

# PD Modification Application: MM 25-1354

Zoning Hearing Master Date: January 26, 2026

BOCC Land Use Meeting Date: March 10, 2026



**Hillsborough**  
**County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Aston Court, LLC

FLU Category: RES-20

Service Area: Urban

Site Acreage: 0.77

Community Plan Area: Northwest & Town & Country

Overlay: None



### Introduction Summary:

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

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

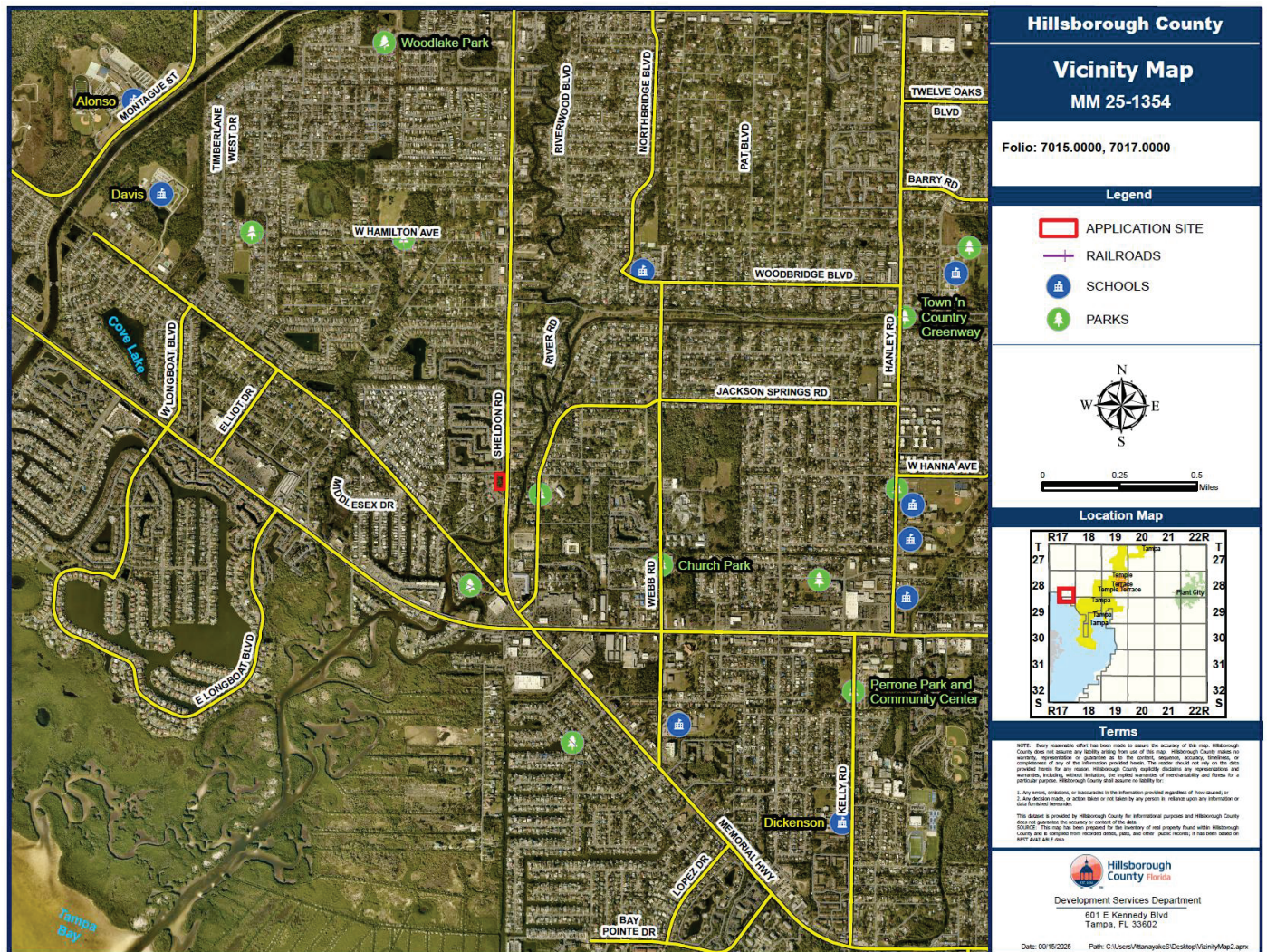
| Existing Approval(s):   | Proposed Modification(s):  |
|---|--|
| <ul style="list-style-type: none"><li>- 6,300 square feet of professional and/or medical office uses</li><li>- Maximum Height: 35 feet</li><li>- Buffer and screening:<ul style="list-style-type: none"><li>o 20-foot Type B w/ 6-foot masonry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

| Additional Information:                 |  |
|---|--|
| PD Variation(s):                        | None Requested as part of this application |
| Waiver(s) to the Land Development Code: | None Requested as part of this application |

|  |   |
|--|---|
| <b>Planning Commission Recommendation:</b><br>Consistent | <b>Development Services Recommendation:</b><br>Approvable, subject to proposed conditions |
|--|---|

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



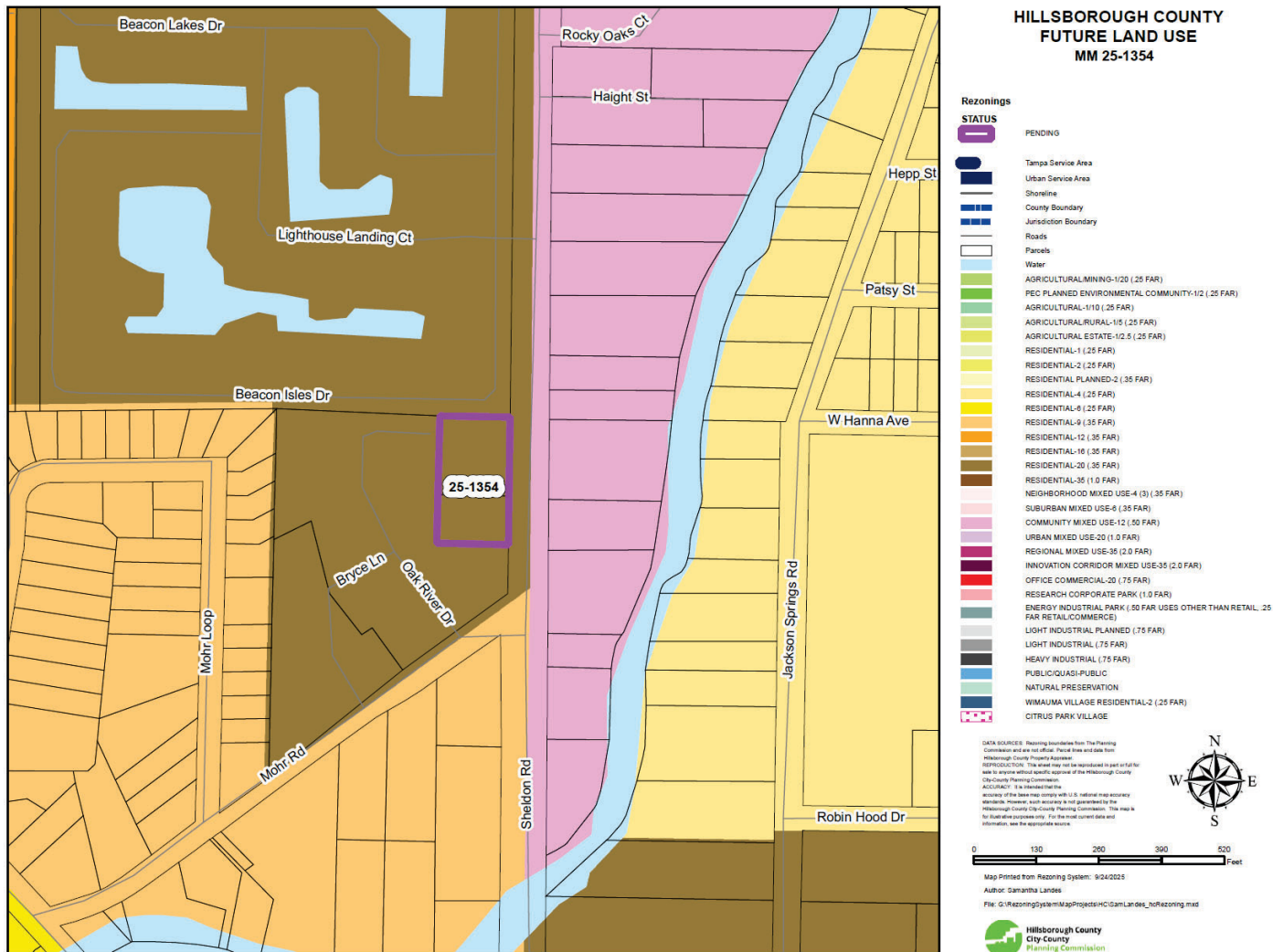
#### Context of Surrounding Area:

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

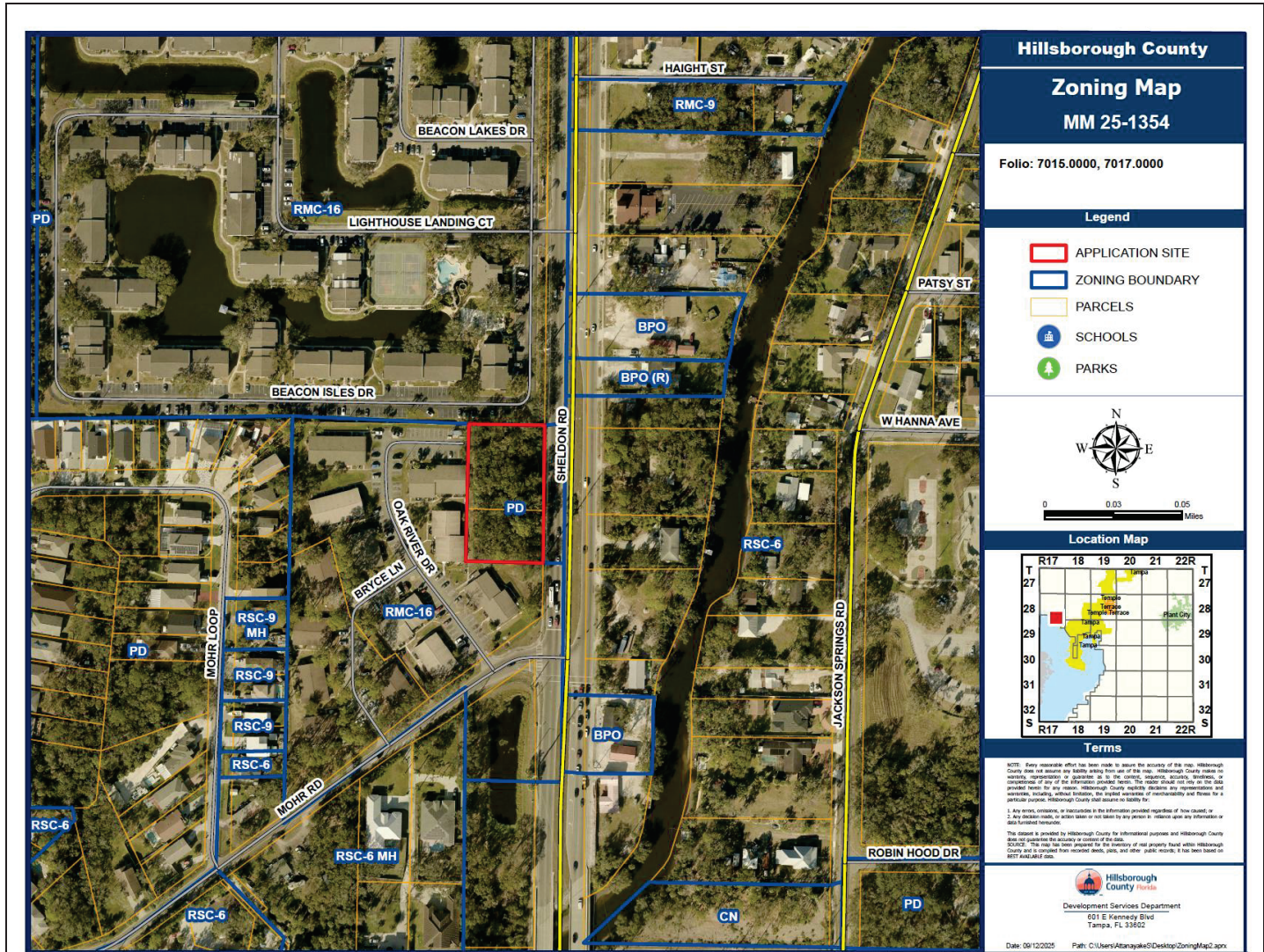
### 2.2 Future Land Use Map



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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

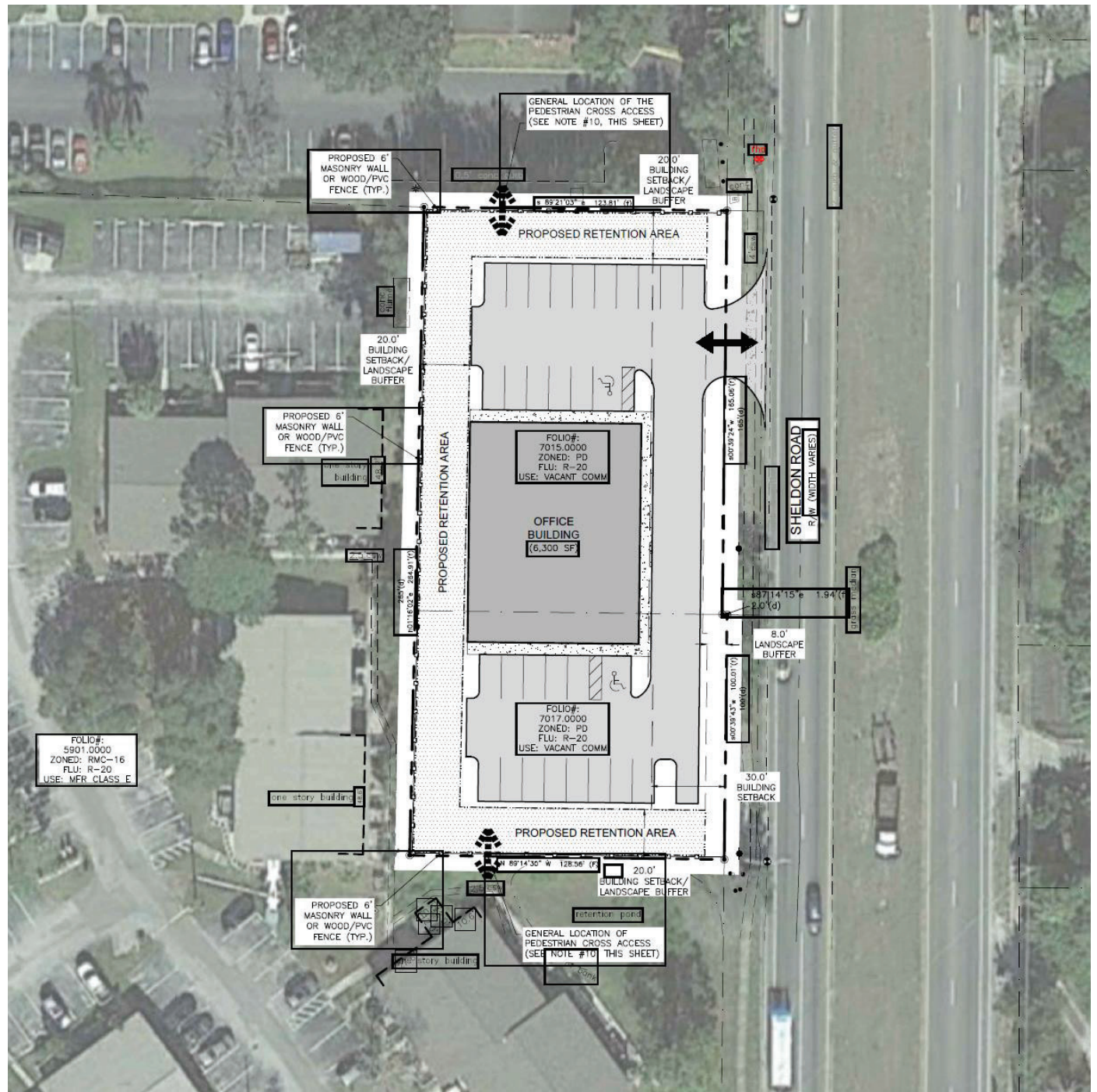


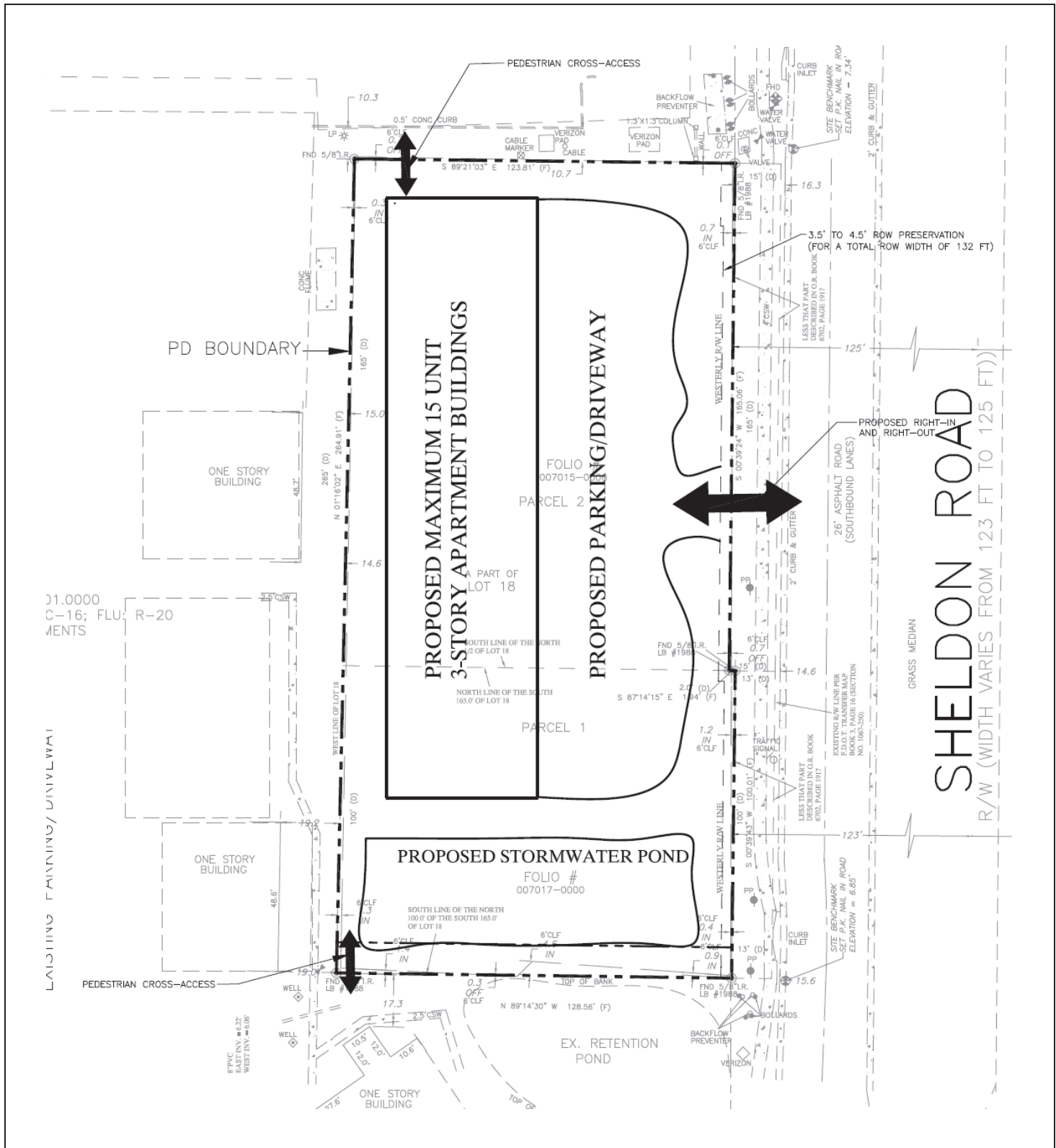
## Adjacent Zonings and Uses

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



**2.4 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)



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Case Reviewer: Jared Follin

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

| Road Name   | Classification             | Current Conditions   | Select Future Improvements  |
|-------------|----------------------------|--|---|
| Sheldon Rd. | County Arterial<br>- Urban | 4 Lanes<br><input type="checkbox"/> Substandard Road<br><input checked="" type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other |

**Project Trip Generation** ☐ Not applicable for this request

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

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

**Connectivity and Cross Access** ☐ Not applicable for this request

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

**Design Exception/Administrative Variance** ☒ Not applicable for this request

| Road Name/Nature of Request | Type            | Finding         |
|-----------------------------|-----------------|-----------------|
|                             | Choose an item. | Choose an item. |
| Notes:                      |                 |                 |

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

| INFORMATION/REVIEWING AGENCY  |  |   |  |                                 |
|---|--|---|--|---------------------------------|
| Environmental:  | Comments Received  | Objections  | Conditions Requested   | Additional Information/Comments |
| Environmental Protection Commission   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | No wetlands present             |
| Natural Resources   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| Conservation & Environ. Lands Mgmt.   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| Check if Applicable:<br><input type="checkbox"/> Wetlands/Other Surface Waters<br><input type="checkbox"/> Use of Environmentally Sensitive Land Credit<br><input type="checkbox"/> Wellhead Protection Area<br><input type="checkbox"/> Surface Water Resource Protection Area<br><input type="checkbox"/> Potable Water Wellfield Protection Area<br><input type="checkbox"/> Significant Wildlife Habitat<br><input checked="" type="checkbox"/> Coastal High Hazard Area<br><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor<br><input type="checkbox"/> Adjacent to ELAPP property<br><input checked="" type="checkbox"/> Other <u>Airport Height Restriction 150' ASML</u> |  |   |  |                                 |
| Public Facilities:  | Comments Received  | Objections  | Conditions Requested   | Additional Information/Comments |
| <b>Transportation</b><br><input type="checkbox"/> Design Exc./Adm. Variance Requested<br><input type="checkbox"/> Off-site Improvements Provided  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |                                 |
| <b>Service Area/ Water &amp; Wastewater</b><br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa<br><input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| <b>Hillsborough County School Board</b><br>Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A<br>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| <b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)<br>Per Unit<br>Mobility: \$6,661 * 15 = \$99,915<br>Parks: \$1,555 * 15 = \$23,325<br>School: \$3,891 * 15 = \$58,365<br>Fire: \$249 * 15 = \$3,735<br>Total Multi-Family (1-2) = \$12,356 * 15 = \$185,340  |  |   |  |                                 |
| Comprehensive Plan:   | Comments Received  | Findings  | Conditions Requested   | Additional Information/Comments |
| <b>Planning Commission</b><br><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Locational Criteria Waiver Requested<br><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Inconsistent<br><input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |



## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

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

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

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

### **5.2 Recommendation**

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

## 6.0 PROPOSED CONDITIONS

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

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



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

- ~~8~~10. 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.
- ~~9~~11. The type, location, size and number of signs permitted shall be as set forth in Part 7. 03.00 of the Land Development Code with the following exception(s):
- 9.1 Ground Signs shall be limited to Monument Signs.
- 9.2 Billboards, pennants and banners shall be prohibited.
- ~~4~~12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~4~~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.
- ~~4~~24. 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.
- ~~13~~15. ~~Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.~~

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Case Reviewer: Jared Follin

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

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



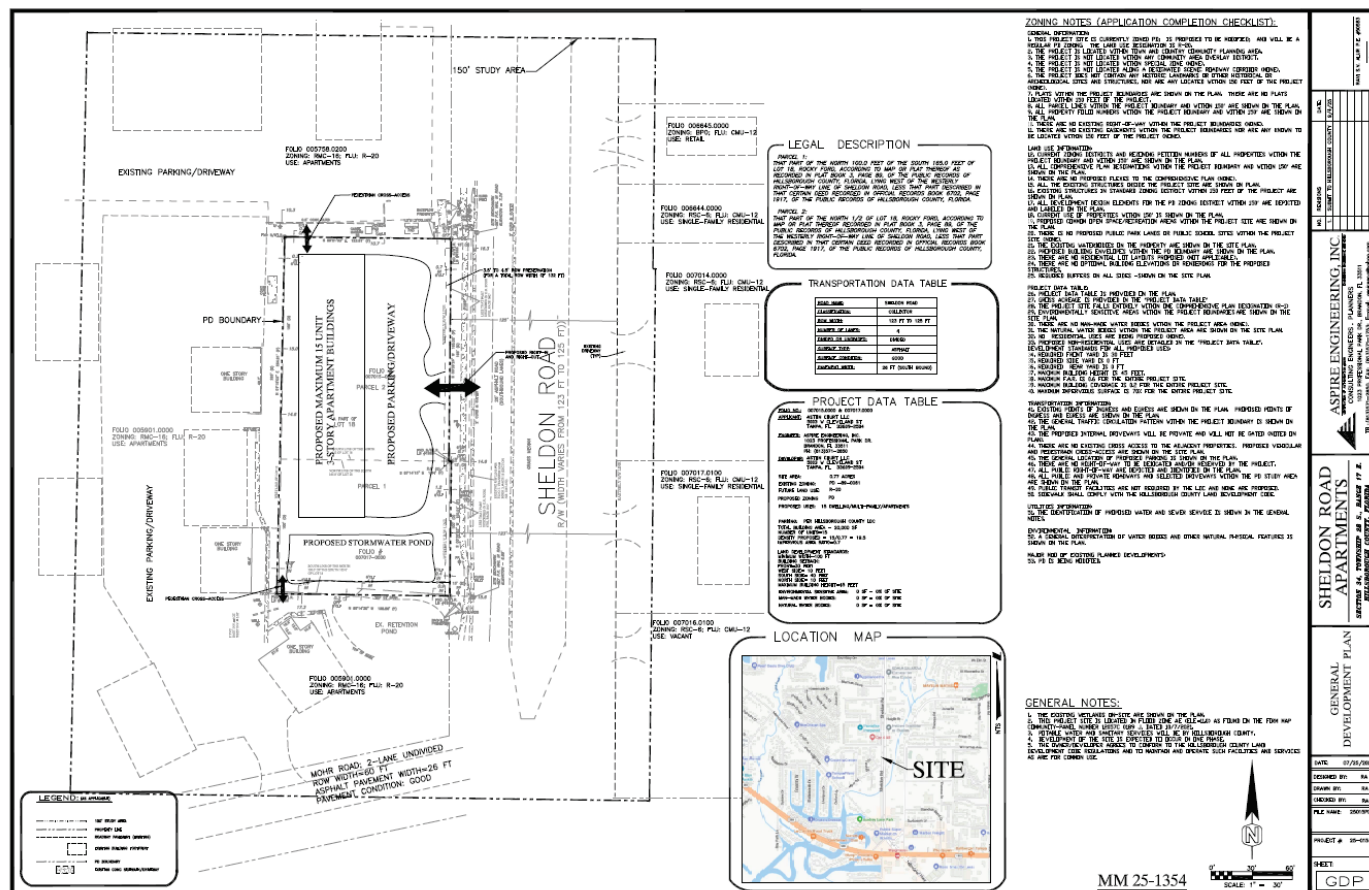
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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan





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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

REVISED: 01/20/26

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town & Country

PETITION NO: MM 25-1354

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

### CONDITIONS OF APPROVAL

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

### *REVISED CONDITIONS OF APPROVAL*

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

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

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

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

## **PROJECT SUMMARY AND ANALYSIS**

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

### **Trip Generation Analysis**

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

#### **Approved Zoning:**

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

#### **Proposed Uses:**

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

#### **Trip Generation Difference:**

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



|                   |            |           |           |
|-------------------|------------|-----------|-----------|
| <b>Difference</b> | <b>+24</b> | <b>-2</b> | <b>-3</b> |
|-------------------|------------|-----------|-----------|

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

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

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

### **SITE ACCESS**

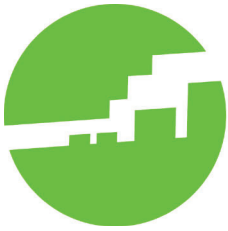
The existing PD is approved for a single right-in right-out access connection onto Sheldon Rd and two pedestrian cross-access connections to the north and south to connect to the adjacent parcels under Folio No 5758.0200 and Folio No 5901.0000 respectfully. This application does not propose any modifications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

### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

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

| <b>FDOT Generalized Level of Service</b> |                   |             |                     |                                 |
|--|-------------------|-------------|---------------------|---------------------------------|
| <b>Roadway</b>                           | <b>From</b>       | <b>To</b>   | <b>LOS Standard</b> | <b>Peak Hr. Directional LOS</b> |
| Sheldon Rd.                              | Hillsborough Ave. | Waters Ave. | D                   | D                               |

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



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

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

| Table 1: COMPARISON OF SURROUNDING PROPERTIES |  |                               |  |
|---|--|-------------------------------|--|
| Vicinity                                      | Future Land Use Designation                            | Zoning                        | Existing Land Use  |
| Subject Property                              | Residential-20   | PD                            | Vacant   |
| North   | Residential-12 + Residential-20                        | RMC-12 + RMC-16               | Multifamily  |
| South   | Residential-9 + Residential-20                         | RSC-6 + RMC-16                | Multifamily, Single Family + Public/Quasi-Public/Institutions              |
| East  | Residential-4, Community Mixed Use-12 + Residential-20 | RSC-6 + BPO                   | Vacant, Single Family, Public/Quasi-Public/Institutions + Light Commercial |
| West  | Residential-9, Residential-12 + Residential-20         | RSC-6, RSC-9, RMC-16, CN + PD | Multifamily, Single Family Mobile Home Park + Light Commercial             |

**Staff Analysis of Goals, Objectives, and Policies:**

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

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



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

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

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

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

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

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

### **Recommendation**

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

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

### **FUTURE LAND USE SECTION**

#### ***Urban Service Area***

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

#### ***Land Use Categories***

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

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

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

#### ***Density and Intensity***

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

#### ***Community Context and Compatibility***

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

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

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

*Relationship to Land Development Regulations*

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

### **Land Use Suitability**

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

### **Development**

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

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

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

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

### **Neighborhood and Community Development**

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



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

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

#### **LIVABLE COMMUNITIES ELEMENT: NORTHWEST AREA COMMUNITY PLAN**

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

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

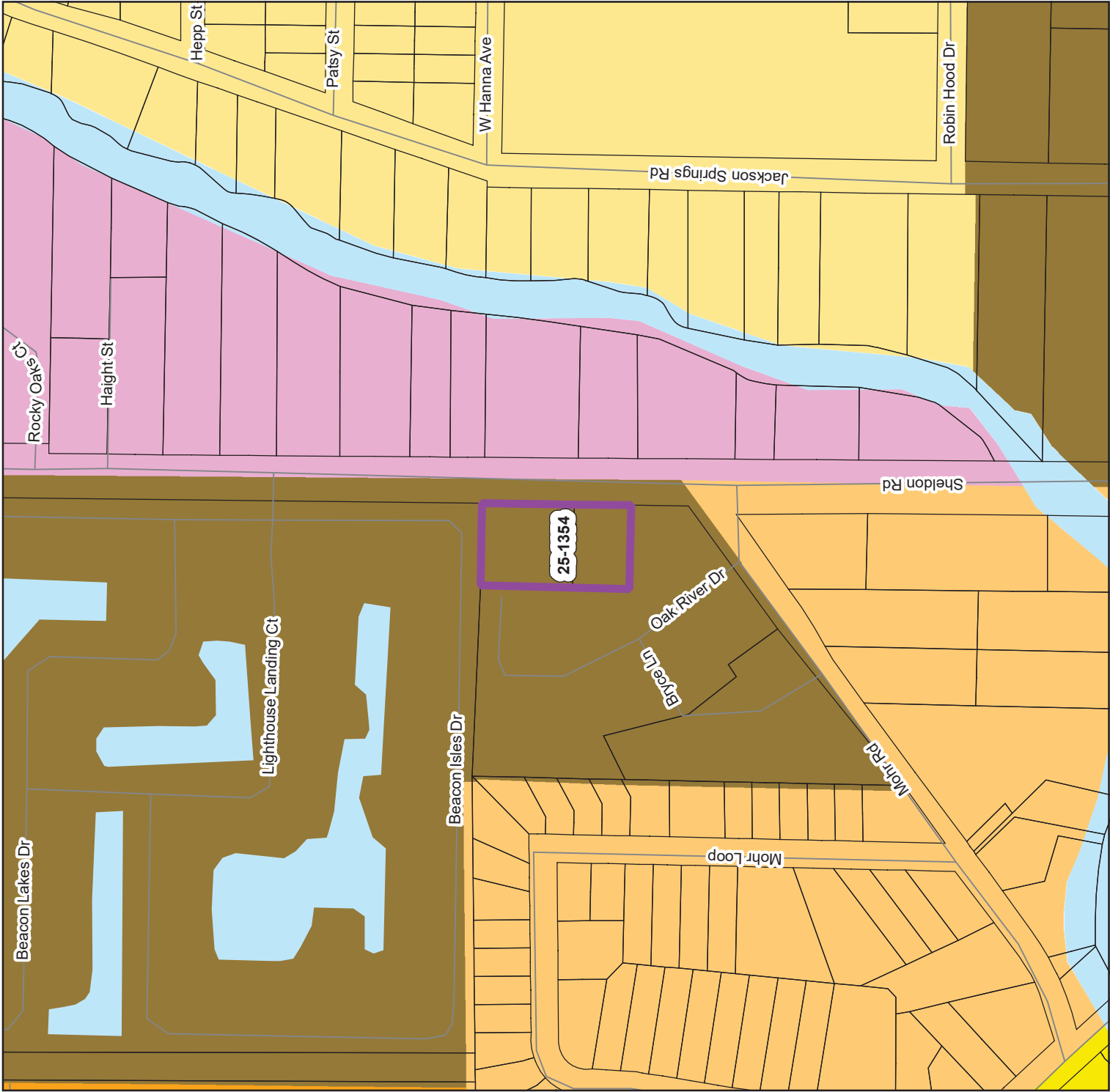
Provide incentives for an alternative development pattern characterized by:

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

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

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

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
MM 25-1354



Rezoning  
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the rezoning boundaries shown on this map be used in accordance with the 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, use the appropriate source.



Map Printed from Rezoning System: 9/24/2025

Author: Samantha Lirides

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