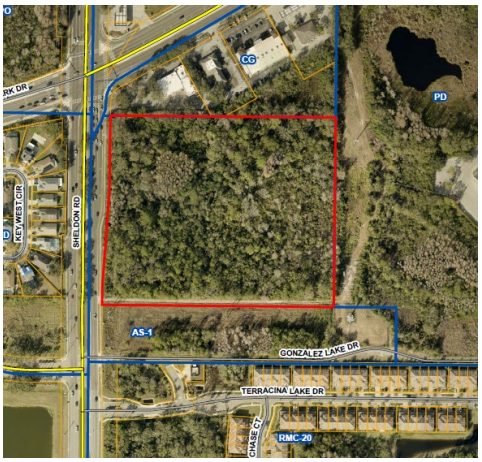
Rezoning Application:	PD 26-0660
Zoning Hearing Master Date:	July 20, 2026
BOCC Land Use Meeting Date:	September 22, 2026

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Tyler Hudson & Gardner Brewer Hudson, P.A.
FLU Category:	R-20
Service Area:	Urban
Site Acreage:	11.66 AC
Community Plan Area:	Northwest
Overlay:	None



Introduction Summary:
The existing zoning is AS-1 (Agricultural, Single Family) which permits Agricultural and Single family residential uses pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow a 228 Multifamily units development; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. The maximum number of units is calculated using Comprehensive Plan Policies 2.3.9 (Environmentally Sensitive Land Density Calculation) and 4.9.6 (Residential Density Bonus for Infill Development).

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Multi-Family Residential
Acreage	11.66 AC	11.66 AC
Density/Intensity	1 DU/AC	19.55 DU/AC
Mathematical Maximum*	11 DU	228 DU, subject to final upland acreage/EPC approval and Residential Density Bonus condition. See section 7 for details on density calculations.

*number represents a pre-development approximation

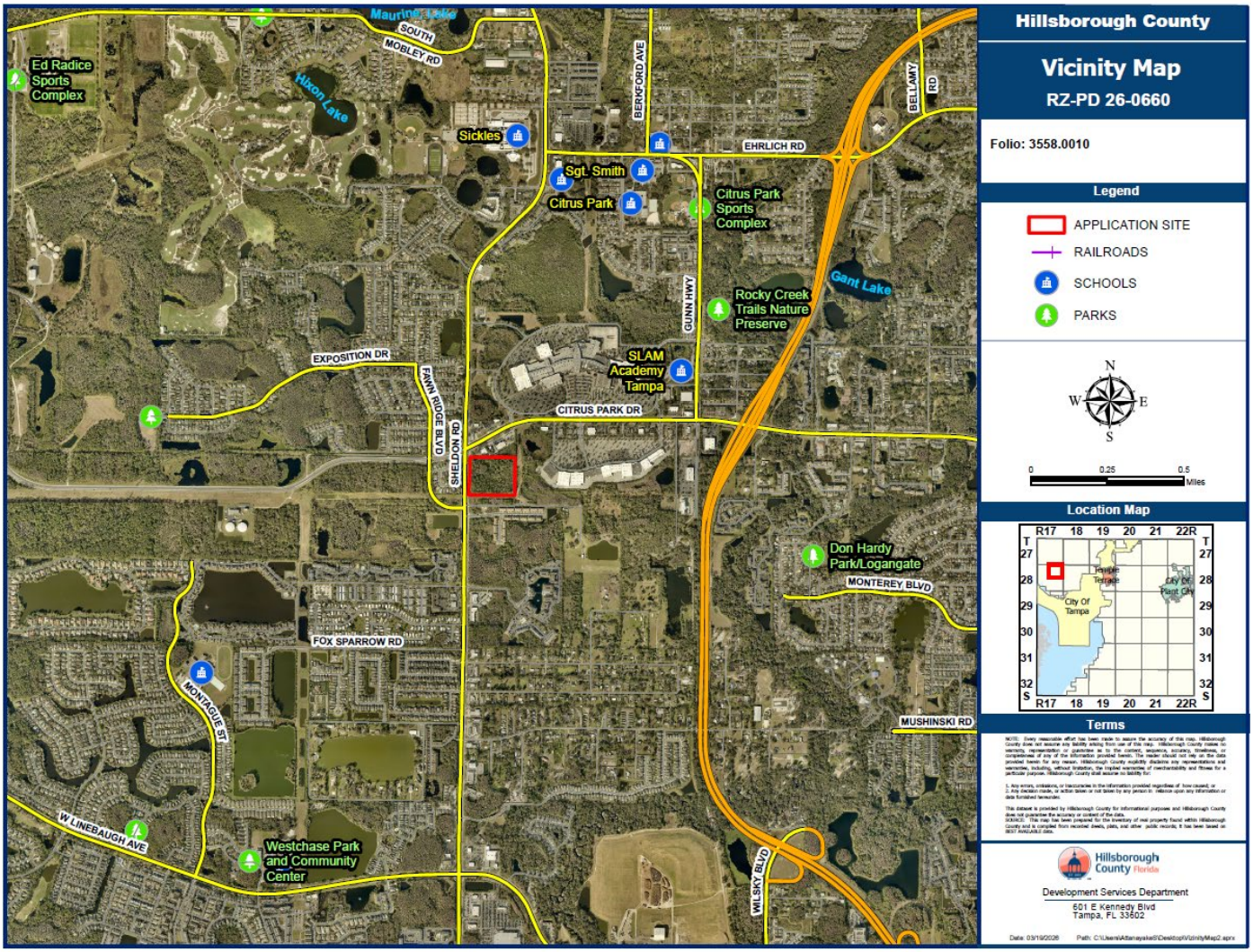
Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	Per site plan

Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	Setbacks: Front (West): 25 feet Side (North): 20 feet Side (South): 20 feet Rear (East): 20 feet Buffering and Screening: North: 20-foot buffer with Type B screening South: 20-foot buffer with Type B screening East/Rear: 0-foot landscape buffer, subject to PD variation West/Sheldon Road: 8-foot VUA buffer
Height	50'	60' – 4 Stories

Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) Choose an item.
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	**Development Services Recommendation:** Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

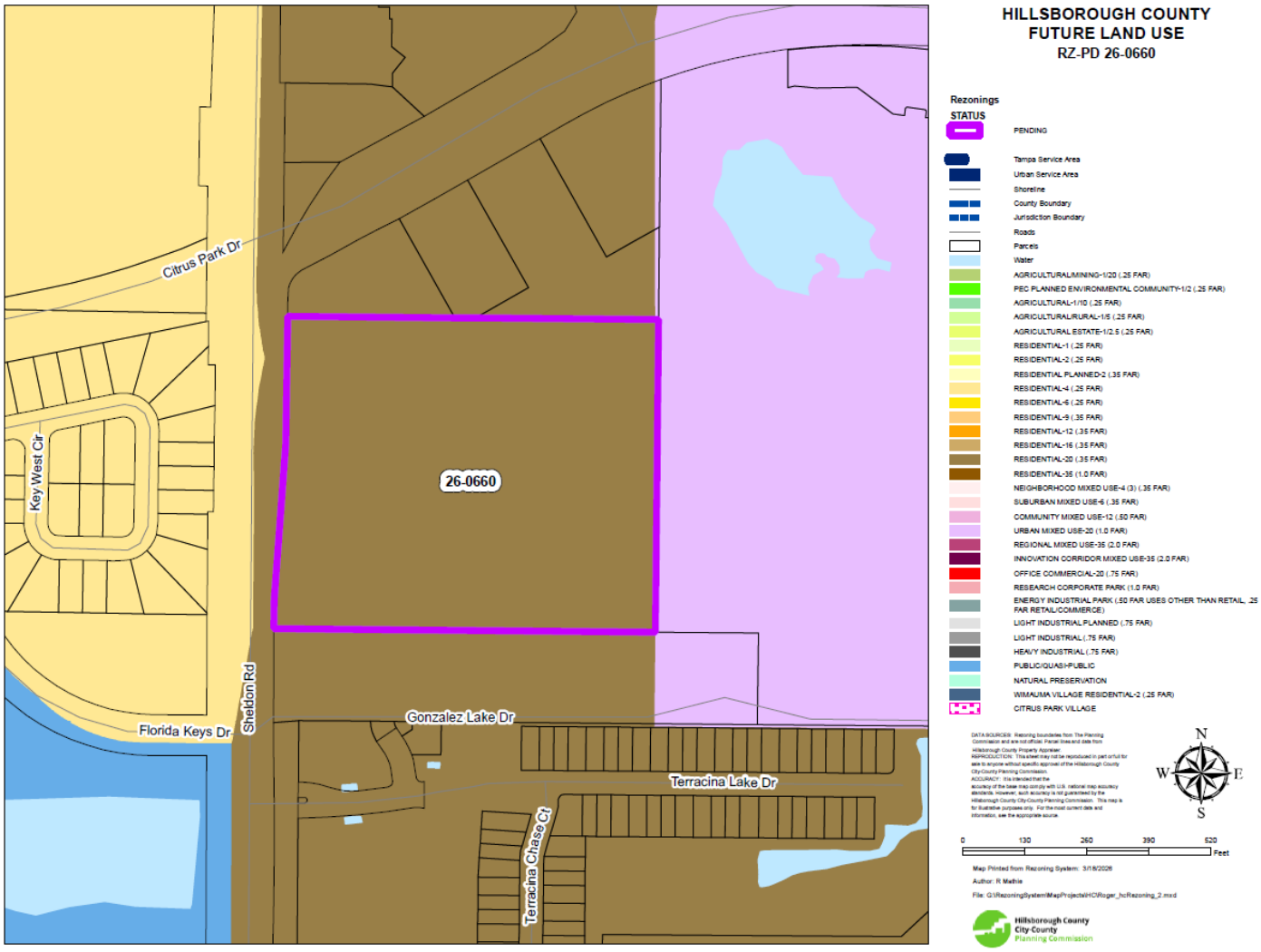


Context of Surrounding Area

The parcel is located in the intersection of Sheldon Road a major roadway. Properties to the north are zoned CG and are developed with general commercial, office and personal service uses. Properties to the south are zoned AS-1 and are developed with single-family residential/agricultural uses. The property to the east is zoned PD 90-0018 and is developed with the Citrus Park Town Center mall. Properties to the west are zoned PD 94-0062 and are developed with single-family residential conventional uses and the Sheldon Road right-of-way. Overall, the surrounding area includes a mix of commercial, office, personal service, and residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

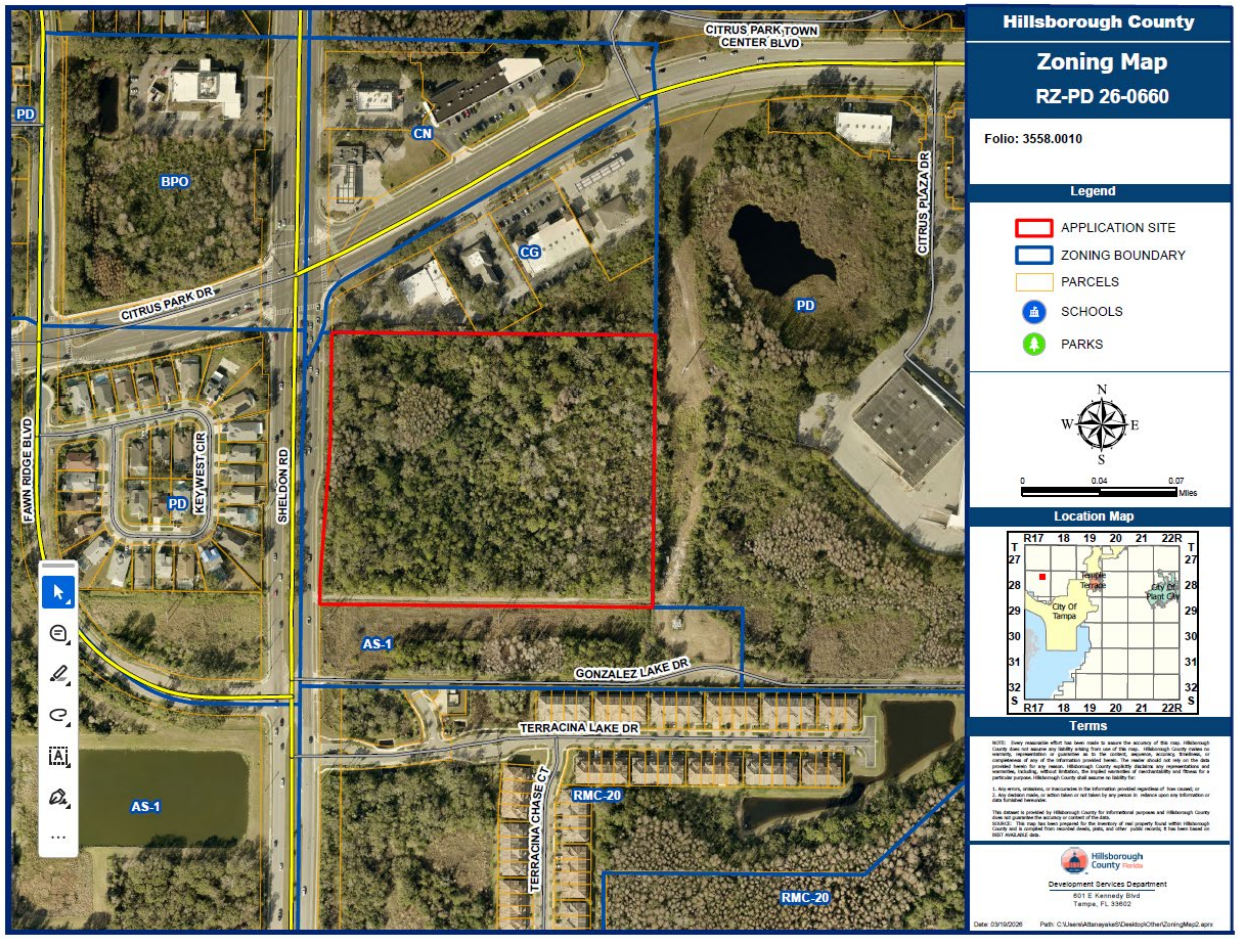
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 20, RES-20
Maximum Density/F.A.R.:	20 du/ga; 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

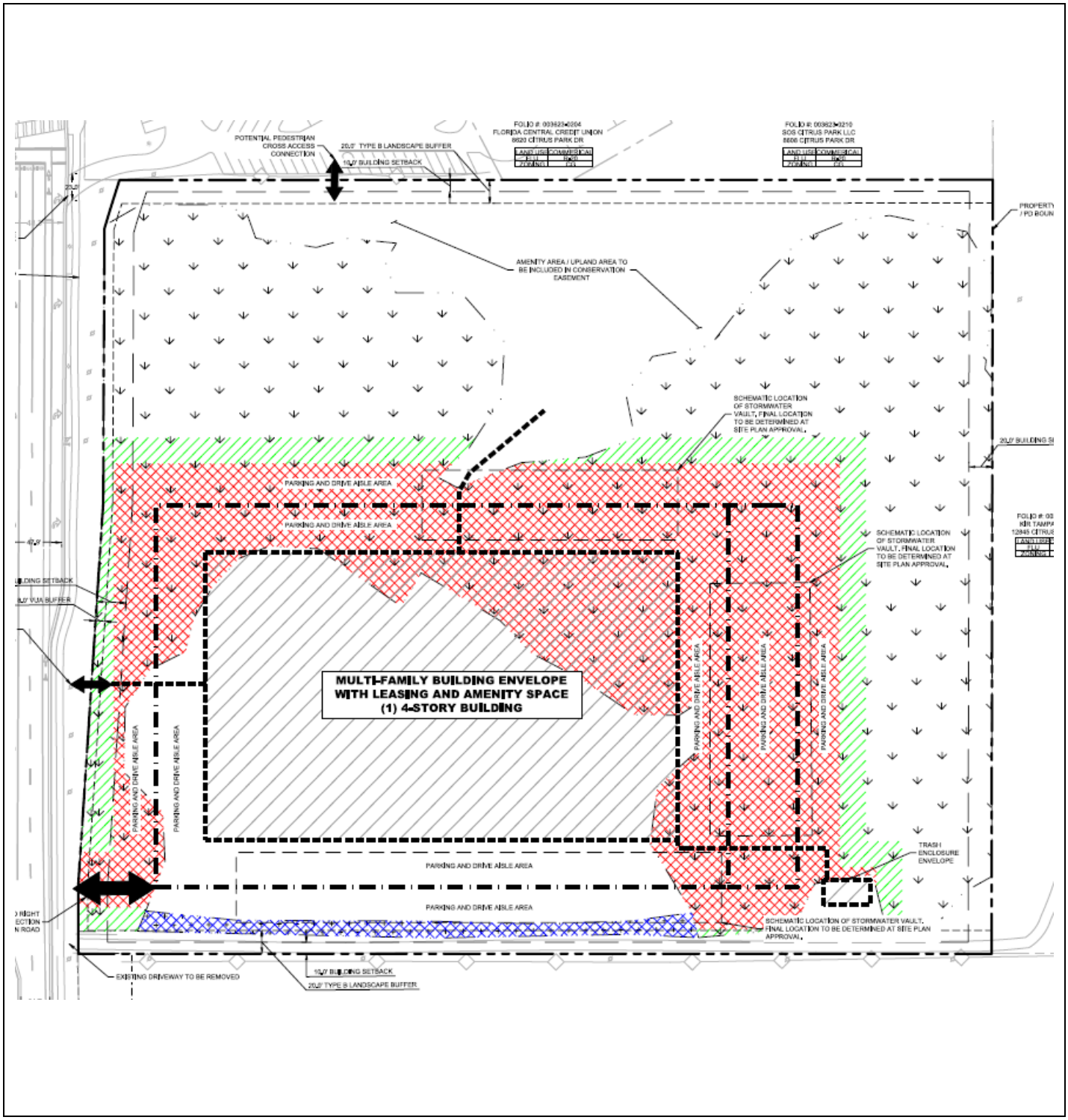
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
South	AS-1	1 DU/AC	Single-Family Residential (Conventional Only)	TECO, Electric Utility
East	PD 90-0018	0.19 FAR	General Commercial, Office and Personal Services	Citrus Park Town Center mall
West	PD 94-0062	3.06 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only) Sheldon Rd. ROW

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Sheldon Road	County Collector - Urban	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	104	8	11
Proposed	1,020	88	85
Difference (+/-)	+916	+80	+74

*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	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Sheldon Rd./Minimum Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☒ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other: Eagles Nest			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi Family Units 1-2 story) Mobility: $6,661 * 228 units = $1,518,708 Parks: $1,555 * 228 units = $ 354,540 School: $3,891 * 228 units = $ 887,148 Fire: $249 * 228 units = $ 56,772 Total Multi-Family (1-2 story) = $2,817,168				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located within an area developed with a mix of commercial, office, personal service, utility, multifamily, and single-family residential uses. Although the proposed multifamily residential use is more intensive than the existing AS-1 zoning entitlements, the subject site is designated Residential-20 (RES-20), is located within the Urban Service Area, and has frontage on Sheldon Road, a County arterial roadway. The request also utilizes the Residential Density Bonus for Infill Development, subject to the proposed conditions requiring final EPC documentation of wetlands delineation and final upland acreage prior to development exceeding 186 dwelling units.

The proposed site plan concentrates the multifamily building envelope, parking, access, stormwater, and impervious areas primarily on the western/upland portion of the site. Required buffering and screening are provided along the north and south PD boundaries.

The applicant requests a PD variation to eliminate the required east/rear landscape buffer where retained wetlands are proposed to remain along the eastern portion of the site. The retained wetlands, required wetland setbacks, and applicable EPC permitting process provide natural separation and environmental review in lieu of a conventional planted landscape buffer. The requested variation is adjacent to the existing commercial development to the east and does not create an incompatibility with residentially zoned or developed property.

The proposed building height is 60 feet, requiring an 80-foot setback to the north and east, and 100-foot setback to the south when applying the 2:1 setback for buildings over 20 feet in height. Wetlands on the site provide significant separation between the proposed buildings and property line. Additionally, the eastern property also features large areas of wetlands along the common boundary line. Property to the south is zoned AS-1; however, the site is owned by TECO and not used for residential or agricultural purposes.

Given the above, staff finds the request to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the site plan and site data table to clearly distinguish building setbacks from landscape buffers and to depict the required 20-foot Type B landscape buffer along the north PD boundary. Any site plan label, graphic, or site data table reference depicting a 10-foot north landscape buffer shall be revised to reflect the required 20-foot Type B buffer. The requested PD variation under LDC Section 6.06.06 shall apply only to the east/rear landscape buffer reduction.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2026.

1. The project shall be limited to a maximum of 228 multifamily residential units. Prior to the issuance of any construction site development plan or combined preliminary/construction site development plan in excess of 186 dwelling units, the applicant shall provide Development Services with documentation of the Environmental Protection Commission's final wetlands delineation approval and corresponding final upland acreage. The final upland acreage approved by the Environmental Protection Commission shall be utilized for application of the Environmentally Sensitive Lands Credit and Residential Density Bonus for Infill Development calculations.

2. The site shall be developed in accordance with the following development standards:

Maximum building height:	60 feet / four stories
Minimum front yard setback, west:	25 feet
Minimum side yard setback, north:	20 feet
Minimum side yard setback, south:	20 feet
Minimum rear yard setback, east:	20 feet
Maximum building coverage:	20%
Maximum impervious surface ratio:	50%

3. Buildings, parking areas, and internal circulation shall be located where generally shown on the site plan.

4. A minimum 20-foot-wide buffer with Type B screening shall be provided along the northern and southern PD boundaries (excluding any cross access point(s) and wetlands). Along the eastern PD boundary, no screening shall be required.

5. The project shall comply with the wetland setback requirements in LDC 4.01.07.B. Adjustments in parking, drive aisles, building and stormwater locations shall be permitted to address compliance with the requirements in LDC 4.01.07.B.

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

7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

10. The project shall be permitted one right-in/right-out access connection on Sheldon Rd., as shown on the PD site plan. Additionally, the project will provide a pedestrian cross access to folio# 3623.0204.

11. If PD 26-0660 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated July 9, 2026), which was found approvable on July 14, 2026. Approval of this Administrative Variance will permit reduction of the minimum access spacing (from the Sheldon RD. access to next existing driveway connection to the south such that a minimum spacing of +/- 230 feet is permitted to the driveway connection.

12. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

13. 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.

14. 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:	J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The proposed 228 multifamily residential units result in a gross density of 19.55 dwelling units per acre based on the 11.66-acre project site. The subject property is designated Residential-20 (RES-20), which allows residential development up to 20 dwelling units per gross acre. The proposed density is also evaluated pursuant to the Environmentally Sensitive Lands Credit and the Residential Density Bonus for Infill Development.

Based on the existing upland acreage of approximately 4.26 acres, application of the Environmentally Sensitive Lands Credit results in approximately 5.325 adjusted acres, which could support approximately 186 dwelling units at 35 dwelling units per acre. If approved wetland modifications increase the upland acreage to approximately 7.77 acres, application of the Environmentally Sensitive Lands Credit would result in approximately 9.7125 adjusted acres, which could support approximately 339 dwelling units at 35 dwelling units per acre. The proposed 228 dwelling units are therefore subject to final EPC approval of the wetland delineation/final upland acreage and application of the Residential Density Bonus for Infill Development, as addressed in the proposed conditions.

The applicant proposes to retain wetlands on-site along the eastern portion of the subject property, which would provide natural vegetative separation between the proposed multifamily development and the existing commercial development to the east.

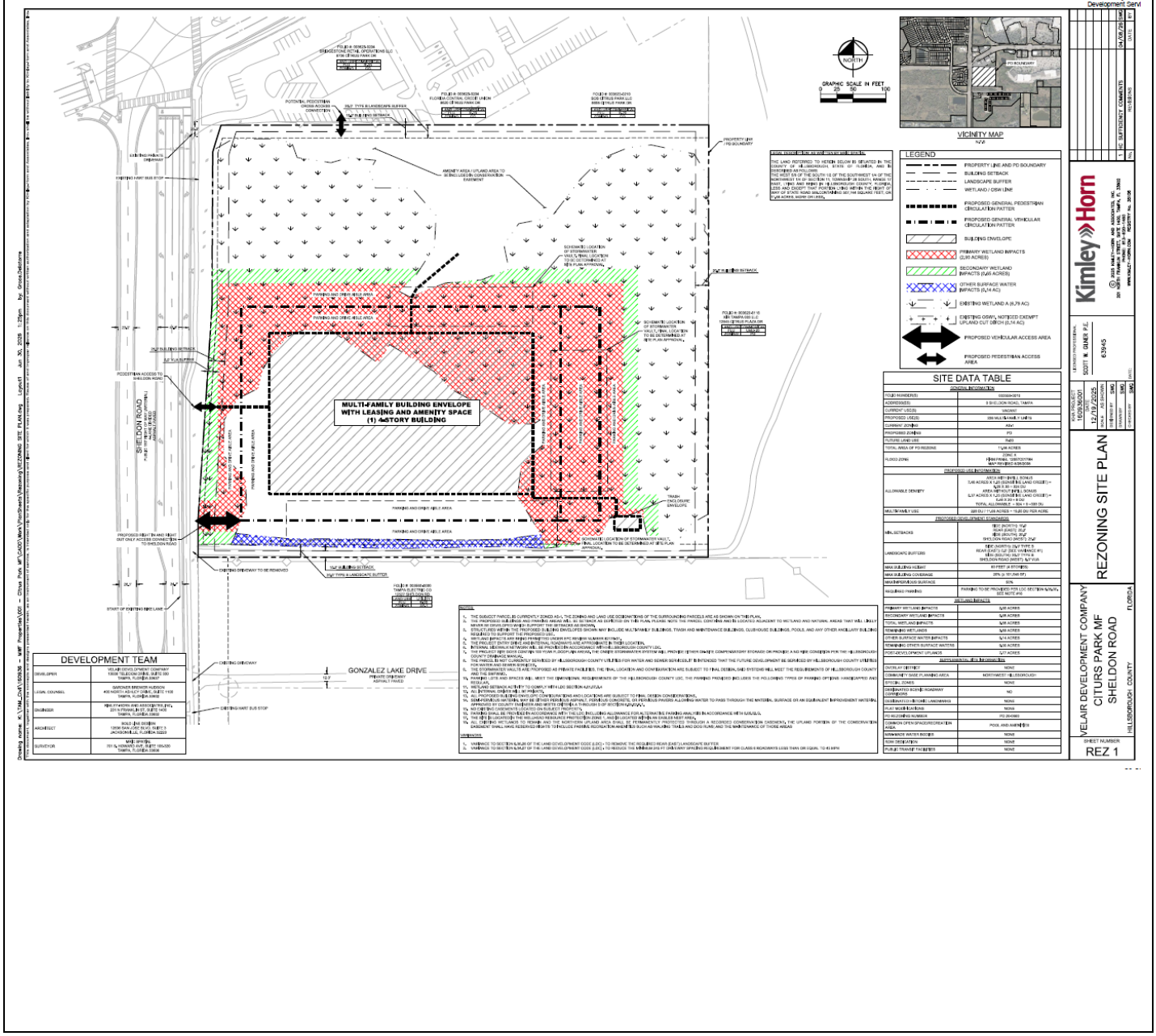
PD Variation — LDC Section 6.06.06, Landscape Buffer Reduction

The applicant requests a PD variation to LDC Section 6.06.06 to eliminate the required east/rear landscape buffer. The certified site plan identifies a 0-foot landscape buffer along the east/rear PD boundary, subject to approval of the requested variation.

The applicant states that the east/rear buffer area is affected by existing wetlands and that strict application of the landscape buffer requirement would require landscaping within wetland areas. The applicant proposes to retain wetlands on-site along the eastern portion of the subject property, which would provide natural vegetative separation between the proposed multifamily development and the existing commercial development to the east. The applicant also states that all structures and impervious surfaces will comply with applicable wetland setback requirements pursuant to LDC Section 4.01.07.B.4, and that wetland impacts are subject to EPC review under EPC Review No. 82176-01.

Staff finds the requested variation supportable. The retained wetlands provide natural separation and vegetative screening in the area where the east/rear landscape buffer would otherwise be required. The proposed development remains subject to EPC review, applicable wetland permitting, and wetland setback requirements. Subject to compliance with the proposed conditions and applicable environmental permitting requirements, staff finds the requested variation to be in harmony with the purpose and intent of the LDC and not injurious to adjacent property owners.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 7/14/2026
REVIEWER: Richard Perez, AICP, Executive Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Northwest Hillsborough	PETITION NO: PD 26-0660

☐ 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. The project shall be permitted one right-in/right-out access connection on Sheldon Rd., as shown on the PD site plan. Additionally, the project will provide a pedestrian cross access to folio# 3623.0204.

2. If PD 26-0660 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated July 9, 2026), which was found approvable on July 14, 2026. Approval of this Administrative Variance will permit reduction of the minimum access spacing (from the Sheldon RD. access to next existing driveway connection to the south such that a minimum spacing of +/- 230 feet is permitted to the driveway connection.

3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning from Agricultural Single Family 1 (AS-1) to Planned Development for +/- 11.66 acres to allow for up to 228 multi-family dwelling units. The site is located on the east side of Sheldon Rd., approximately 120 feet south of the intersection of Citrus Park Dr and Sheldon Rd. The Future Land Use designation is R-20.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is largely based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 11-Unit Single Family Detached *(210)*	104	8	11

Proposed Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
PD: 228-Units Multi-Family *(221)*	1,020	88	85

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	**+916**	**+80**	**+74**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Sheldon Road. Sheldon Road is a 4-lane, divided, arterial, Hillsborough County maintained roadway with +/- 11-foot travel lanes. Along the project frontage, the roadway lies within a range of +/-136 feet to +/- 170 feet wide of right of way. There are +/- 6-foot sidewalks, +/- 5-foot bike lanes and curb and gutter on both sides of Sheldon Road.

Sheldon Road is not included on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS AND CONNECTIVITY

The PD proposes a right-in/right-out access connection on Sheldon Rd. A pedestrian cross access is proposed to stub out to the north to allow for connection at the time of redevelopment or expansion of the adjacent site.

The site access analysis submitted by the applicant's traffic engineer finds that no site access improvements are warranted.

The project vehicular access is proposed +/-230 feet from the closest existing driveway to the south.

REQUESTED ADMINISTRATIVE VARIANCE: SHELDON RD ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. administrative variance request (dated July 9, 2026) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Sheldon Rd. access. Per the LDC, Sheldon Rd. is an arterial roadway, which requires a minimum full access connection spacing of 245 feet from other driveways. The applicant is proposing the driveway in a location which is +/- 230 feet from the next closest driveway access to the south. As such, the applicant is seeking a variance of +/-15 feet for the driveway access spacing. Based on factors presented in the administrative variance request, the County Engineer found the request approvable on July 14, 2026. If this rezoning is approved, the County Engineer will approve the above referenced administrative variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

FDOT Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr Directional LOS**
SHELDON RD	SHELDON WEST DR	CITRUS PARK DR	D	D

Source: Hillsborough County 2024 Level of Service Report.

Outlook

FW: RZ-PD 26-0660 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 7/13/2026 5:06 PM
To Lee, Nathan <nathan.lee@kimley-horn.com>
Cc artie.cintron <artie.cintron@kimley-horn.com>; landuse@gardnerbrewer.com <landuse@gardnerbrewer.com>; Chapela, Tania <ChapelaT@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

1 attachment (2 MB)
26-0660 AVAdd 07-10-26_2.pdf;

Nathan,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0660 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, July 13, 2026 3:56 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 26-0660 - Administrative Variance Review

Hello Mike,

The attached AV is **Approvable** to me; please include the following people in your response email.

nathan.lee@kimley-horn.com
artie.cintron@kimley-horn.com
landuse@gardnerbrewer.com
ChapelaT@hcfl.gov
PerezRL@hcfl.gov
KowalJ@hcfl.gov
PhillipsCh@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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Received July 10, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)

- [x] Section 6.04.02.B. Administrative Variance
- [ ] Technical Manual Design Exception Request
- [ ] Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)
- [ ] Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)

Submittal Type (check one)

- [x] New Request
- [ ] Revised Request
- [ ] Additional Information

Submittal Number and Description/Running History (check one and complete text box using instructions provided below)

- [x] 1. Driveway Spacing
- [ ] 2.
- [ ] 3.
- [ ] 4.
- [ ] 5.
- [ ] 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Citrus Park MF

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s) 003558-0010

- [ ] Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Nathan Lee, P.E.

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation AS-1

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number PD-26-0660

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received July 10, 2026
Development Services

Kimley»Horn

July 9, 2026

Michael Williams, P.E.
Hillsborough County Engineer
Hillsborough County Development Services
601 E. Kennedy Blvd., 19th Floor
Tampa, FL 33602

Subject: ***Project Name: Citrus Park MF***
Project Address: 0 Sheldon Road, Tampa
Case Number: PD-26-0660
Subject: Administrative Variance

Dear Mr. Williams,

Please accept this letter as a formal request for your approval of the following 6.04.02.B Administrative Variance:

1. Variance to Section 6.04.07 of the Land Development Code (LDC) – To reduce the minimum 245 ft driveway spacing requirement for class 6 roadway less than or equal to 45 mph.

The subject property is currently in review for a rezoning (PD 26-0660) to Planned Development ("PD"), to facilitate the development of a 228-unit multi-family development with associated amenities. The property is generally located in the southeast quadrant of the intersection of Sheldon Road and Citrus Park Drive in Hillsborough County Florida. The property's folio number is 003558-00 and is approximately 11.66 acres.

We are seeking a variance to reduce the driveway spacing requirements to a minimum of 200 feet so that the proposed driveway can be located as far South as possible to provide a safer vehicular condition and in coordination with the County per comments received as part of the rezoning applications sufficiency review citing the safety concerns.

The justification for the variance is as follows:

(A) There is an unreasonable burden on the applicant:

To provide a safer vehicular condition, and in coordination with Hillsborough County, the driveway has been relocated as far south as possible to enhance traffic operations and safety by providing additional distance for vehicles exiting the site to maneuver into the northbound left-turn lane on Sheldon Road.

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(B) The administrative variance would not be detrimental to the public health, safety, and welfare:

The requested variance to reduce the minimum driveway spacing supports safer traffic operations by providing vehicles exiting the site additional distance to maneuver into the northbound left-turn lane. Locating the driveway at the proposed position maximizes the available distance from the Sheldon Road and Citrus Park Drive intersection to alleviate the County's concerns regarding vehicles maneuvering to the northbound left turn lane.

(C) Without the variance, reasonable access cannot be provided.

The driveway location proposed under this variance is consistent with the ongoing coordination with the County and represents the most practical location given the site's physical constraints. This location provides the greatest opportunity to facilitate safer traffic movements for vehicles entering and exiting the site.

If you have any questions regarding this submittal, please feel free to contact me at 813-620-1460, or email me at nathan.lee@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Nathan Lee, P.E.
Project Engineer

NATHAN QUINN LEE LICENSE No. 69843 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Nathan Quinn Lee, P.E. on the time and date stamp shown using digital signature. Printed copies of this document are not considered signed and sealed, the signature must be verified on any electronic copies.

Digitally signed by Nathan Q Lee
DN: cn=Nathan Q Lee, c=US, o=KIMLEY-HORN AND ASSOCIATES, email=nathan.lee@kimley-horn.com
Date: 2026.07.10 10:10:58 -04'00'

Hillsborough County

Based on the information provided by the applicant, this request is:

_____Approved with Conditions

_____Approved

_____Disapproved

Michael J. Williams, P.E.
Hillsborough County Engineer on _____
Notice: Consistent with Section 6.04.02B.8. of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

Received July 10, 2026
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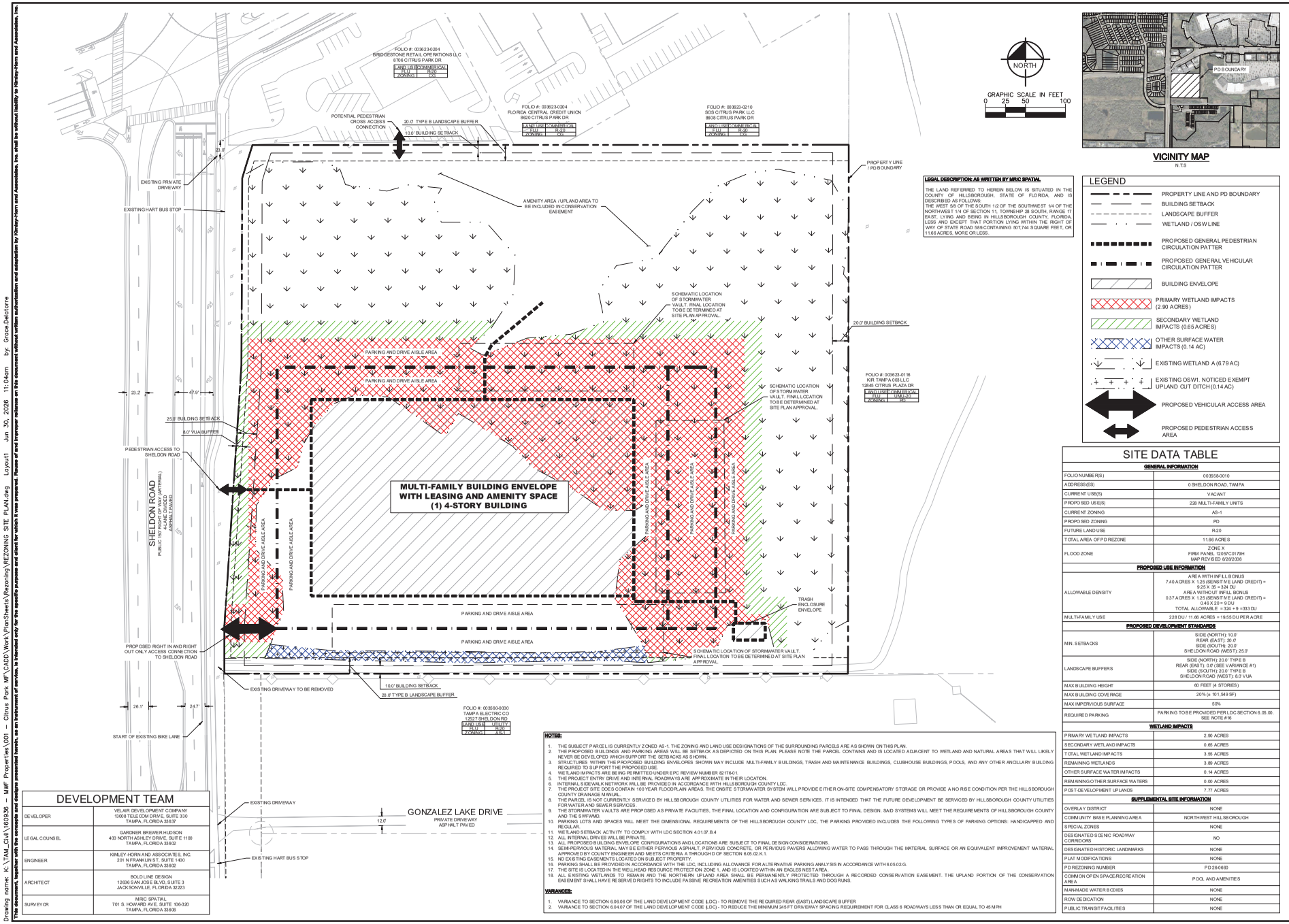

DEVELOPMENT TEAM

DEVELOPER	VELAIR DEVELOPMENT COMPANY 13008 TELECOM DRIVE, SUITE 330 TAMPA, FLORIDA 33637
LEGAL COUNSEL	GARDNER BREWER HUDSON 400 NORTH ASHLEY DRIVE, SUITE 1100 TAMPA, FLORIDA 33602
ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. 201 N FRANKLIN ST, SUITE 1400 TAMPA, FLORIDA 33602
ARCHITECT	BOLD LINE DESIGN 12636 SAN JOSE BLVD, SUITE 3 JACKSONVILLE, FLORIDA 32223
SURVEYOR	MRC SPATIAL 701 S. HOWARD AVE, SUITE 106-330 TAMPA, FLORIDA 33606

SITE DATA TABLE

GENERAL INFORMATION	
FOLIO NUMBER(S)	003558-0010
ADDRESS (ES)	0 SHELDON ROAD, TAMPA
CURRENT USE(S)	VACANT
PROPOSED USE(S)	228 MULTI-FAMILY UNITS
CURRENT ZONING	AS-1
PROPOSED ZONING	PD
FUTURE LAND USE	R-20
TOTAL AREA OF PD REZONE	11.66 ACRES
FLOOD ZONE	ZONE X FIRM PANEL 12057C0179H MAP REVISED 8/28/2008
PROPOSED USE INFORMATION	
ALLOWABLE DENSITY	AREA WITH INFILL BONUS 7.40 ACRES X 1.25 (SENSITIVE LAND CREDIT) = 9.25 X 35 = 324 DU AREA WITHOUT INFILL BONUS 0.37 ACRES X 1.25 (SENSITIVE LAND CREDIT) = 0.46 X 20 = 9 DU TOTAL ALLOWABLE = 324 + 9 =333 DU
MULTIFAMILY USE	228 DU / 11.66 ACRES = 19.55 DU PER ACRE
PROPOSED DEVELOPMENT STANDARDS	
MIN. SETBACKS	SIDE (NORTH): 10.0' REAR (EAST): 20.0' SIDE (SOUTH): 20.0' SHELDON ROAD (WEST): 25.0'
LANDSCAPE BUFFERS	SIDE (NORTH): 20.0' TYPE B REAR (EAST): 0.0' (SEE VARIANCE #1) SIDE (SOUTH): 20.0' TYPE B SHELDON ROAD (WEST): 8.0' VUA
MAX BUILDING HEIGHT	60 FEET (4 STORIES)
MAX BUILDING COVERAGE	20% (± 101,549 SF)
MAX IMPERVIOUS SURFACE	50%
REQUIRED PARKING	PARKING TO BE PROVIDED PER LDC SECTION 6.05.00. SEE NOTE # 16
WETLAND IMPACTS	
PRIMARY WETLAND IMPACTS	2.90 ACRES
SECONDARY WETLAND IMPACTS	0.65 ACRES
TOTAL WETLAND IMPACTS	3.55 ACRES
REMAINING WETLANDS	3.89 ACRES
OTHER SURFACE WATER IMPACTS	0. 14 ACRES
REMAINING OTHER SURFACE WATERS	0.00 ACRES
POST-DEVELOPMENT UPLANDS	7.77 ACRES
SUPPLEMENTAL SITE INFORMATION	
OVERLAY DISTRICT	NONE
COMMUNITY BASE PLANNING AREA	NORTHWEST HILLSBOROUGH
SPECIAL ZONES	NONE
DESIGNATED SCENIC ROADWAY CORRIDORS	NO
DESIGNATED HISTORIC LANDMARKS	NONE
PLAT MODIFICATIONS	NONE
PD REZONING NUMBER	PD 26-0660
COMMON OPEN SPACE/RECREATION AREA	POOL AND AMENITIES
MAN-MADE WATER BODIES	NONE
ROW DEDICATION	NONE
PUBLIC TRANSIT FACILITIES	NONE

NOTES:

1. THE SUBJECT PARCEL IS CURRENTLY ZONED AS-1. THE ZONING AND LAND USE DESIGNATIONS OF THE SURROUNDING PARCELS ARE AS SHOWN ON THIS PLAN.
2. THE PROPOSED BUILDINGS AND PARKING AREAS WILL BE SETBACK AS DEPICTED ON THIS PLAN. PLEASE NOTE THE PARCEL CONTAINS AND IS LOCATED ADJACENT TO WETLAND AND NATURAL AREAS THAT WILL LIKELY NEVER BE DEVELOPED WHICH SUPPORT THE SETBACKS AS SHOWN.
3. STRUCTURES WITHIN THE PROPOSED BUILDING ENVELOPES SHOWN MAY INCLUDE MULTI-FAMILY BUILDINGS, TRASH AND MAINTENANCE BUILDINGS, CLUBHOUSE BUILDINGS, POOLS, AND ANY OTHER ANCILLARY BUILDING REQUIRED TO SUPPORT THE PROPOSED USE.
4. WETLAND IMPACTS ARE BEING PERMITTED UNDER EPC REVIEW NUMBER 821760.1.
5. THE PROJECT ENTRY DRIVE AND INTERNAL ROADWAYS ARE APPROXIMATE IN THEIR LOCATION.
6. INTERNAL SIDEWALK NETWORK WILL BE PROVIDED IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC.
7. THE PROJECT SITE DOES CONTAIN 100 YEAR FLOODPLAIN AREAS. THE ONSITE STORMWATER SYSTEM WILL PROVIDE EITHER ON-SITE COMPENSATORY STORAGE OR PROVIDE A NO RISE CONDITION PER THE HILLSBOROUGH COUNTY DRAINAGE MANUAL.
8. THE PARCEL IS NOT CURRENTLY SERVICED BY HILLSBOROUGH COUNTY UTILITIES FOR WATER AND SEWER SERVICES. IT IS INTENDED THAT THE FUTURE DEVELOPMENT BE SERVICED BY HILLSBOROUGH COUNTY UTILITIES FOR WATER AND SEWER SERVICES.
9. THE STORMWATER VAULTS ARE PROPOSED AS PRIVATE FACILITIES, THE FINAL LOCATION AND CONFIGURATION ARE SUBJECT TO FINAL DESIGN. SAID SYSTEMS WILL MEET THE REQUIREMENTS OF HILLSBOROUGH COUNTY AND THE SWFWMD.
10. PARKING LOTS AND SPACES WILL MEET THE DIMENSIONAL REQUIREMENTS OF THE HILLSBOROUGH COUNTY LDC, THE PARKING PROVIDED INCLUDES THE FOLLOWING TYPES OF PARKING OPTIONS: HANDICAPPED AND REGULAR.
11. WETLAND SETBACK ACTIVITY TO COMPLY WITH LDC SECTION 4.01.07.B.4
12. ALL INTERNAL DRIVES WILL BE PRIVATE.
13. ALL PROPOSED BUILDING ENVELOPE CONFIGURATIONS AND LOCATIONS ARE SUBJECT TO FINAL DESIGN CONSIDERATIONS.
14. SEMI-PERVIOUS MATERIAL MAY BE EITHER PERVIOUS ASPHALT, PERVIOUS CONCRETE, OR PERVIOUS PAVERS ALLOWING WATER TO PASS THROUGH THE MATERIAL SURFACE OR AN EQUIVALENT IMPROVEMENT MATERIAL APPROVED BY COUNTY ENGINEER AND MEETS CRITERIA A THROUGH D OF SECTION 6.05.02.K.1.
15. NO EXISTING EASEMENTS LOCATED ON SUBJECT PROPERTY.
16. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC, INCLUDING ALLOWANCE FOR ALTERNATIVE PARKING ANALYSIS IN ACCORDANCE WITH 6.05.02.G.
17. THE SITE IS LOCATED IN THE WELLHEAD RESOURCE PROTECTION ZONE 1, AND IS LOCATED WITHIN AN EAGLES NEST AREA.
18. ALL EXISTING WETLANDS TO REMAIN AND THE NORTHERN UPLAND AREA SHALL BE PERMANENTLY PROTECTED THROUGH A RECORDED CONSERVATION EASEMENT. THE UPLAND PORTION OF THE CONSERVATION EASEMENT SHALL HAVE RESERVED RIGHTS TO INCLUDE PASSIVE RECREATION AMENITIES SUCH AS WALKING TRAILS AND DOG RUNS.

VARIANCES:

1. VARIANCE TO SECTION 6.06.06 OF THE LAND DEVELOPMENT CODE (LDC) - TO REMOVE THE REQUIRED REAR (EAST) LANDSCAPE BUFFER.
2. VARIANCE TO SECTION 6.04.07 OF THE LAND DEVELOPMENT CODE (LDC) - TO REDUCE THE MINIMUM 245 FT DRIVEWAY SPACING REQUIREMENT FOR CLASS 6 ROADWAYS LESS THAN OR EQUAL TO 45 MPH

No.	REVISIONS	DATE	BY
1	INC SUFFICIENCY COMMENTS	04/08/26	SWG

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
SCOTT W. GILNER P.E.
63945
DATE

KHA PROJECT
160936001
DATE
12/19/2025
SCALE AS SHOWN
DESIGNED BY SWG
DRAWN BY SWG
CHECKED BY SWG

REZONING SITE PLAN

VELAIR DEVELOPMENT COMPANY
CITURS PARK MF
SHELDON ROAD
HILLSBOROUGH COUNTY FLORIDA

SHEET NUMBER
REZ 1

Drawing name: K:\TAM_Civil\160936 - MWF Properties\001 - Citrus Park MF\CADD\Work\PlanSheets\Rezoning\REZONING SITE PLAN.dwg Layout1 Jun 30, 2026 11:04am by: Grace.Delatorre
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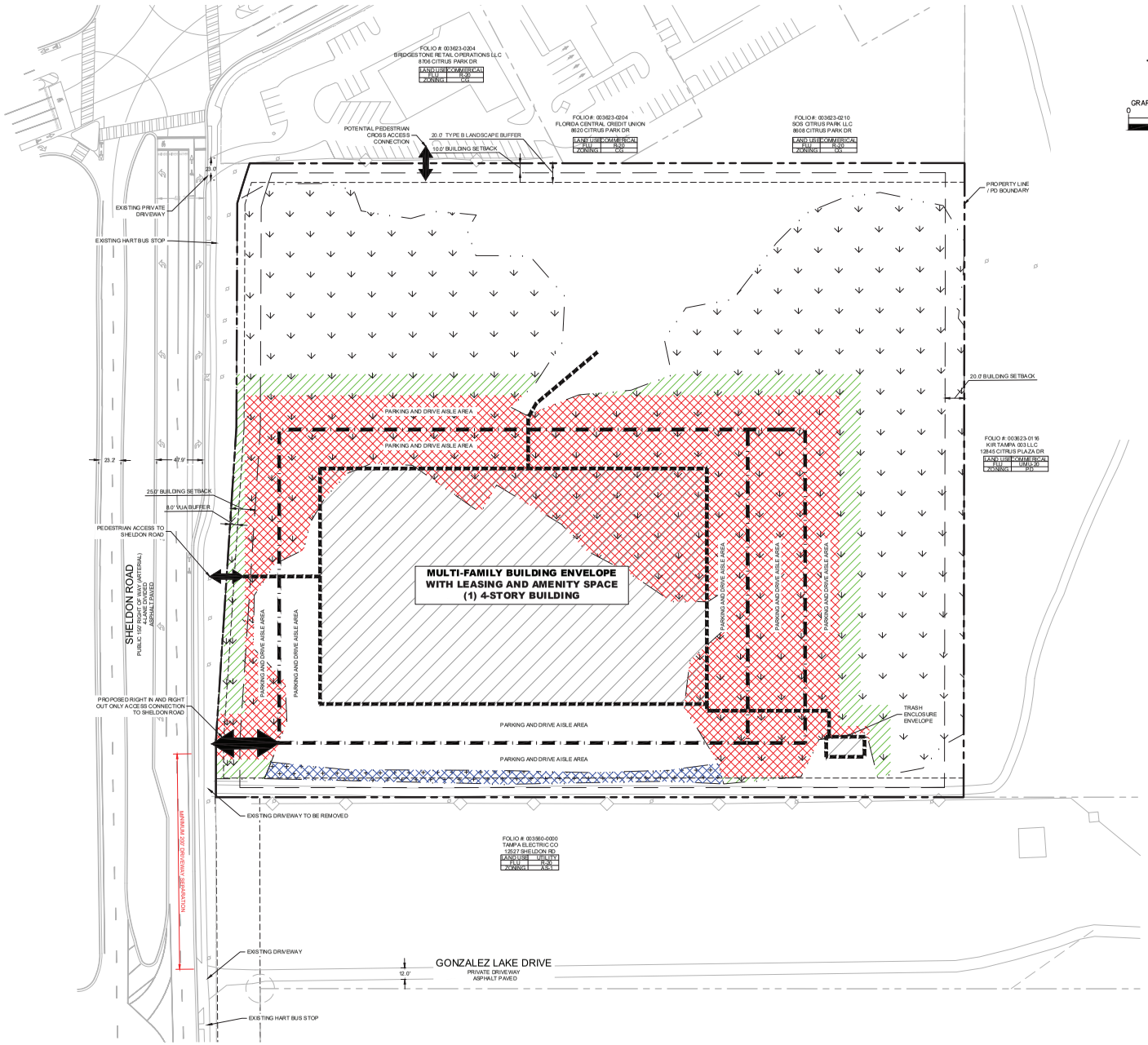
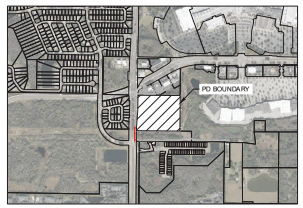
26-0660

Received July 10, 2026
Development Services





VICINITY MAP
N.T.S

LEGEND

- PROPERTY LINE AND PD BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- WETLAND / OSW LINE
- PROPOSED GENERAL PEDESTRIAN CIRCULATION PATTER
- PROPOSED GENERAL VEHICULAR CIRCULATION PATTER
- BUILDING ENVELOPE
- PRIMARY WETLAND IMPACTS (2.90 ACRES)
- SECONDARY WETLAND IMPACTS (0.65 ACRES)
- OTHER SURFACE WATER IMPACTS (0.14 AC)
- EXISTING WETLAND A (6.79 AC)
- EXISTING OSW1. NOTICED EXEMPT UPLAND CUT DITCH (0.14 AC)
- PROPOSED VEHICULAR ACCESS AREA
- PROPOSED PEDESTRIAN ACCESS AREA

No.	REVISIONS	DATE	BY
1	HC SUFFICIENCY COMMENTS	04/08/26	SWG

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
NATHAN Q. LEE P.E.
69843

KHA PROJECT
160936001
DATE
12/19/2025
SCALE AS SHOWN
DESIGNED BY SWG
DRAWN BY SWG
CHECKED BY SWG

DRIVEWAY SPACING EXHIBIT

VELAIR DEVELOPMENT COMPANY
CITURS PARK MF
SHELDON ROAD
HILLSBOROUGH COUNTY FLORIDA

SHEET NUMBER
EX 1

Drawing name: K:\TAM_Civil\160936 – MWF Properties\001 – Citrus Park MF\CADD\Exhibit\Driveway Spacing\Driveway Spacing Exhibit.dwg Layout1 Jul 09, 2026 8:10am by: Tyler.Brown
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Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft

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CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft≤45 mph 330 ft	N.A.	N.A.
CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤ 45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤ 45 mph 660 ft
CLASS 6			
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft	N.A.	N.A.
CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft

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March 1, 1991	Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
    a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
    b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
    c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the

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interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

26-0660

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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: July 20, 2026 **Report Prepared**: July 9, 2026	**Case Number**: PD 26-0660 **Folio(s)**: 03558.0010 **General Location**: East of Sheldon Road, south of Citrus Park Drive
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential-20 ; 20 du/ga; 0.35/0.75 FAR
Service Area	Urban
Community Plan(s)	Northwest Hillsborough
Rezoning Request	Planned Development to develop 228 multi-family dwelling units
Parcel Size	+/- 11.66 acres
Street Functional Classification	Sheldon Road – **County Arterial** Citrus Park Drive – **County Arterial**
Commercial Locational Criteria	N/A
Evacuation Zone	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Residential-20	AS-1	Vacant
North	Residential-20	CG + CN	Heavy Commercial + Light Commercial
South	Residential-20	ASC-1 + RMC-20	Public Communication/Utilities + Multi-Family
East	Urban Mixed Use-20	PD	Light Commercial
West	Residential-4	PD	Single-Family Residential + Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The approximately 11.66-acre subject site is located along Sheldon Road in unincorporated Hillsborough County. The property is currently zoned Agricultural, Single Family-1 (AS-1) and is designated Residential-20 (RES-20) on the Future Land Use Map. The applicant is requesting a Planned Development (PD) rezoning to allow the development of a multi-family residential development consisting of up to 228 dwelling units within a single four-story building envelope, including leasing and resident amenity areas. The site is currently vacant and located within the Urban Service Area and within the limits of the Northwest Hillsborough Community Plan.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map and identify the range of uses permitted within each Future Land Use category. The subject property is designated Residential-20 (RES-20), which provides for consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects, and mixed-use developments. The RES-20 Future Land Use category allows residential development at a maximum density of 20 dwelling units per gross acre. The site is 11.66-acres in size and contains approximately 7.4 acres of wetlands and 4.26 acres of uplands. Based on existing site conditions, while utilizing the Residential Density Bonus for Infill Development at a maximum density of 35 dwelling units per gross acre, the site could currently support up to approximately 186 dwelling units (5.325 adjusted acres × 35 dwelling units per acre = 186 du). The applicant proposes up to 228 multi-family residential units. The applicant has indicated that wetland modifications may increase the total upland acreage to approximately 7.77 acres. If approved by the Hillsborough County Environmental Protection Commission (EPC), the application of the Environmentally Sensitive Lands Credit would result in approximately 9.7125 adjusted acres (7.77 x 1.25 = 9.7125), which could support additional density under the Residential Density Bonus provisions (9.7125 adjusted acres × 35 dwelling units per acre = 339 du). The final number of dwelling units permitted shall be based on the final upland acreage approved by EPC

and the corresponding application of the Environmentally Sensitive Lands Credit and Residential Density Bonus.

FLUS Objective 4.9 and Policy 4.9.6 establish incentives for higher-density and intensity development along major corridors and within mixed-use areas as an alternative to strip commercial development. Policy 4.9.6 allows consideration of a residential density bonus through the rezoning process when specific criteria are met, including location within the Urban Service Area, frontage on a collector or arterial roadway, proximity to existing or potential strip commercial development, and demonstration that the bonus promotes residential infill or provides an alternative to strip commercialization. The subject property is located within the Urban Service Area and has frontage on Sheldon Road, which is classified as an arterial roadway. The property is located within an area characterized by a mix of commercial, residential, and utility uses, including established strip commercial development to the north and east. The proposed multi-family residential development provides an alternative to additional strip commercial development along Sheldon Road and supports a residential development pattern consistent with the intent of the RES-20 Future Land Use designation. The applicant has demonstrated that the proposed Planned Development advances the intent of FLUS Policy 4.9.6 by promoting residential infill on a vacant property within an urbanized area with access to existing infrastructure and services and is therefore consistent with this policy direction.

The proposed density is subject to the submitted Planned Development conditions. The following information has been added as a proposed Condition of Approval and is integral to Planning Commission staff's finding of consistent with the Comprehensive Plan. The maximum number of dwelling units within the Planned Development shall not exceed 228 units. Prior to the issuance of any construction site development plan or combined preliminary/construction site development plan in excess of 186 dwelling units, the applicant shall provide Development Services with documentation of the Environmental Protection Commission's final wetlands delineation approval and corresponding final upland acreage. The final upland acreage approved by the Environmental Protection Commission shall be utilized for application of the Infill Density Bonus calculations. Subject to compliance with this condition, the proposed development is consistent with FLUS Goal 2, Objective 2.2, Policy 2.2.1, Objective 4.9, and Policy 4.9.6.

Environmental and Sustainability Section, Objective 3.5 and Policies 3.5.1 through 3.5.8 establish the County's policy direction for the protection, conservation, and management of wetlands and other surface waters. These policies require development to avoid and minimize impacts to wetlands where practicable, prohibit unmitigated encroachment, maintain equivalent wetland functions through mitigation, and ensure no net loss of ecological values. The subject property contains approximately 7.4 acres of wetlands. The applicant has indicated that wetland modifications may be proposed to increase the developable upland area; however, any impacts to wetlands are subject to review and approval by the Hillsborough County Environmental Protection Commission (EPC). Any approved wetland impacts must comply with applicable local, state, and federal regulations, including the Uniform Mitigation Assessment Method (UMAM), and demonstrate restoration of the ecological values and functions provided by impacted wetlands. The proposed Planned Development includes a condition requiring documentation of the EPC's final wetland delineation approval and final upland acreage prior to development exceeding 186 dwelling units. Compliance with the EPC permitting process and applicable environmental regulations will ensure that wetland impacts, if approved, are appropriately mitigated and that the development is consistent with FLUS Objective 3.5 and Policies 3.5.1 through 3.5.8

FLUS Objective 1.1 directs the majority of the County's anticipated growth to the Urban Service Area, while FLUS Objective 3.1 and Policy 3.1.3 require new development to recognize the existing community and be designed in a manner compatible with surrounding development patterns. The subject property is located along Sheldon Road and is surrounded by a variety of established uses. Commercial development, including an auto repair establishment, credit union, gas station/convenience store, and shopping centers, exists to the north and east. TECO-owned vacant land is located to the south, with a townhome development farther south. A small single-family residential neighborhood is located across Sheldon Road to the west. The proposed multi-family residential development is compatible with the surrounding development pattern by providing a residential use between existing commercial development along Sheldon Road and nearby residential neighborhoods. The proposed use is also consistent with the established trend toward higher-density residential development within the Northwest Hillsborough area. Given the site's location along Sheldon Road, proximity to commercial services, and access to existing infrastructure support the proposed residential development pattern, Planning Commission staff does not identify compatibility concerns with the proposed Planned Development. The request is consistent with FLUS Objective 3.1 and Policy 3.1.3.

FLUS Objective 4.4 and Policies 4.4.1 and 4.4.2 promote the protection of existing and emerging neighborhoods through compatible development patterns, integration with adjacent land uses, and interconnected transportation networks. The proposed Planned Development integrates with the surrounding area through a coordinated access and pedestrian network. Vehicular access is proposed from Sheldon Road, and the applicant proposes a pedestrian connection to Sheldon Road and nearby commercial uses to the north. These connections support accessibility and promote integration between the proposed residential development and surrounding uses. The proposed multi-family residential development provides a complementary use adjacent to existing commercial and residential development and is consistent with the intent of FLUS Policies 4.4.1 and 4.4.2.

The Comprehensive Plan requires that all development comply with applicable provisions of the Hillsborough County Land Development Code pursuant to FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. Future development of the subject property will be required to comply with applicable development regulations, including requirements related to site design, access, parking, stormwater management, landscaping, buffering, environmental protection, and building design during the development review process. Transportation comments were not available in Optix at the time.

FLUS Objective 3.2 and Policy 3.2.4 require adopted community plans to be implemented in a manner consistent with the Comprehensive Plan. The subject property is located within the limits of the Northwest Hillsborough Community Plan. This Community Plan recognizes an alternative community form that encourages compact, pedestrian-friendly neighborhoods, a range of housing opportunities, and the integration of residential development with surrounding civic, institutional, commercial, and recreational uses. The proposed Planned Development supports these objectives by providing additional multi-family housing within an area served by existing infrastructure, public facilities, and nearby commercial services. The subject property is located along Sheldon Road and is surrounded by a variety of existing uses that contribute to a mixed-use activity pattern. Sgt. Paul R. Smith Middle School and the Citrus Park Sports Complex are located east of the site, while Sickles High School is located to the north. Additionally, Westfield Citrus Park Mall is located approximately 1,500 feet north of the site and provides access to a variety of commercial services and employment opportunities. The proposed residential development provides additional housing opportunities within walking distance of existing civic, institutional, recreational, and commercial uses, consistent with the Community Plan's objective of creating neighborhoods where many daily activities can occur within convenient proximity. The proposed multi-

family development also supports the Community Plan's goal of providing a broader range of housing types within Northwest Hillsborough. The project provides a higher-density residential option in an area characterized by a mix of commercial, residential, educational, and recreational uses. The proposed pedestrian connection to Sheldon Road and nearby commercial uses further supports connectivity and access between the proposed residential development and surrounding destinations. Therefore, the proposed Planned Development is consistent with the intent of the Northwest Hillsborough Community Plan and its vision for connected, livable, and diverse neighborhoods.

Overall, Planning Commission staff finds that the proposed Planned Development is consistent with the Residential-20 Future Land Use designation and applicable Comprehensive Plan provisions. The proposed multi-family residential development provides an appropriate residential infill opportunity along Sheldon Road, supports the intent of the Residential Density Bonus for Infill Development, and provides a compatible transition between surrounding commercial and residential uses. The proposed development is subject to a condition limiting the maximum number of dwelling units to 228 and requiring verification of final upland acreage prior to approval of development exceeding 186 dwelling units. Therefore, subject to compliance with the conditions of approval, the proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

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

Compatibility

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

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.*

Environmental and Sustainability

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

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

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

Policy 3.5.3: *Channelization or hardening (e.g., paving, piping) of natural Shorelines and natural waterways to include tidal creeks is prohibited, except in cases of overriding public interest as established by the County or where necessary for reasonable use of a property as determined by the EPC. Encourage Shoreline stabilization with native plant communities and living Shorelines.*

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

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Policy 3.5.5: *In cooperation with the EPC and the Southwest Florida Water Management District, promote the use of Florida native wetland plant species for the creation of wetland habitat and for biologically enhancing filtration and treatment of pollutants in newly constructed stormwater Retention and Detention ponds.*

Policy 3.5.6: *All wetland and/or other surface water mitigation projects must comply with the State Uniform Mitigation Assessment Method (UMAM). Mitigation projects must demonstrate the restoration of the ecological values provided by the functions performed by impacted wetlands and/or other surface waters unless a previous evaluation method was authorized by the appropriate regulatory agencies.*

Policy 3.5.7: *Wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats.*

Policy 3.5.8: *Establish setbacks and buffers based on current science for protecting the hydrologic and biologic integrity of wetlands/other surface waters, including the Hillsborough County Wetland Ecological Buffers study published February 2012*

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

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

Policy 4.4.2: *Neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods.*

Policy 4.4.3: *Lot size and density of new or redeveloped residential projects shall reflect the character of the surrounding residential area and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.*

Objective 4.9: *Facilitate the development of regulatory programs meant to promote higher quality redevelopment standards*

Policy 4.9.6: *Residential Density Bonus for Infill Development*

Incentivize higher density and intensity development along major corridors and within mixed-use developments. To provide an incentive for residential development as an alternative to strip commercial

or office development, the county may consider a density bonus for properties meeting certain provisions outlined below. The increase in residential density may be considered without a Plan Amendment, by the Board of County Commissioners, after receiving a recommendation from the staff of the Planning Commission.

Density cannot be increased higher than the land use category with the next higher density limits. (i.e. RES-4 can be increased to RES-6 and no higher). Categories which permit up to 35 du/ga may increase to 50 du/ga using this bonus.
To qualify for the density bonus:

- *Property must be:*
- *Within the Urban Service Area*
- *Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Section.*
- *In an area where, one of the following is present:*
  - *Strip non-residential development presently exists; or*
  - *There is a trend toward strip non-residential development; or existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or*
  - *An increase in density would result in a development pattern compatible with existing zoning or development patterns in the immediately surrounding area.*
- *The site of the requested bonus must be within a 660 foot distance perpendicular from the arterial or collector road (as shown in Exhibit 4.9.6).*
- *The density bonus must be applied for through a rezoning application*
- *It must be demonstrated that the use of the bonus will promote residential infill on vacant or redeveloping sites within existing, developed, urbanized areas which are residential in character or to provide a residential development alternative to strip commercialization;*

Livable Communities Element: NORTHWEST HILLSBOROUGH

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.

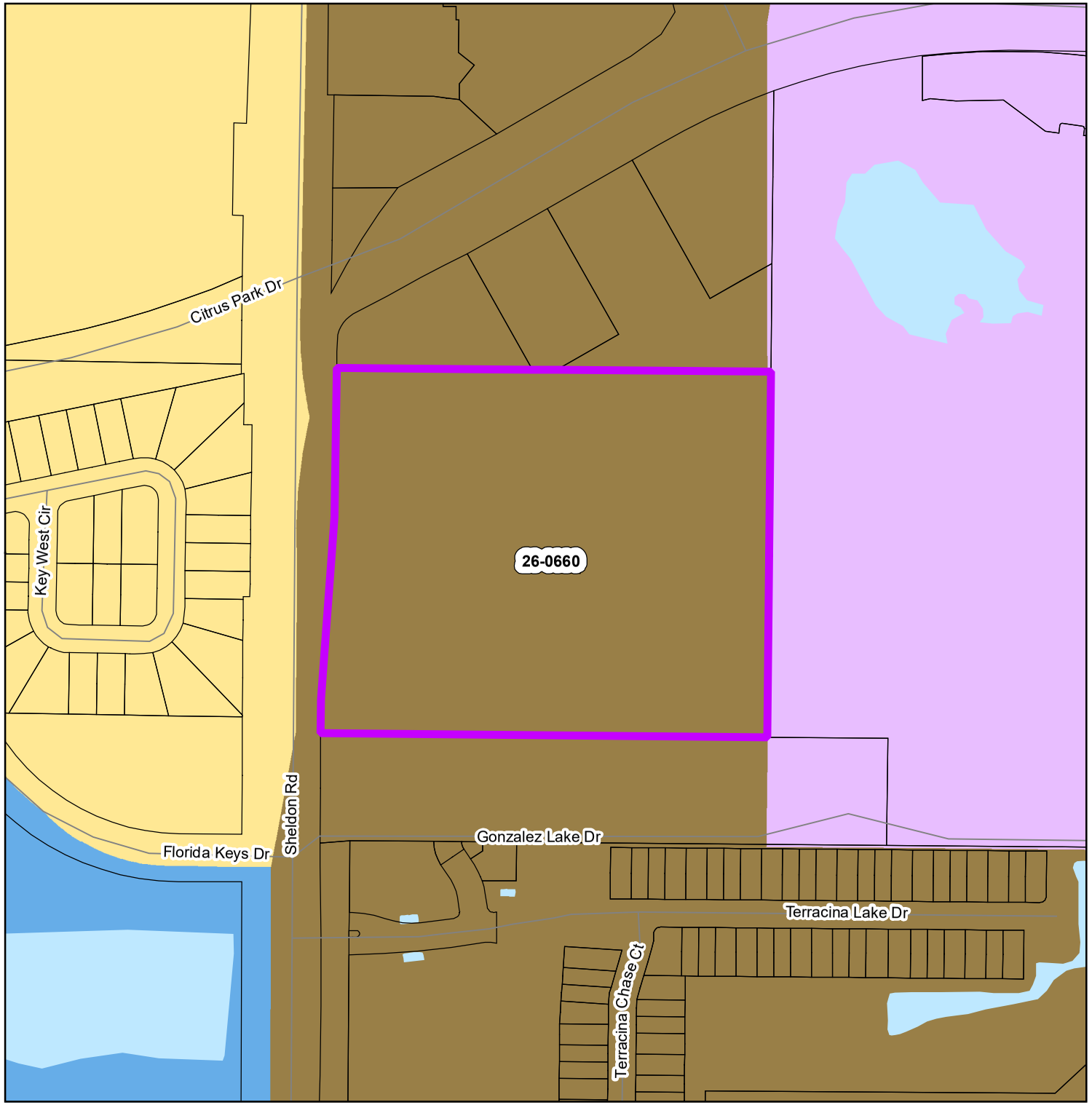
f) Range of town squares, parks, playgrounds, playing fields, and community gardens, distributed within neighborhoods along with corridors of green space used to define and connect different neighborhoods and centers.

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
RZ-PD 26-0660

Rezonings

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 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

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Map Printed from Rezoning System: 3/18/2026

Author: R Mathie

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Hillsborough County City-County Planning Commission