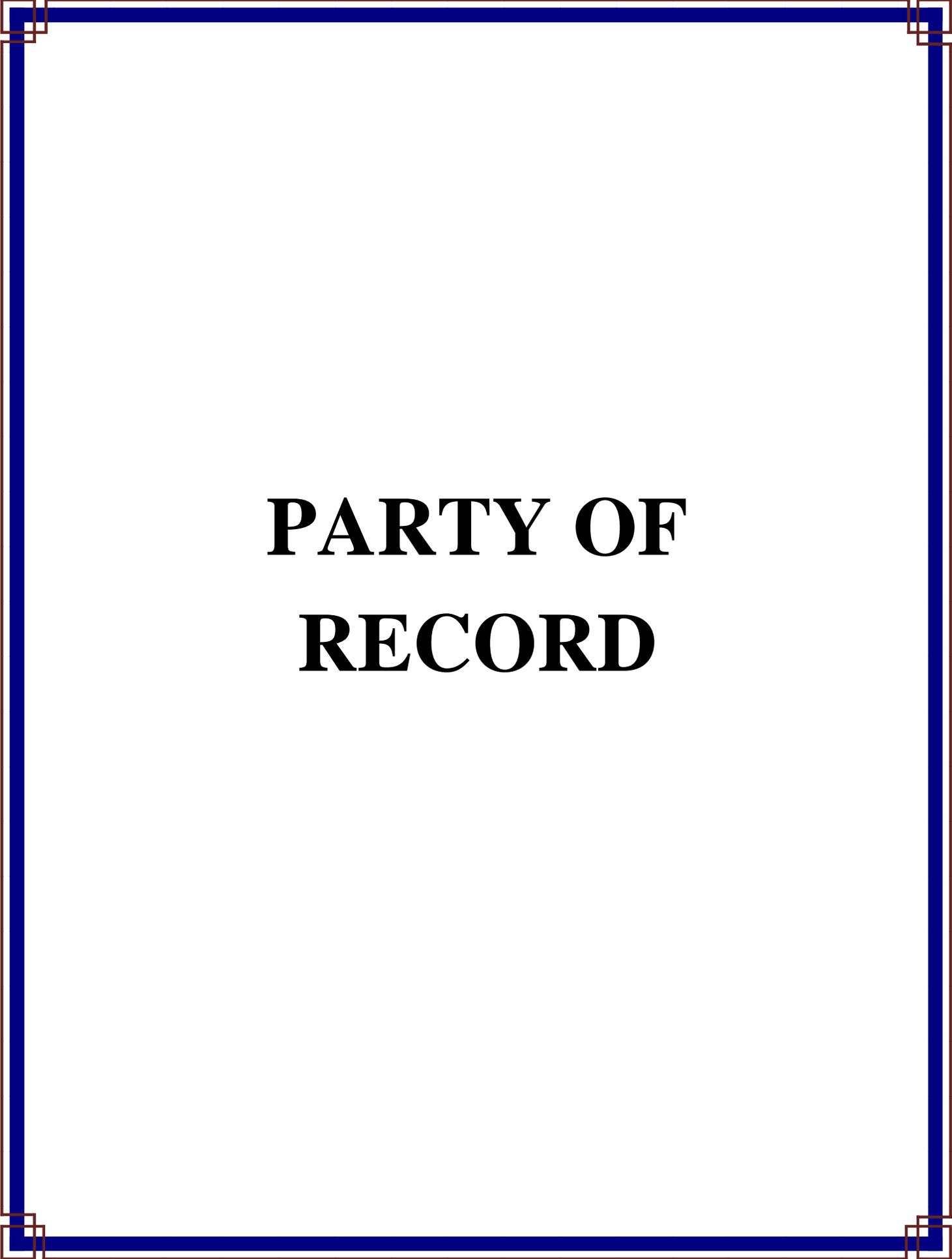
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE