



1.0 APPLICATION SUMMARY

Applicant: 11202 Dewhurst LLC

FLU Category: RES-6, RES-12

Service Area: Urban

Site Acreage: Approximately 14.66 acres

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

PD 04-0459 rezoned the overall +/-25.7-acre subject property from Agricultural, Single Family Conventional (ASC-1) to Planned Development located on the north side of Bloomingdale Avenue between Patterson Road and Watson Road. The Planned Development (PD) was approved for detached & attached single-family homes, a community residential home, and an outparcel.

Most Recent MM 16-1335: The Major Modification increased the total number of residential units from 198 to 272. This increase was pursuant to Comprehensive Plan Amendment (CPA 16-17) designating the southern +/-10 acres closest to Bloomingdale to RES-12. The existing 101-bed community residential home was not affected by this modification. The modification is limited to folios 73778.7444 and 73703.0010, as the remaining area within the PD is essentially built out with residential units and an outparcel.

Major Modification 25-1247 proposes reallocating unbuilt housing by reducing the number of residential units by 4 dwellings and increasing the Community Residential Home units by 20 (based on the 5 CRH units equating to 1 dwelling conversion rate). The total number of residential units within the PD will remain the same, only changing the unit mix. Secondly, the applicant also proposes allowing more uses within the clubhouse including a members' restaurant with alcoholic beverage service.

Existing Approval(s):	Proposed Modification(s):
1. Community Residential Home allows a Maximum of 101 beds.	1. Increase the number of Community Residential Home maximum number by 20 beds (4 dwelling units) to allow up to 121 beds.
2. Residential entitlements allow a maximum of 272 residential dwellings.	2. Decrease the residential housing entitlements by 4 units, from a maximum of 272 to a maximum of 268 residential dwellings.
3. Clubhouse shown on site plan with unspecified uses.	3. Condition the Clubhouse to specifically allow an Eating Establishment/Sit-down restaurant with ability to serve alcoholic beverages/package

APPLICATION NUMBER: MM 25-1247

ZHM HEARING DATE: January 26, 2026
BOCC LUM DATE: March 10, 2026

Case Reviewer: Tim Lampkin, AICP

	sales, personal services, satellite pharmacy, and recreational uses (private community).
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Additional Information:

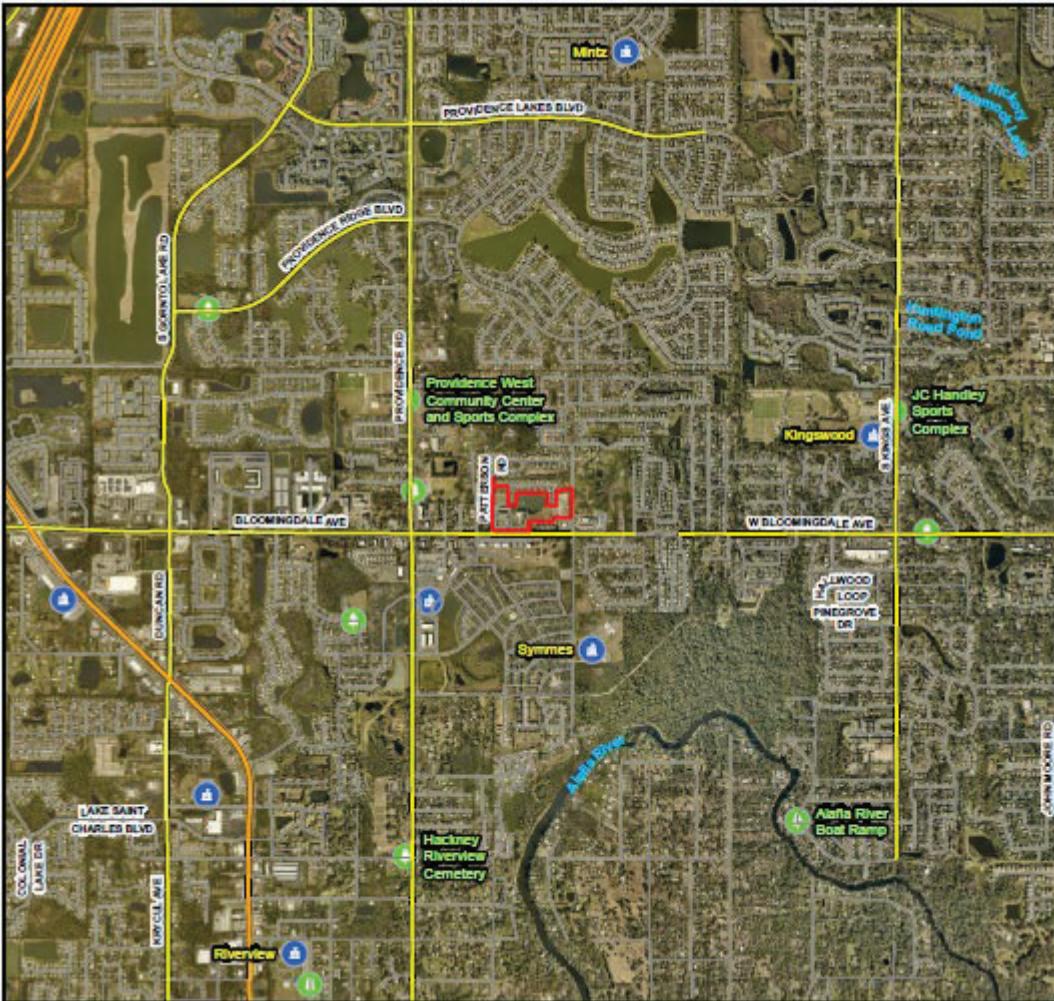
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation:

Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

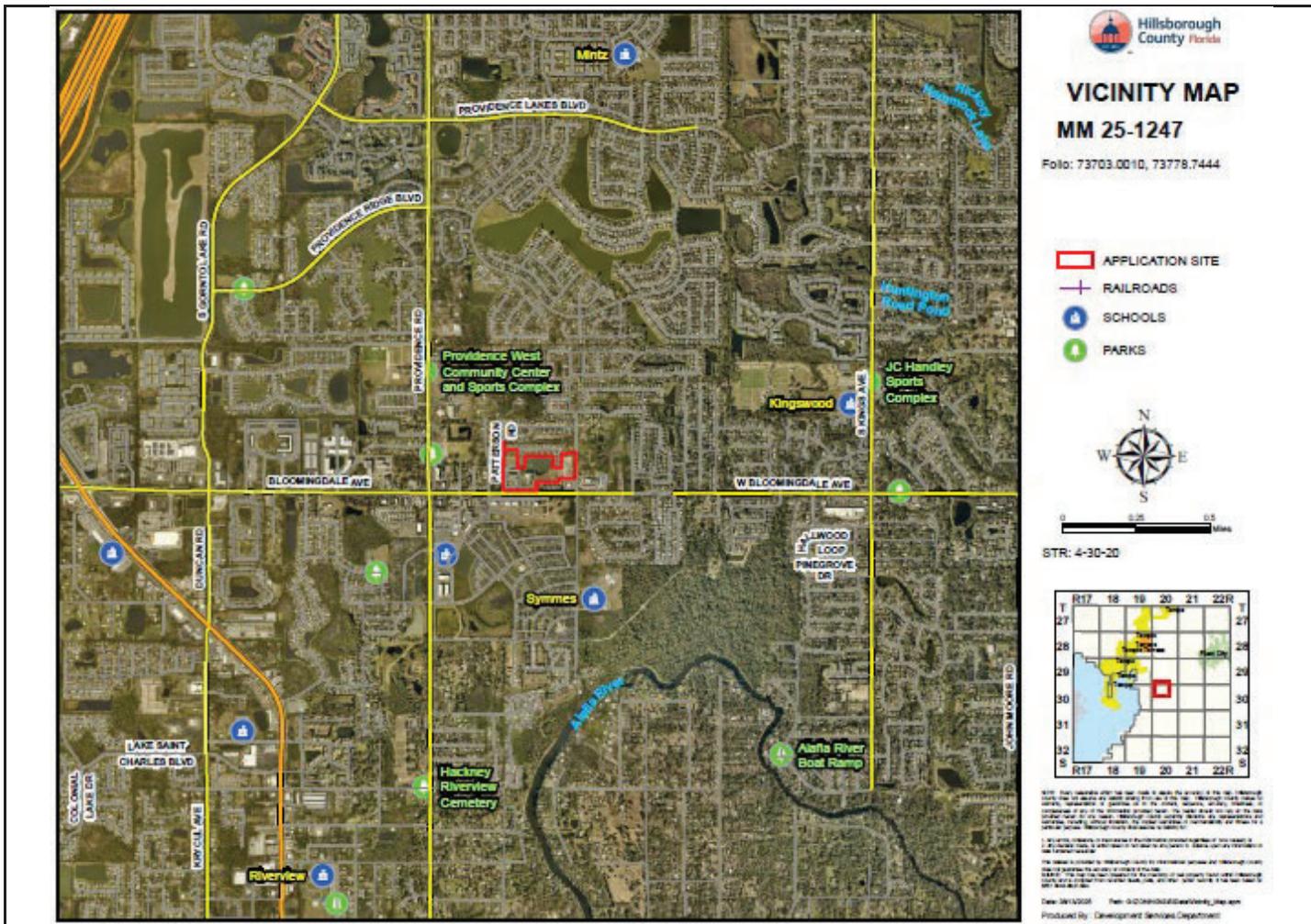
2.0 LAND USE MAP SET AND SUMMARY DATA**2.1 Vicinity Map****Context of Surrounding Area:**

The overall Planned Development consists of multiple folios within the development comprising approximately 25.74 acres. The 14.66-acre property subject to this request is located towards the southern portion on the north side of Bloomingdale Avenue between Watson and Patterson Road.

The surrounding area is a mix of uses. To the west of Patterson Road and north of the PD are single-family homes. South of the subject site across Bloomingdale Avenue is the Winthrop mixed-use development with commercial and residential. East of the area of modification is an outparcel consisting of a restaurant. Eastward along Bloomingdale Avenue are more commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

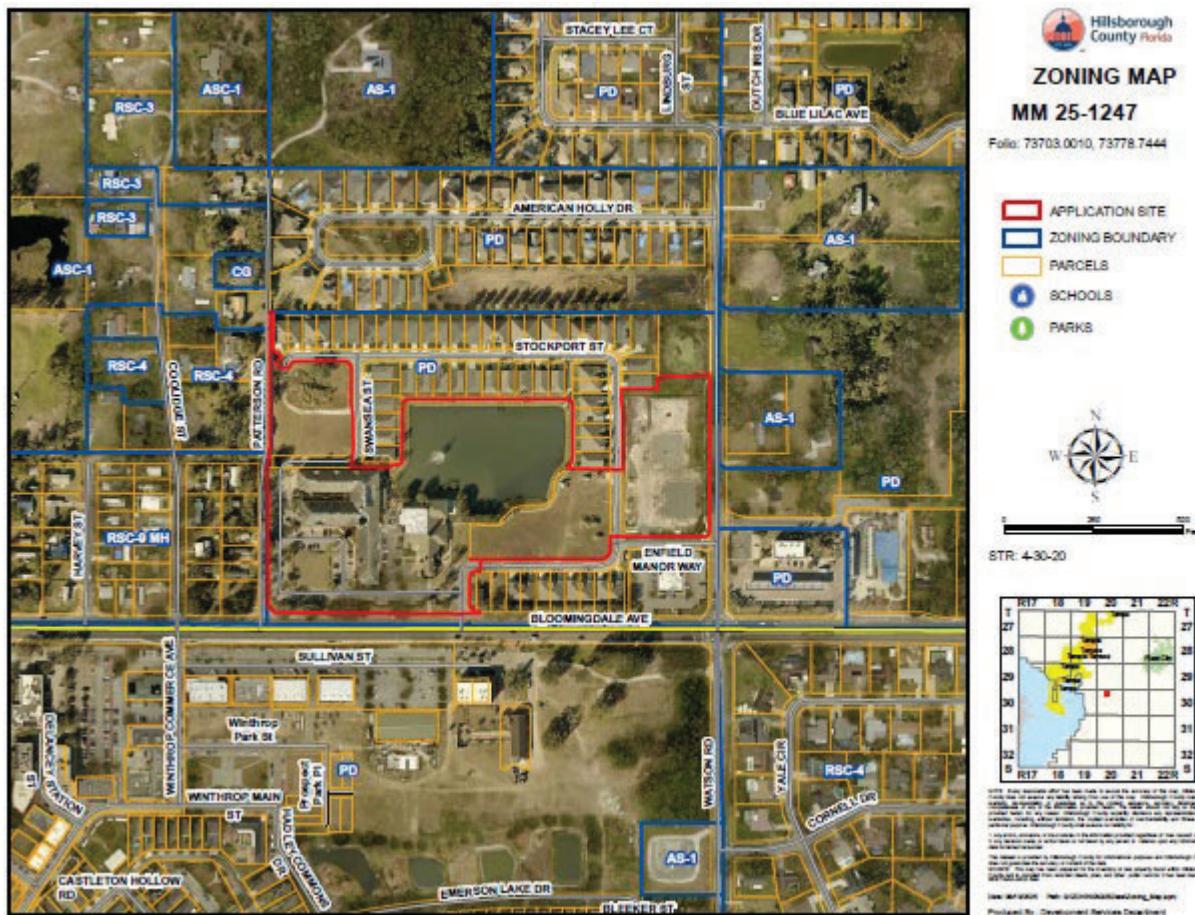
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 / RES-12
Maximum Density/F.A.R.:	<p>RES-6: 6 du per acre Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less.</p> <p>RES-12: 12 du per acre Up to 0.35 - 0.50 FAR</p>
Typical Uses:	<p>RES-6: Typical uses include agricultural, residential, neighborhood commercial, office uses, multipurpose projects and mixed-use development.</p> <p>RES-12: Typical uses include agricultural, residential, commercial, office uses, multi-purpose projects and mixed-use projects.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

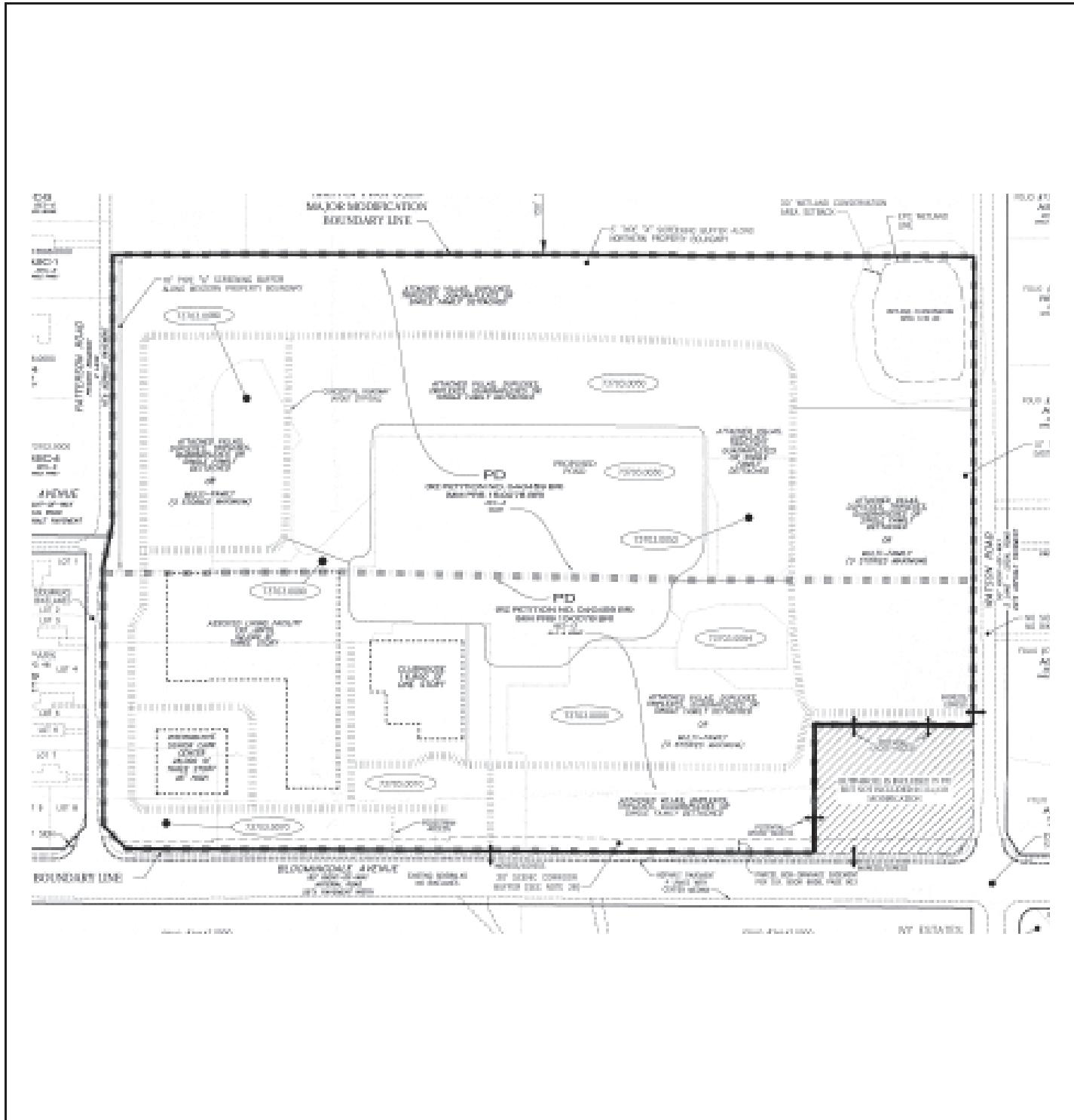


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 04-0459	11.81 dwellings per acre	SF Residential	Attached & Detached SF Residential
East	PD 04-0459	11.81 dwellings per acre	SF Residential	Attached & Detached SF Residential
	PD 04-0459 SE Outparcel	Max. 7,500 sf 0.17 FAR (CN)	Commercial	Restaurant
West	RSC-9/MH	9 dwellings per acre	Residential	SF Residential, Mobile Homes
South	PD 97-0113 (Winthrop)	Non-residential: 0.25 FAR Residential: 6 du/acre	Mixed Use: Residential, Civic & Commercial	Residential, Commercial

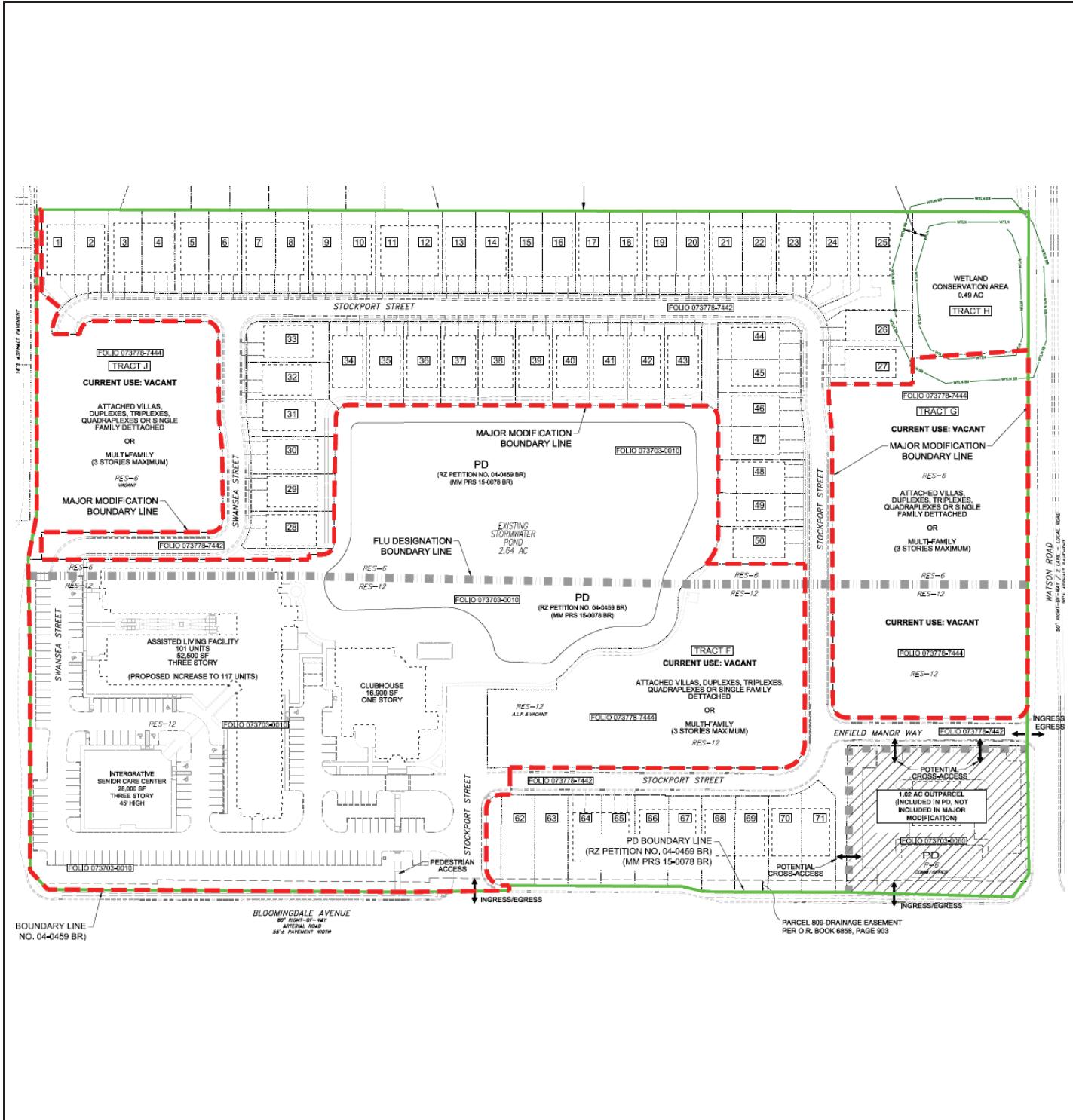
2.0 LAND USE MAP SET AND SUMMARY DATA

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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomingdale Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Watson Rd.	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,232	139	166
Proposed	2,300	142	170
Difference (+/-)	(+) 68	(+) 3	(+) 4

*Trips reported are based on gross 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	X	Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: _____				
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 type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Assisted Living Facility (Mobility Per Bed) (Fire Per 1,000 s.f.) Mobility: \$1,253 * 20 beds = \$25,060 Fire: \$95 (only if any new square footage)				
Urban Mobility, Central Fire - Convert allowable use from housing for older persons (4 dwelling units) to Assisted Living Facility Beds (20), plus accessory facilities (no impact for accessory use)				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <p> <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 type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent </p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See "Hillsborough County Planning Commission Review".

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on the north side of Bloomingdale Ave. between Watson and Patterson Road. The Site is within the Brandon Community Plan area, is within the Urban Service Area, and has a mixed future land use designation of R-6 and R-12. Immediately south across Bloomingdale Avenue is a mixed-use development known as Winthrop, developed with commercial fronting this section of Bloomingdale Avenue. Additional nearby uses include a mix of commercial and various residential types including mobile homes and attached/detached single-family homes.

The property is located in an existing residential development with an on-site Community Residential Home, amenities including a clubhouse and a commercial outparcel located within the southeast quadrant of the PD. Per condition no. 1, the residential development is subject to Land Development Code Section 6.11.51 (Housing for Older Persons) which requires at least 80 percent of the units are occupied by at least one person 55 years of age or older per unit. The development allows a mix of dwelling unit types, including single family detached, duplex, triplex, and quadplex.

The Community Residential Home, Type C, currently allows up to 101 residents. The Applicant seeks to modify the uses of the PD to include a wider range Clubhouse uses for residents and to reallocate unbuilt Housing for Older Persons density to allow for additional beds in the Community Residential Home. **The total number of units through the entire PD will remain the same as originally approved.** The applicant proposes decreasing the residential housing entitlements by four (4) dwelling units, from a maximum of 272 to a maximum of 268 residential dwellings. Concurrently, the applicant proposes to increase the number of Community Residential Home maximum number by 20 beds to allow up to 121 beds pursuant the conversion rate of 1 residential home equating to 5 CRH residents.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

Prior to Site Plan Certification the following shall be amended:

- I. Revise the label for the northernmost access connection to Barrie Acre Trail from "Access for Future Connection – See Conditions of Approval" to "Access Connection – See Conditions of Approval"
- II. Revise plan to relocate the northernmost access connection on Barrie Acre Trail to the south to align with the area identified to be improved.
- III. Replace the PD site plan site note #31 with the following statement "Lutz Lake Fern Road shall be improved per the PD Zoning conditions of approval.

Staff finds the request approvable, subject to the following conditions listed below, and based on the general site plan submitted October 10, 2025.

1. The project shall be permitted the following uses:

1.1 The project shall be developed in accordance with Policy ~~19.3~~ 2.3.6 of the Future Land Use Element "Incentives for mixed use" and a density bonus is allowed to the next higher plan category. In addition, the project is subject to the Land Development Code Section 6.11.51 (Housing for Older Persons). The residential portions of the project are limited to a total of ~~272~~ 268 units; and a ~~104~~121-bed assisted living facility and a senior care facility. Residential housing ~~housings~~ types are: single-family detached, villa (duplex), triplex, quadplex, townhouse and condominium multifamily units. The location of each housing type is indicated on the general site plan, sheet 1.

1.1.1 Development standards for the single family detached, duplex, triplex, and quadplex shall be a minimum 2,400 square feet lot size, minimum lot width of 34 feet, 20 feet front and rear yard setbacks, and 5 foot side yards. Rear yards internal to the project and front yards functioning as side yards shall be 10 feet. The project shall be permitted 50% maximum building coverage.

1.1.2 The townhouse and condominium multifamily buildings may be three stories in height. The assisted living facility with a maximum of ~~104~~ 121 residents and the senior care center may also be three stories in height. Development standards of all these buildings shall be those of the RMC-16 Zoning District. The 2-to-1 additional setback for structure height over 20 feet shall not apply.

1.1.3 The project shall be permitted a senior care facility on the southwest corner of the site, and only internal access shall be permitted. In addition to an adult care facility developed in accordance with Land Development Code Section 6.11.05. Adult Care Facility, the following uses shall be permitted within the senior care center building: Medical offices, rehabilitation center, fitness/sports facility, primary and tertiary physician access services, mental health counseling/care/education/support groups, religious services/study, hobby/special interest clubs/organizations.

1.1.4 The existing clubhouse as depicted on the site plan shall be permitted for use as a private, membership-only club, exclusive to residents within the PD. All residents of the PD will have the option to become a member of the club. The following uses shall be permitted as part of the private, membership-only club, and will be located within the existing clubhouse and be for the benefit of members only:

a) Eating Establishment/Sit-down restaurant with ability to serve alcoholic beverages / package sales on premise, subject to Land Development Code Section 6.11.11 (Alcoholic Beverage Use).

- b) Personal Services
- c) Satellite Pharmacy (for purposes of prescription refills and pick-up)
- d) Recreational Uses, Private Community

1.1.54 Should one car garages be used, the following shall apply:

- a) Homes developed with a one car garage shall have two (2) stories.
- b) A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
- c) The guest parking lot location shall be centrally located to the one-car garage units they serve.
- d) Two-car garage units are not required to provide guest parking areas, as required for one-car garage units.
- e) The front door of all homes shall face the street.

2. The 1.02-acre parcel located at the southeast corner of the project shall be developed in accordance with the CN zoning district, unless otherwise specified herein, and in accordance with one of the following development options:

Option 1: A maximum 4,000 square foot bank with drive through lanes.

Option 2: A maximum of 7,500 square feet of floor area shall be CN uses excluding the following uses which shall be prohibited: fast food restaurants; convenience stores with or without gas pumps; funeral homes/mortuaries; adult uses; bowling alleys; billiards and pool parlors; and hotels/motels.

2.1 The following design requirements shall apply to the parcel at the southeast corner regardless of development option:

- 2.1.1 A maximum of one row of parking shall be permitted between the building and Bloomingdale Avenue.
- 2.1.2 Pedestrian interconnectivity, in the form of a 5-foot wide sidewalk, shall be provided between the out parcel and the adjacent parcels as shown on the site plan.
- 2.1.3 If the building is developed for multiple tenants, it shall have a minimum of two entrances including one on the east or west side and one entrance on the south side (Bloomingdale Avenue) of the building. If developed for a single tenant, the building shall have its primary entrance facing Bloomingdale Avenue. Secondary entrances are optional unless otherwise required by the Hillsborough County Building Code.
- 2.1.4 All building facades shall be architecturally finished and include one or more of the following elements: spandrel glass, widows, columns, colonnades, awnings, porches, shutters, transoms, porticos, or pilasters. In addition to the above, the façade facing Bloomingdale Avenue shall include windows and glass doors (including entrances).

2.1.5 Prior to Construction Plan approval, the developer shall submit building elevations indicating compliance with conditions 2.1.3 and 2.1.4.

2.16 A green space, located in the area shown on the site plan, shall be provided. This area shall be planted with lawn, low growing evergreen plants, and/or evergreen ground cover.

2.2 A 20-foot Type B buffer shall be provided along the western boundary. Buffering and screening shall not be required along the northern boundary of the parcel. Landscaping consistent with an Urban Scenic Corridor shall be provided along Bloomingdale Avenue. If the 8-foot buffer shown on the site plan is not sufficient to support this landscaping, as determined by the Natural Resources Team, the buffer shall be increased to meet the landscaping requirements of the Urban Scenic Corridor as found within the Land Development Code.

3. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein.

4. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management. Final design, if approved by Hillsborough County Planning and Growth Management Department and may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

5. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day), LDC 6.04.01.F. The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.

6. The developer may be required to construct a left turn lane into the project's driveway on Watson Road. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis. The owner of those lands within MM 25-1247 (i.e. folios 73703.0010 and 73778.7444, consisting of +/- 14.66 ac.) agree turning movements may be restricted at the project's Watson Rd. access, and that no left-in/left-out access to Watson may be permitted unless all required studies have been conducted and the developer is able to construct any required improvements to Transportation Technical Manual (TTM) and other applicable standards.

7. If required during Concurrency review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to off set development's traffic. Improvements shall be constructed to FDOT and/or Hillsborough County standards at the expense of the developer. Improvements shall be needed to serve background plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions.

7. The following conditions shall apply to development within MM 25-1247 (i.e. folios 73703.0010 and 73778.7444, consisting of +/- 14.66 ac.):

- As proffered by the applicant, within one year of the approval of MM 25-1247, the property owner(s) shall install a Type F curb on the west side of Watson Rd. (from Enfield Way to Bloomingdale Ave.) Notwithstanding the above, as Watson Rd. is a substandard roadway, the developer shall improve Watson Rd., between the project access and Bloomingdale Ave., to current County standards or otherwise obtain a Sec. 6.04.02.B. Administrative Variance (AV) from the Sec. 6.04.03.L. LDC requirement. Deviations from Transportation Technical Manual (TTM) requirements may be considered through the Design Exception (DE) or Design Deviation Memoranda (DDM) process in accordance with Sec. 1.7 and other applicable sections of the TTM.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

8. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.

9. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
10. The developer will need to construct the necessary improvements to the adjacent roads prior to the issuance of certificates of occupancy. Pending the results of any transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersection. If it is determined that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

11. All set-backs along Patterson Road shall be measured beginning 25 feet from the current eastern edge of right-of-way.

12. Parking and/or pick-up/drop off for the medical/senior care ~~ease~~ facility shall be primarily restricted to those residents within the development. In concert with the Preliminary Site Plan submittal for the senior care facility, the developer shall submit an alternative parking plan in accordance with LDC Section 6.05.02.G. demonstrating the integrative nature of the senior care facility. More specifically, parking plan/calculations shall not be based upon standards for Health Practitioner's office as provided in the Land Development Code and shall demonstrate that the number of spaces being provided is being minimized to meet the intent that the senior care facility shall serve primarily the residents within the development.

13. The project shall be permitted two access points onto Bloomingdale Avenue and one onto Watson Road. The site plan submitted for certification shall show only two access points onto Bloomingdale Avenue.

13.1 The eastern access onto Bloomingdale shall be limited to a Westbound right-in/right out.

13.2 The developer shall be required to extend the existing 290-foot right turn lane on Bloomingdale Avenue, which currently serves the westernmost access point to the planned development, an additional +/-425 feet to tie in with the curb radius for the Bloomingdale Avenue/Watson Road intersection. This

requirement shall not apply if the parcel is developed with an auto parts store with a maximum of 7,500 square feet of floor space or other permitted use with equal or less trip generation. In the event another permitted use with equal or less trip generation than the auto parts store is proposed for development, the developer shall be required to submit a trip generation estimate, acceptable to Hillsborough County, supporting this conclusion.

14. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / 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. 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.
16. 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):
 - 16.1 Ground Signs shall be limited to Monument Signs.
 - 16.2 Billboards, pennants and banners shall be prohibited.
17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
18. An evaluation of the property identified a number of existing trees that may qualify as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
19. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
20. 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 approval.
21. 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.
22. 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.

APPLICATION NUMBER:

MM 25-1247

ZHM MEETING DATE:

January 26, 2026

BOCC LUM DATE:

March 10, 2026

Case Planner: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full) (Page 1 of 3)

8.1 Approved Site Plan (Full) (Page 2 of)

8.1 Approved Site Plan (Full) (Page 3 of 3)

8.2 Proposed Site Plan (page 1 of 3)

<p>Received October 10, 2018 Development Service</p> <p>11202 DEVELOPMENT SITE PLAN REVIEWS, FLORIDA 33978 GENERAL DEVELOPMENT SITE PLAN RZ PETITION NO. 04-0459-BR</p> <p>THE BRIDGES SWELL WATER GRAND</p> <p>LANDMARK Engineering & Surveying Corporation</p> <p>10015 Park Lane Suite 100 • Boca Raton, Florida 33487-3363 www.landmarkfla.com • (561) 994-7871 • (800) 331-3363 • FAX: (561) 994-7804</p> <p>1 of 3</p>	

8.2 Proposed Site Plan (page 2 of 3)

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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 1/15/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: MM 25-1247

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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

All previously approved transportation related conditions shall be carried forward. Additionally:

Revised Conditions

6. The developer may be required to construct a left turn lane into the project's driveway on Watson Road. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis. The owner of those lands within MM 25-1247 (i.e. folios 73703.0010 and 73778.7444, consisting of +/- 14.66 ac.) agree turning movements may be restricted at the project's Watson Rd. access, and that no left-in/left-out access to Watson may be permitted unless all required studies have been conducted and the developer is able to construct any required improvements to Transportation Technical Manual (TTM) and other applicable standards.

[Transportation Review Section staff recommend adding the above language to reflect discussions between the County and applicant's transportation engineer regarding safety and operational issues which could be caused by allowing left turns into the project driveway on Watson Rd., which could cause northbound traffic to backup into the intersection at Bloomingdale Ave., given the lack of a northbound left turn lane, access spacing issues and single northbound-lane configuration on Watson Rd.). Staff had previously expressed concerns about the proximity to the intersection, issues with southbound queues blocking such access, and lack of right-of-way necessary to construct a turn lane.]

7. If required during Concurrency review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to offset development's traffic. Improvements shall be constructed to FDOT and/or Hillsborough County standards at the expense of the developer. Improvements shall be needed to serve background plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions.

[Transportation Review Section staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, this condition is no longer enforceable. Staff notes that site access improvements (turn lanes) are not concurrently related and are still required by conditions herein this zoning as well as applicable LDC requirements including Sec. 6.04.04.D.]

12. Parking and/or pick-up/drop off for the medical/senior ~~ease-care~~ facility shall be primarily restricted to those residents within the development. In concert with the Preliminary Site Plan submittal for the senior care facility, the developer shall submit an alternative parking plan in accordance with LDC Section 6.05.02.G. demonstrating the integrative nature of the senior care facility. More specifically, parking plan/calculations shall not be based upon standards for Health Practitioner's office as provided in the Land Development Code and shall demonstrate that the number of spaces being provided is being minimized to meet the intent that the senior care facility shall serve primarily the residents within the development.

[Transportation Review Section staff recommends modification of this condition to correct a typo.]

New Conditions:

- The following conditions shall apply to development within MM 25-1247 (i.e. folios 73703.0010 and 73778.7444, consisting of +/- 14.66 ac.):
 - As proffered by the applicant, within one year of the approval of MM 25-1247, the property owner(s) shall install a Type F curb on the west side of Watson Rd. (from Enfield Way to Bloomingdale Ave.) Notwithstanding the above, as Watson Rd. is a substandard roadway, the developer shall improve Watson Rd., between the project access and Bloomingdale Ave., to current County standards or otherwise obtain a Sec. 6.04.02.B. Administrative Variance (AV) from the Sec. 6.04.03.L. LDC requirement. Deviations from Transportation Technical Manual (TTM) requirements may be considered through the Design Exception (DE) or Design Deviation Memoranda (DDM) process in accordance with Sec. 1.7 and other applicable sections of the TTM.
 - Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
 - Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 14.66 ac. portion of Planned Development (PD) #04-0459, as most recently modified via Major Modification (MM) 16-1335. The existing PD is approved for the following uses:

1. 272 dwelling units which are restricted to housing for Older Persons (reference LDC Sec. 6.11.51);
2. A 101-bed Community Residential Home (CRH); and,
3. A 28,000 max. integrative senior care facility.

The applicant is proposing to modify the PD to:

1. Reduce the number of dwelling units from 272 to 268;
2. Increase the number of Community Residential Home units from 101 to 121;
3. Clarify what uses can occur within the Clubhouse. Staff notes all such uses are restricted to "members" which is "exclusive to residents within the PD".
4. Proffer certain improvements to Watson Rd. (as specified in the conditions proposed hereinabove).

Given that the clubhouse uses are restricted only to residents within the PD and that such uses include personal care services and other functions which are typically incidental to Community Residential Homes and other senior living environments, such uses were not assumed to generate any additional trips impacts.

For the purposes of calculating the below trip impacts, staff notes that the existing conditions require the Integrative Senior Care Center (ISCC) to be primarily restricted to those residents within the development. As such, and after consultation with the Zoning Administrator on the issue given a lack of clarity within the existing zoning conditions, staff adjusted trip impacts calculated shown to reflect that a majority 51% of trip impacts would be internal capture (i.e. “primarily restricted to those residents within the development”, and therefore only 49% of the ISCC generating trip impacts.

The applicant submitted a trip generation letter which incorrectly characterizes the project as generating “no additional trips” and failed to provide an updated letter specifying the actual impacts despite being requested to do so. Regardless, after consultation with the Development Review Manager, consistent Sec. 6.2.1.C. of the DRPM, staff waived the requirement for the applicant to conduct a trip generation and site access analysis for all entitlements within the PD at the time of this zoning application. Staff notes that developers within the project will still be required to conduct any analyses required at the time of site/construction plan review. Staff have prepared the below comparison of the maximum trip generation potential of the subject site under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. All calculations below are based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 272 single-family detached dwelling units, (ITE Code 251)	1,332	80	97
PD, 101 bed Community Residential Home (ITE Code 254)	418	19	24
PD, 13,720 s.f. Integrative Senior Care Center (representing 49% of 28k s.f. entitlement) (ITE Code 720)	482	40	45
Subtotal:	2,232	139	166

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 268 single-family detached dwelling units, (ITE Code 251)	1,317	79	96
PD, 121 bed Community Residential Home (ITE Code 565)	501	23	29
PD, 13,720 s.f. Integrative Senior Care Center (representing 49% of 28k s.f. entitlement) (ITE Code 720)	482	40	45
Subtotal:	2,300	142	170

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 68	(+) 3	(+) 4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bloomingdale Ave. is a publicly maintained, 4-lane, divided, substandard, arterial roadway characterized by +/- 12-foot-wide travel lanes in average condition. Adjacent to the project site, Bloomingdale Ave. lies within a +/- 93-foot-wide right-of-way. There are no bicycle facilities present on Bloomingdale Ave. in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along both sides of Bloomingdale Ave. in the vicinity of the proposed project.

Watson Rd. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 10-foot-wide travel lanes lying within a +/- 50-foot-wide right-of-way. There are no bicycle facilities along Watson Rd. in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the east and west sides of Watson Rd. in the vicinity of the proposed project.

SITE ACCESS, CIRCULATION AND SUBSTANDARD ROADS

No changes to site access or circulation are proposed as a part of this PD request. The project will continue to be served by two (2) access connections to Bloomingdale Ave. and one (1) access connection to Watson Rd.

The applicant has proffered an improvement to Watson Rd. (i.e. the installation of “F” type curb on the west side of the roadway). Staff informed the applicant that would not result in Watson Rd. being improved to current County standards, and directed the applicant to pursue whatever administrative relief or Design Exception it chose to (and as required by the Development Review Procedures Manual (DRPM)). The applicant failed to request such relief. As such, the applicant will be required to address substandard road issues at the time of plat/site/construction plan approval.

Staff has proposed a condition with respect to Watson Rd., to clarify that the proffered improvement is independent of any substandard road requirement. Staff notes that while such improvement could be all that is ultimately required along that roadway, such determination cannot be made except through an applicable Transportation Related Administrative Review (TRAR), i.e. a section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE). Given the above, substandard road determinations are deferred.

PATTERSON RD. ISSUES

Staff informed the applicant that the need to provide sidewalks along Patterson Rd. could impact internal site layouts (given the substandard nature of Patterson Rd.), and would need to be addressed through this zoning process (in case adjustments to buffers or other such features may be needed). After additional discussion with the Director of Development Review, it was determined that based on the configuration of Patterson Rd., arrangement of developments within the area, and lack of uses north of the project site on the same side of the road which we be served by such sidewalk, no sidewalk would be required along the Patterson Rd. frontage consistent with LDC Sec. 6.03.02 which states sidewalks are required only “...where necessary to provide for safe pedestrian circulation...” Since no pedestrian circulation is anticipated along the east side of Patterson Rd., no improvement is needed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below. As Watson Rd. was not included on the LOS report, no information for that facility could be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bloomingdale Ave.	Goronto Lake Rd.	Kings Ave.	D	F

Source: Hillsborough County 2024 Level of Service Report.



Hillsborough County City-County Planning Commission

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Unincorporated Hillsborough County Rezoning Consistency Review

Hearing Date: January 26, 2026	Case Number: PD 25-1247
Report Prepared: January 14, 2026	Folio(s): 73703.0010 & 73778.7444
	General Location: North of West Bloomingdale Avenue, east of Providence Road, and west of Watson Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga;0.25 FAR) & Residential-12 (12 du/ga;0.50 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Major Modification to (PD 04-0459) to modify the uses of the PD to include a wider range of Clubhouse type uses for resident benefit, and to reallocate unbuilt Housing for Older Persons density to allow for additional beds in the Assisted Living Facility
Parcel Size	+/- 14.66 acres
Street Functional Classification	West Bloomingdale Avenue – County Arterial Providence Road – County Arterial Watson Road – Local Stockport Street – Local Patterson Road – Local

Commercial Locational Criteria	Not applicable
Evacuation Area	Area E

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6 + Residential-12	PD	Group Homes + Vacant
North	Residential-6	PD + AS-1	Single-Family Residential + HOA/Common Property + Heavy Commercial
South	Residential-6	PD + AS-1	Light Commercial + Vacant + Single-Family Residential
East	Residential-6 + Residential-12	PD + AS-1 + RSC-4	Single-Family Residential + Light Commercial + HOA/Common Property
West	Residential-6	PD + RSC-9 + RSC-4 + ASC-1 + CN + CG	Single-Family Residential + Light Commercial + Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The ± 14.66-acre subject site is generally located north of West Bloomingdale Avenue, east of Providence Road, and west of Watson Road. The site is in the Urban Service Area (USA) and is within the limits of the Brandon Community Plan. The subject site has a Future Land Use designation of Residential-6 (RES-6) and Residential-12 (RES-12), which both allow for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The site is an existing developed senior living facility (Housing for Older Persons) with a mix of dwelling unit types, and an Assisted Living Facility (ALF) component (Community Residential Home Type C). Additionally, there are common areas and a clubhouse within the developed community. The applicant is requesting a Major Modification to Planned Development (PD) 04-0459 (as most recently modified by Major Modification (MM) 16-1335) to modify the uses of the PD to include a wider range of clubhouse type uses for resident benefit, and to reallocate unbuilt Housing for Older Persons density to allow for additional beds in the Assisted Living Facility. The total number of units throughout the entire PD will remain the same as originally approved, with 4 Housing for Older Persons units being removed from the entitlement pool for

that use and converted to 16 ALF (Community Residential Home Type C) units. The clubhouse is proposed to be a private, members only facility for the residents of the community to use. The clubhouse will include a restaurant with the ability to serve alcohol, along with catering available to the assisted living facility residents. The clubhouse will also include an on-site pharmacy, day spa, meeting rooms/event spaces, and will also contain the existing gym and pool that are currently there. The modification area is limited to folios 73778.7444 and 73703.0010, since the remaining area within the PD is built out with residential units and an outparcel.

The subject site is in the Urban Service Area (USA) where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood. Policy 3.1.3 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." Surrounding the site on all sides is the Residential-6 Future Land Use category, with Residential-4 also located southeast of the property. According to the Hillsborough County Property Appraiser, the site is classified as a group home use. Surrounding the site to the west, north, and east there are single-family residential uses. Light commercial uses are present to the south, east, and further west, generally along West Bloomingdale Avenue, while a single heavy commercial parcel to the northwest operates as a radiator service.

Overall, the surrounding development pattern of the site reflects predominantly residential uses, including the use of the site itself. Although light commercial uses are located to the south, they are largely separated by West Bloomingdale Avenue and do not influence the intent of the use. The proposed clubhouse activities are intended to function as private, resident only facilities, thereby minimizing the potential impact to neighboring residential areas. Additionally, the subject site has already long functioned as an institutional residential use, and the proposed modifications would not have any significant impact on surrounding areas. FLUS Policy 3.1.2 states that gradual transition of intensities and densities 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. In this case, the proposed modification maintains the existing residential use and does not introduce additional density, as the units proposed are being reallocated from previously approved Housing for Older Persons units to ALF beds. As such, the proposal to reallocate unbuilt Housing for Older Persons density to allow for additional beds to ALF, as well as clubhouse use additions, meets the intent of FLUS Objective 1.1 and FLUS Objective 3.1 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the RES-6 and RES-12 Future Land Use categories, which is intended for low and medium density residential development. The modification request is to reallocate density from the Housing for Older Persons component of the PD to increase the number of Assisted Living Facility beds. Specifically, to increase the ALF beds from 101 to 121 and to decrease the Housing for Older Persons density by 4 units. The conversion rate used for this case would be 5 ALF beds to every 1 Housing for Older Persons, consistent with FLUS Policy 4.5.5. If 4 residential units are being reduced and allocated to ALF beds, the total number of beds permitted for addition would be 20 ALF beds (4 residential units x 5 = 20 ALF beds). The area of transfer from Housing for Older Persons includes the vacant and unbuilt tracts J, F, and G (folio 73778.7444), and reduces the remaining pool of residential entitlements as approved on those tracts from

272 to 268 (and 71 units of that pool are already accounted for / built-out in the areas of the PD that are not modified by this request). Accordingly, the modification area only pertains to 14.66 acres of the total site – those areas containing tracts J, F, and G, as well as the clubhouse, senior care center, and ALF portion of the site. Overall, the requested modification maintains consistency with the site's Future Land Use designations while allowing for a limited, internal reallocation of density to better accommodate assisted living facility needs without increasing overall development intensity.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of residential uses to the west, north, and east, and light commercial uses to the south across West Bloomingdale Avenue. FLUS Policy 4.4.1 specifically requires any density or intensity to be compatible with existing, proposed, or planned surrounding development. Development and redevelopment should be integrated with adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation connections, and gradual transitions of intensity. The requested allocation of density does not introduce new incompatible uses, but rather is increasing the assisted living beds within an existing senior development that is already integrated into the community. Furthermore, the request does not increase overall density or intensity beyond what is already currently permitted and approved on the site. The proposal maintains compatibility with exiting surrounding developments by preserving complementary uses, limiting potential impacts through an internal transfer of density, and maintaining the established site design. As a result, the proposed change provides a gradual transition of use that remains compatible with the surrounding land use pattern.

FLUS Objective 4.6 states that certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern. FLUS Policy 4.6.1 identifies residential support uses, such as childcare centers, adult care centers, and churches as allowable land uses in any of the residential, commercial and industrial land use plan categories. The policy requires that these facilities be appropriately designed in terms of scale, intensity, and function to serve the surrounding neighborhood or the non-residential development in which it occurs, while maintaining compatibility with the surrounding land uses and zoning. The proposed change to the site meets the intent of FLUS Objective 4.6 and FLUS Policy 4.6.1 by allowing the modification of an assisted living facility, which functions as a residential support use. The request modestly increases the number of ALF beds within an existing facility designed to serve the surrounding neighborhood and community. The facility will remain in scale, design, and intensity with the surrounding residential and light commercial uses and complies with the intent of the Future Land Use policies.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are no wetlands within the subject parcels however, wetlands exist within the overall PD boundary. 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 6.2 and associated policies in the FLUS and Objective 3.5 and associated policies in the E&S.

The subject site is within the limits of the Brandon Community Plan. The Brandon community, as mentioned in Goal 6, seeks to re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward-thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. As a way to achieve this goal, the Brandon Character Districts were created, and guidelines were established for each. The subject site is within the Suburban Brandon Character District. This district is a primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. This Major Modification is consistent with the Brandon Community Plan by remaining with the intent of the Suburban Character District. The site is an existing residential community and does not expand density into less developed or semi-rural areas. The change to the site does not alter the character of the surrounding community and supports the long-term objectives of the community while maintaining compatibility with the predominantly residential surrounding area.

Overall, staff finds that the proposed use is an allowable use in the Residential-6 and Residential-12 Future Land Use categories, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed Major Modification (MM) would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed 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.

Future Land Use Categories

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

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

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.

Development

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

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

Neighborhood/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

Innovative Housing Options

Policy 4.5.5: *The Land Development Code shall include appropriate development standards and/or placed persons-to-dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas. Congregate living facilities may utilize either a density conversion rate (number of beds per dwelling unit per gross acre) or the Floor Area Ratio (FAR) limits of a Future Land Use category.*

Non-Residential Neighborhood and Community Serving Uses

Objective 4.6: *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.*

Policy 4.6.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.*

Environmental Considerations

Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward-thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

- *Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.*
- *Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.*

Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - MM 25-1247**

Rezonings
STATUS

PENDING

Water
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 (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (.75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR) USES OTHER THAN RETAIL, .25
FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMMAMA VILLAGE/RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines are a work in progress. This map may not be produced as an official map for use without specific approval of the Hillsborough County City-County Planning Commission.
ACURACOLOR: It is stressed that the accuracy of the base map controls all U.S. national map accuracy and that the base map is not necessarily accurate. To determine the accuracy of this map, contact the City-County Planning Commission. The map is for illustrative purposes only. For information on land and information, see the appropriate source listed and Hillsborough County, City-County Planning Commission.

Map Printed from Rezoning System: 9/2/2025
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