**Rezoning Application:** RZ-PD 25-0022

**Zoning Hearing Master Date:** February 18, 2025

**BOCC Land Use Meeting Date:** April 08, 2025

Applicant: Evercare Real Estate, LLC

FLU Category: R-6
Service Area: Urban
Site Acreage: 1.99 +/- AC

Community Plan Area: Greater Carrollwood Northdale

Overlay: None Special District: None

1.0 APPLICATION SUMMARY

Request: Planned Development



Hillsborough County Florida

# **Introduction Summary:**

The applicant is requesting to rezone 1.99 +/- acres from AS-1 (Agricultural, Single-Family) to PD (Planned Development) to allow for a Community Residential Home with a maximum bed count of 32 (Type C).

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Community Residential Home
Acreage	1.99 +/- AC	1.99 +/- AC
Density/Intensity	1 DU per GA/ FAR: NA	3.2 DU per GA/ FAR: 0.25
Mathematical Maximum*	1 DU per GA/ FAR: NA	6.4 DU per GA/ FAR: 0.25

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 Sq. Ft. / 150'	7,000 Sq. Ft./ 40'
Setbacks/Buffering and Screening	50' Front	25' Front
	50' Rear	20' Rear
	15' Sides	7.5' Sides
Height	50′	35′

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

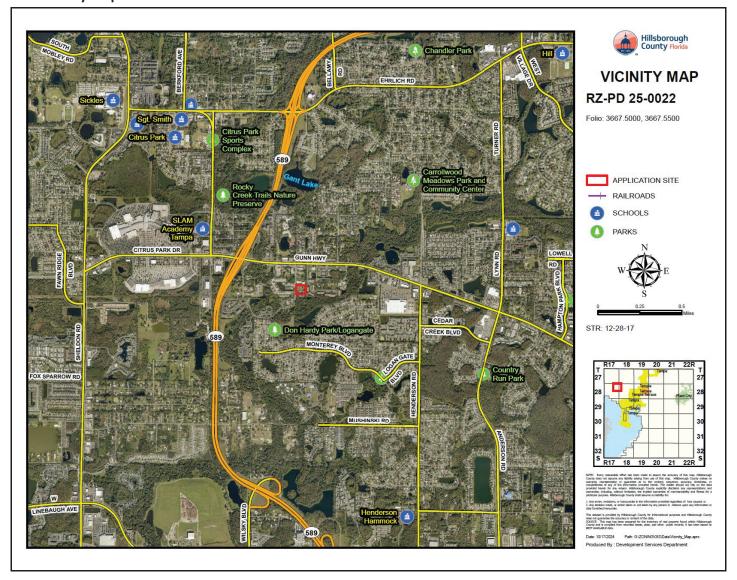
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: February 18, 2025 BOCC LUM MEETING DATE: April 08, 2025

Case Reviewer: Carolanne Peddle

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



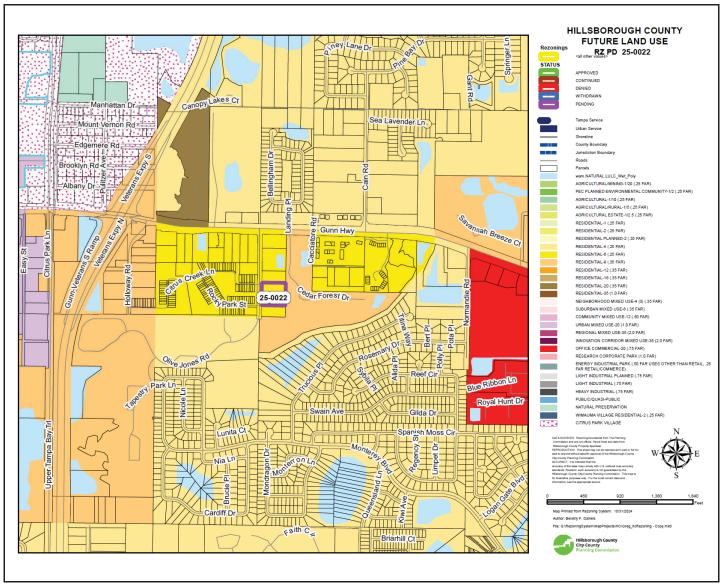
# **Context of Surrounding Area:**

The site is located on the east side of Olive Jones Road south of Gunn Highway in an area primarily comprised of residentially zoned properties with commercial and office uses along Gunn Highway. Existing uses in the vicinity include a church, plant nursery, daycare, two auto repair shops, multiple offices, and residential uses including multifamily, manufactured, single family, and townhome dwelling units. The adjacent properties are zoned AS-1 to the north, PD approved for townhomes to the west, and PD approved for multifamily residential units to the east. The surrounding properties within close vicinity are zoned CG, BPO, AS-1, and PD.

Case Reviewer: Carolanne Peddle

## 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.2 Future Land Use Map

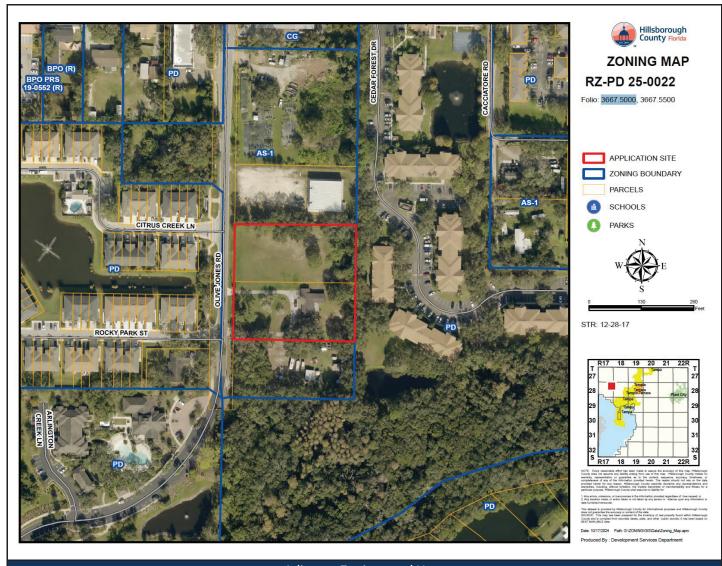


Subject Site Future Land Use Category:	Residential – 6	
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25	
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.	

ZHM HEARING DATE: February 18, 2025 BOCC LUM MEETING DATE: April 08, 2025

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map



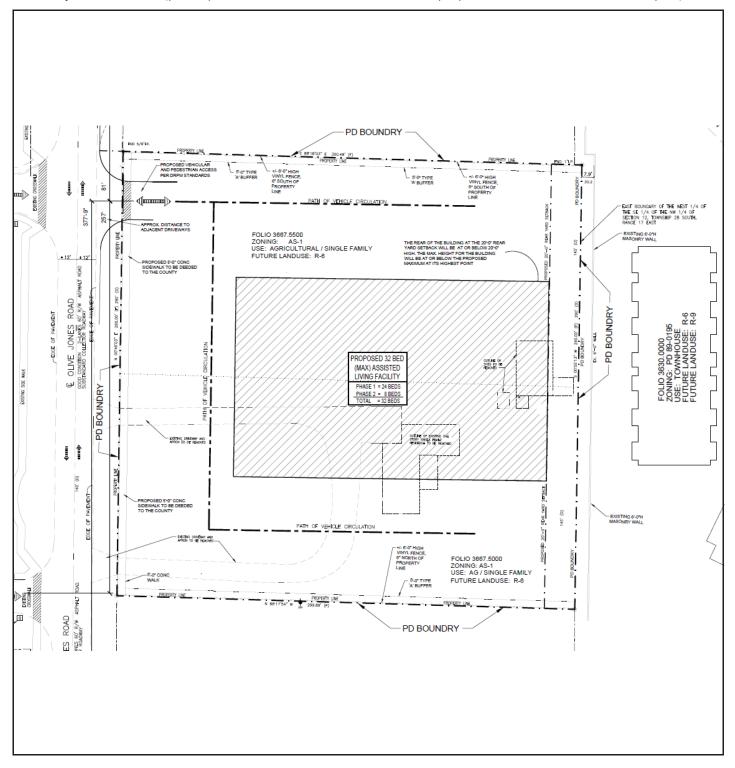
Case Reviewer: Carolanne Peddle

	Adjacent Zonings and Uses				
Lo	cation:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
N	North	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	CHURCHES
9	South	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
	East	PD	9 DU per GA/ FAR: NA	Multifamily conventional Residential units	MULTIFAMILY RESIDENTIAL
\	West	PD	7.14 DU per GA/ FAR: NA	Townhomes & Single Family, Residential	TOWNHOUSE, SINGLE FAMILY RESIDENTIAL

#### Case Reviewer: Carolanne Peddle

## 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)



APPLICATION NUMBER:	PD 25-0022	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	February 18, 2025 April 08, 2025	Case Reviewer: Carolanne Peddle

# 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	
Olive Jones Road	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other (TBD)</li> </ul>	

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	18	1	1		
Proposed	84	5	8		
Difference (+/1)	+66	+4	+7		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:		-			

Design Exception/Administrative Variance		
Road Name/Nature of Request	Туре	Finding
Olive Jones Road / Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025 BOCC LUM MEETING DATE: April 08, 2025

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	⊠ Yes	☐ 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	☐ Significant☐ Coastal Hi☐ Urban/Sub	□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property				
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						
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 ☐ Density Bonus Requested ☑ Consistent ☐ Inconsistent	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No			

Case Reviewer: Carolanne Peddle

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

# 5.1 Compatibility

The Planned Development is located on the east side of Olive Jones Road south of Gunn Highway in an area primarily comprised of residentially zoned properties with commercial and office uses along Gunn Highway. Existing uses in the vicinity include a church, plant nursery, daycare, two auto repair shops, multiple offices, and a variety of residential uses including multifamily, manufactured, single family, and townhome dwelling units. The adjacent properties are zoned AS-1 to the north, PD approved for multi-story townhomes to the west, and PD approved for multi-story, multifamily residential units to the south. The surrounding properties within close vicinity are zoned CG, BPO, AS-1, and PD.

The proposed Community Residential Home is limited to a maximum bed count of 32. With a rate of 5 beds equal to 1 dwelling unit the proposed number of beds are just over half the allowed density with the same FAR of 0.25 as the Future Land Use designation of RES-6. Furthermore, the project will provide buffering and screening (not required by the Land Development Code) along the north property line adjacent to the church and to the south along the property line abutting the residential use. Maximum building height proposed is 35 feet/1-story.

The project will comply with LDC Section 6.11.28.E, requiring the building to have a residential appearance. No waivers to the required residential zoning distance (500') or the number of other Type B and C Community Residential Homes within a 1,200 sf radius are needed.

## 5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

#### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 27, 2025.

- 1. The project shall be developed as a Community Residential Home with a maximum bed county of 32 completed in two phases.
  - Phase 1: The facility will be constructed for the first 24 beds.
  - Phase 2: The remaining 8 beds will be added.
- 2. The project shall be developed in accordance with the following standards:
  - Setbacks:
    - i. Minimum front yard: 25 ft
    - ii. Minimum side yard setback: 7.5 ft
    - iii. Minimum rear yard setback: 20 ft
  - Minimum lot coverage: 40%
  - Minimum Impervious Surface Area: NA
  - Maximum Floor Area Ratio (FAR):0.25
  - Maximum building height: 35 ft/1-story, subject to the LDC Sec. 6.01.01 Endnote 8: Structures with a
    permitted height greater than 20 feet shall be set back an additional two feet for every one foot of
    structure height over 20 feet.
- 3. The project shall be in accordance with Land Development Code (LDC) Section 6.11.28. Community Residential Home. The building shall be designed with a pitched roof and windows on each façade.
- 4. A 5' wide buffer with Type A screening shall be provided along the northern and southern property line as shown on the General Site Plan.
- 5. The subject site shall be permitted a singular access to Olive Jone Road. Notwithstanding anything shown on the site plan, said access shall be aligned center-to-center with Citrus Creek Lane.
- 6. If PD 25-0022 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5th, 2025, and submitted on February 7th, 2025) from the LDC Section 6.04.07 access requirements, which was found approvable with the on February 8th, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Olive Jones Road access and next connection to its north) such that a minimum spacing of +/- 102 feet is permitted.
- 7. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 8. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 9. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

APPLICATION NUMBER:	PD 25-0022	
ZHM HEARING DATE:	February 18, 2025	
BOCC LUM MEETING DATE:	April 08, 2025	Case Reviewer: Carolanne Peddle

- 10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11. 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.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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

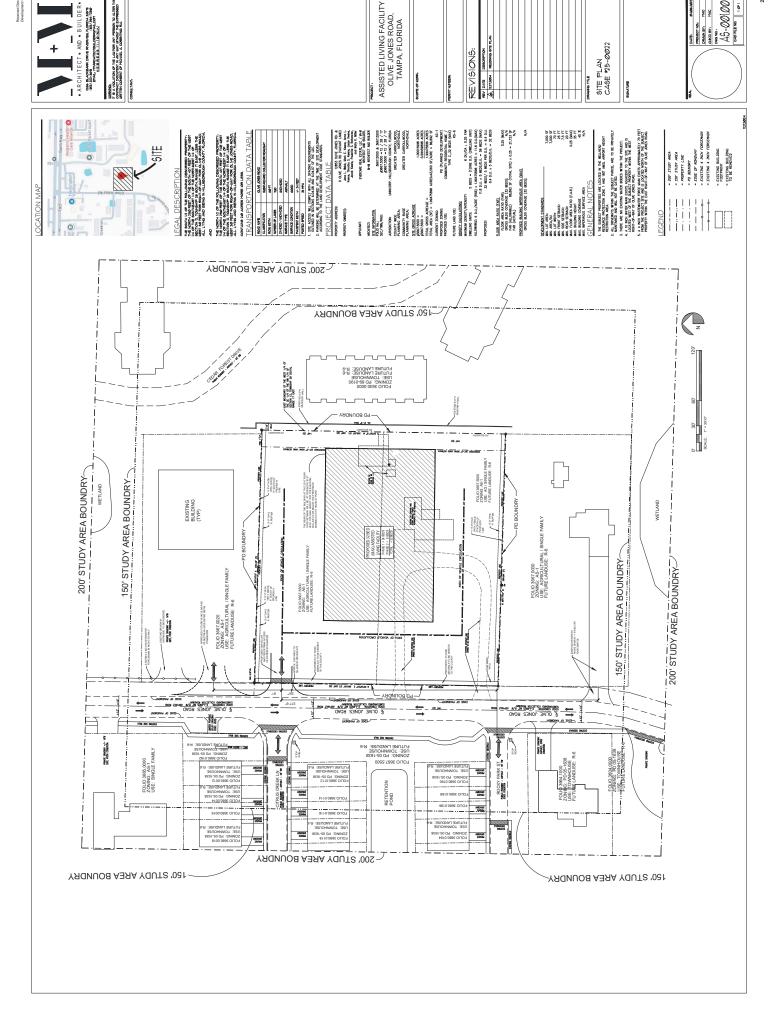
APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	PD 25-0022					
ZHM HEARING DATE: BOCC LUM MEETING DATE:	February 18, 2025 April 08, 2025	Case Reviewer: Carolanne Peddle				
8.0 PROPOSED SITE PLAN (FULL)						



DATE - 0468-0003
PROBET NO.
OREN THE - NAC.
DATE NO.
DATE NO.
DATE NO.
CAD PLE NO.
[101]

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 02/10/2025
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: NW/GCN	PETITION NO: RZ 25-0022
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

# **CONDITIONS OF APPROVAL**

- 1. The subject site shall be permitted a singular access to Olive Jone Road. Notwithstanding anything shown on the site plan, said access shall be aligned center-to-center with Citrus Creek Lane.
- 2. If PD 25-0022 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5th, 2025, and submitted on February 7th, 2025) from the LDC Section 6.04.07 access requirements, which was found approvable with the on February 8th, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Olive Jones Road access and next connection to its north) such that a minimum spacing of +/- 102 feet is permitted.
- 3. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 4. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

6. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 1.99 acres from Agricultural Single Family -1 (AS-1) to Planned Development (PD). The proposed Planned Development is seeking approval for an assisted living facility with 32 beds. The site is located on the north-eastern quadrant of the intersection of Rocky Park Street and Olive Jones Road. The Future Land Use designation of the site is Residential 6 (R-6).

# **Trip Generation Analysis**

n 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 has 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, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, Single Family Detached (ITE Code 210) 2 Units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Assisted Living Facility (ITE Code 254) 32 Beds	84	5	8

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+66	+4	+7

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Olive Jones Road. Olive Jones Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11 ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 62 ft of the right of way.

# SITE ACCESS

The subject parcel is currently taking access to Olive Jones Road.

# <u>ADMINISTRATIVE VARIANCE – OLIVE JONES RD. ACCESS SPACING</u>

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated February 5th, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Olive Jones Road access. Per the LDC, Olive Jones Road is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 102 feet from the adjacent driveway to the north.

As such, the applicant is seeking a variance of 143 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable with the following conditions on February 8th, 2025.

a) "Independent of what is shown in the Site Plan, the development's access shall align center-to-center with Citrus Creek Lane

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

## ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Olive Jones Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Olive Jones Road is a dead-end roadway that connects to Gunn Hwy. The roadway level of service provided for Gunn Hwy. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Gunn Hwy	Veterans Expwy	Anderson/Lynn Turner	Е	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael

To: <u>lb15@live.com</u>; <u>Elizabeth Rodriguez</u>

Cc: evercaremanagement@gmail.com; mmarchitectbuilder@gmail.com; Rose, Sarah; Perez, Richard; Tirado, Sheida;

De Leon, Eleonor; PW-CEIntake

**Subject:** FW: RZ-PD 25-0022 - Administrative Variance Review

 Date:
 Monday, February 10, 2025 2:18:56 PM

 Attachments:
 25-0022 Rev AVReg 02-07-25.pdf

image001.png

## Laurie/Libby.

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0022 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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 <u>PW-CEIntake@hcfl.gov</u>

## Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u>

W: HCFLGov.net

## Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

**From:** Tirado, Sheida <TiradoS@hcfl.gov> **Sent:** Saturday, February 8, 2025 11:47 AM **To:** Williams, Michael <WilliamsM@hcfl.gov>

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

**Subject:** RZ-PD 25-0022 - Administrative Variance Review

Hello Mike,

The attached AV is **Approvable with Conditions**. The condition is: "Independent of what is shown in the Site Plan, the development's access shall align center-to-center with Citrus Creek Lane".

Please include the following people in your response email:

lb15@live.com libbytraffic@yahoo.com evercaremanagement@gmail.com mmarchitectbuilder@gmail.com mmarchitectbuilder@gmail.com rosesj@hcfl.gov perezrl@hcfl.gov

Best Regards,

## Sheida L. Tirado, PE

**Transportation Review Manager** 

Development Services Department

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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# **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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>✓ Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul><li>□1.</li><li>□4.</li><li>×2. updated AV for dway spacing</li><li>□5.</li><li>□3.</li><li>□6.</li></ul>			
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase ALF Olive Jones	Road			
<b>Important:</b> The name selected must be used on all full request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s)  O03667-5000 and 003667-5500  Check This Box If There Are More Than Five Folio Numbers				
<b>Important:</b> 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	Elizabeth Rodriguez			
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
<b>Current Property Zoning Designation</b>				
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD25-0022			
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)				

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".

1 of 1

# February 5<sup>th</sup>, 2025

## Michael J. Williams, P.E.

Director, Development Review Division Development Services Department 601 East Kennedy Blvd., 20th Floor Tampa, FL 33602

**Subject:** Administrative Spacing Variance Request

**Application Number: RZ-PD 25-0022** 

**Folio Numbers:** 003667-5000 and 003667-5500

Dear Mr. Williams:

The purpose of this letter is to request a *Section 6.04.02.B Administrative Variance* to the Hillsborough County Land Development Code (LDC), *Section 6.04.07. Minimum Spacing* in association with rezoning application PD 25-0022, which seeks to rezone two adjacent parcels (Folio numbers 003667-5000 and 003667-5500) from Agricultural, Single Family (AS-1) to Planned Development (PD) to accommodate a 32-bed Community Residential Home, Type C.

Section 6.04.07. – Table: Minimum Spacing requires a minimum connection spacing of 245 feet for an Access Class 5 facility with a posted speed limit of less than or equal to 45 mph (the posted speed limit is 25 mph). The proposed site access point does not meet the minimum spacing of 245 feet. As the attached Site Plan shows, the driveway to the north is 102 feet from the proposed driveway and does NOT meet spacing. The driveway to the south is 358 feet from the proposed driveway and DOES meet spacing. Citrus Creek Lane is directly across the street.

The purpose of this variance is to ensure that the development is provided with reasonable access to the site while maintaining compliance with applicable safety and operational standards.

Access will be provided via a single ingress/egress point located at the northwestern corner of the subject parcel. Olive Jones Road features a posted speed limit of 25 mph, a pavement width of 20–22 feet, lane widths of 10–11 feet, and is classified as an urban collector road.

## Variance Justification:

# a) There is an unreasonable Burden on the applicant

The driveway aligns with Citrus Creek Lane directly across Olive Jones Road. This enhances safety along the segment because vehicles egressing from either the east or the west will be directly across the street from one another and can maneuver more safely than if these access points were offset from one another. It would be unreasonable to move the driveway south to get it further from the driveway to the north, as it is safer in its currently proposed location.

# b) The variance would not be detrimental to the public health, safety, and welfare

The Hillsborough County Crash Management System Database reports zero (0) crashes along the subject segment of Olive Jones Road, including the Citrus Creek Lane/Olive Jones Road intersection. There is not an existing safety problem in this area that would be exacerbated by the proposed driveway.

# c) Without the variance, reasonable access cannot be provided

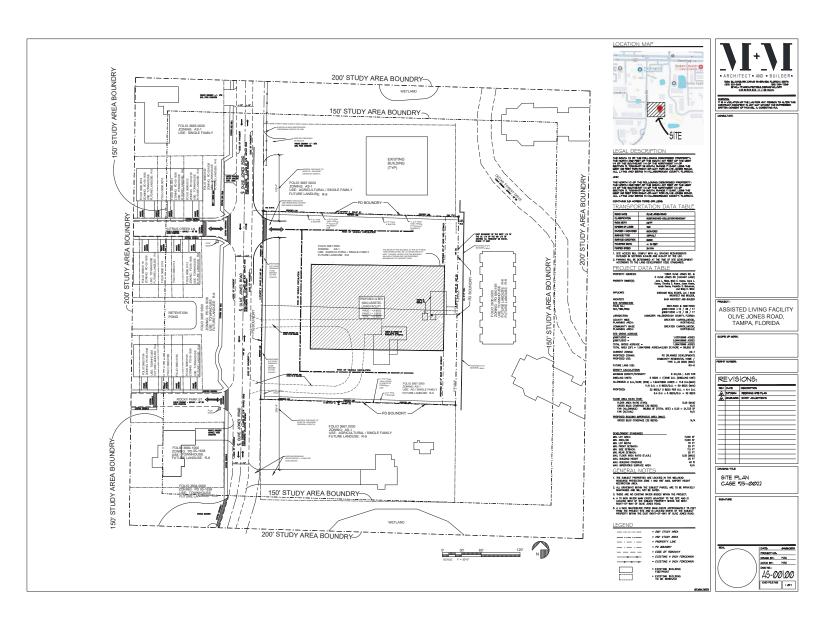
The proposed driveway is 102 feet from the driveway to the north and 358 feet from the driveway to the south – a total distance of 460 feet. If the driveway is placed such that it is 240 feet from the driveway

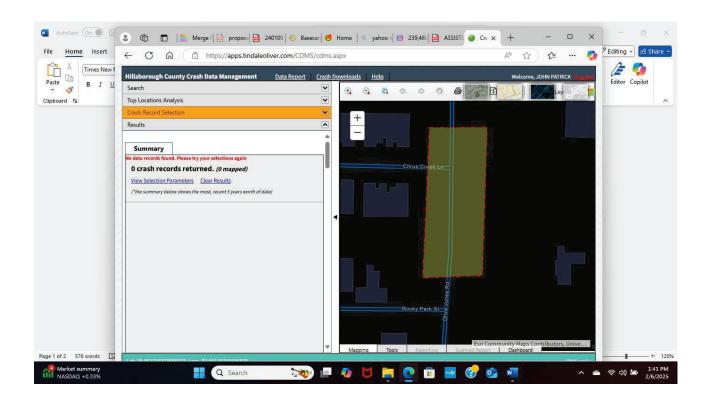
# Received 02-07-2025 Development Services

to the north, it cannot meet spacing to the south because there is not a great enough distance between the driveway to the north and the driveway to the south to meet spacing in both directions. Thus, without this variance, reasonable access cannot be provided, as there is not enough distance between existing driveways.

Approval of this Administrative Variance is essential to provide safe and reasonable access to the project site

while adhering to Hillsborough County's development standards. Thank you for considering this request. This item has been digitally signed and sealed by Laurie Burcaw, Sincerely, No. 46064 PE, on 02/07/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic Laurie Burcaw, P.E. Laurie S copies. Based upon the information provided by the application, this request is: Disapproved Approved with Conditions Approved If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364. Sincerely, Michael J. Williams, P.E. Hillsborough County Engineer





Hillsborough County Crash Management Database – Zero reported crashes.

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Olive Jones Road	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other (TBD)</li> </ul>		

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	18	1	1			
Proposed	84	5	8			
Difference (+/-)	+66	+4	+7			

<sup>\*</sup>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		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Olive Jones Road / Access Spacing Administrative Variance Requested Approvable				
Choose an item. Choose an item.				
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions	Additional	
Hansportation	Objections	Requested	Information/Comments	
□ Design Exception/Adm. Variance Requested	□ Vaa □NI/A	⊠ Yes		
☐ Off-Site Improvements Provided	☐ Yes ☐ N/A	□ No		
□ N/A	⊠ No	□ N/A		

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0022
Hearing date:	February 18, 2025
Applicant:	Evercare Real Estate, LLC
Request:	Rezone to PD
Location:	East side of Olive Jones Road between Rocky Park Street and Citrus Creek Lane, south of Gunn Highway
Parcel size:	1.995 acres +/-
Existing zoning:	AS-1
Future land use designation:	Res-6 (6 du/ga; .25 FAR)
Service area:	Urban Services Area
Community planning area:	Greater Carrollwood-Northdale Community Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** RZ-PD 25-0022

**Zoning Hearing Master Date:** February 18, 2025

**BOCC Land Use Meeting Date:** April 08, 2025

## 1.0 APPLICATION SUMMARY

Applicant: Evercare Real Estate, LLC

FLU Category: R-6
Service Area: Urban
Site Acreage: 1.99 +/- AC

Community Plan Area: Greater Carrollwood Northdale

Overlay: None Special District: None

Request: Planned Development



Hillsborough County Florida

# **Introduction Summary:**

The applicant is requesting to rezone 1.99 +/- acres from AS-1 (Agricultural, Single-Family) to PD (Planned Development) to allow for a Community Residential Home with a maximum bed count of 32 (Type C).

Zoning:	Existing	Proposed	
District(s)	AS-1	PD	
Typical General Use(s)	Single-Family Residential/Agricultural	Community Residential Home	
Acreage	1.99 +/- AC	1.99 +/- AC	
Density/Intensity	1 DU per GA/ FAR: NA	3.2 DU per GA/ FAR: 0.25	
Mathematical Maximum*	1 DU per GA/ FAR: NA	6.4 DU per GA/ FAR: 0.25	

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 Sq. Ft. / 150'	7,000 Sq. Ft./ 40'
Setbacks/Buffering and Screening	50' Front	25' Front
	50' Rear	20' Rear
Screening	15' Sides	7.5' Sides
Height	50′	35′

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

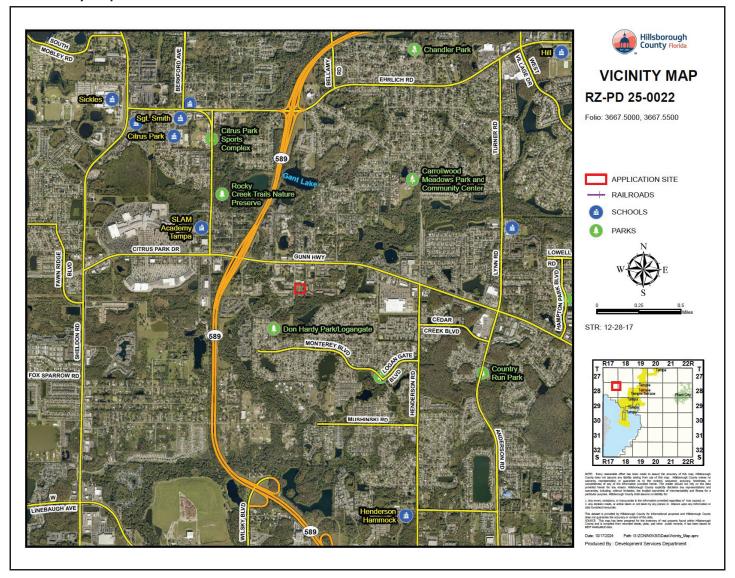
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: February 18, 2025 BOCC LUM MEETING DATE: April 08, 2025

Case Reviewer: Carolanne Peddle

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



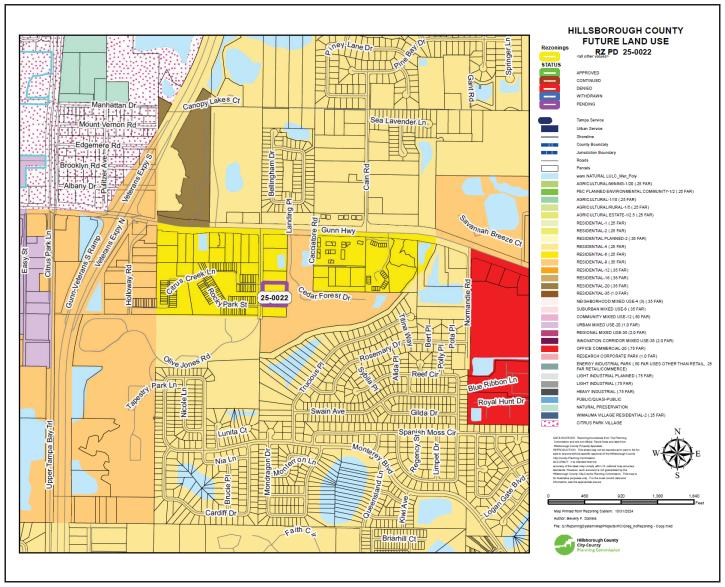
# **Context of Surrounding Area:**

The site is located on the east side of Olive Jones Road south of Gunn Highway in an area primarily comprised of residentially zoned properties with commercial and office uses along Gunn Highway. Existing uses in the vicinity include a church, plant nursery, daycare, two auto repair shops, multiple offices, and residential uses including multifamily, manufactured, single family, and townhome dwelling units. The adjacent properties are zoned AS-1 to the north, PD approved for townhomes to the west, and PD approved for multifamily residential units to the east. The surrounding properties within close vicinity are zoned CG, BPO, AS-1, and PD.

Case Reviewer: Carolanne Peddle

## 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.2 Future Land Use Map

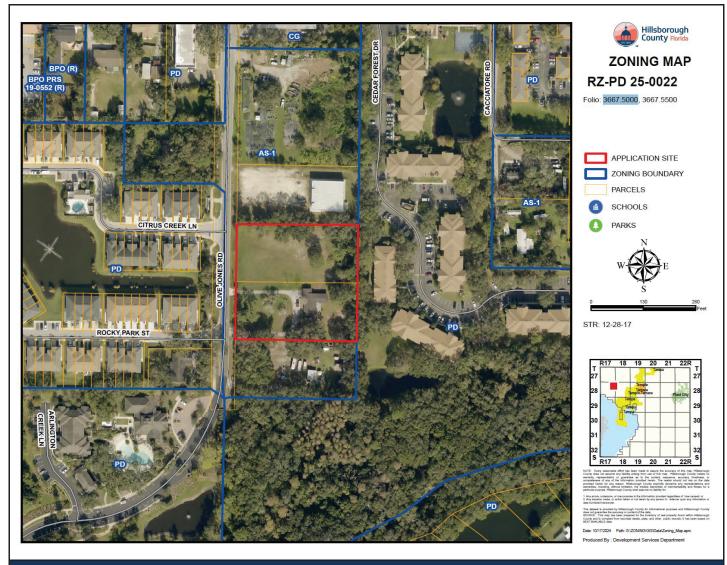


Subject Site Future Land Use Category:	Residential – 6
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

ZHM HEARING DATE: February 18, 2025 BOCC LUM MEETING DATE: April 08, 2025

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map



Case Reviewer: Carolanne Peddle

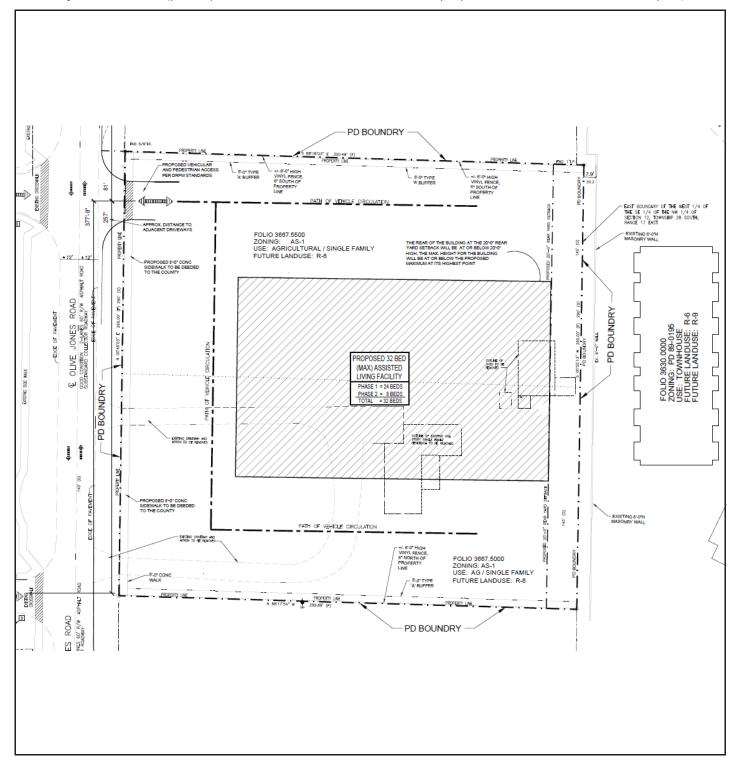
Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	CHURCHES
South	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
East	PD	9 DU per GA/ FAR: NA	Multifamily conventional Residential units	MULTIFAMILY RESIDENTIAL
West	PD	7.14 DU per GA/ FAR: NA	Townhomes & Single Family, Residential	TOWNHOUSE, SINGLE FAMILY RESIDENTIAL

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

## 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)



APPLICATION NUMBER:	PD 25-0022	
ZHM HEARING DATE:	February 18, 2025	
BOCC LUM MEETING DATE:	April 08, 2025	Case Reviewer: Carolanne Peddle

# 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	
Olive Jones Road	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other (TBD)</li> </ul>	

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	1	
Proposed	84	5	8	
Difference (+/1)	+66	+4	+7	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access							
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding			
North		Choose an item.	Choose an item.	Choose an item.			
South		Choose an item.	Choose an item.	Choose an item.			
East		Choose an item.	Choose an item.	Choose an item.			
West		Choose an item.	Choose an item.	Choose an item.			
Notes:							

Design Exception/Administrative Variance						
Road Name/Nature of Request	Туре	Finding				
Olive Jones Road / Access Spacing	Administrative Variance Requested	Approvable				
	Choose an item.	Choose an item.				
Notes:						

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025 BOCC LUM MEETING DATE: April 08, 2025

# 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	<ul> <li>□ Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> <li>□ Other</li> </ul>				
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					
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 ☐ Density Bonus Requested ☑ Consistent ☐ Inconsistent	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No		

Case Reviewer: Carolanne Peddle

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The Planned Development is located on the east side of Olive Jones Road south of Gunn Highway in an area primarily comprised of residentially zoned properties with commercial and office uses along Gunn Highway. Existing uses in the vicinity include a church, plant nursery, daycare, two auto repair shops, multiple offices, and a variety of residential uses including multifamily, manufactured, single family, and townhome dwelling units. The adjacent properties are zoned AS-1 to the north, PD approved for multi-story townhomes to the west, and PD approved for multi-story, multifamily residential units to the south. The surrounding properties within close vicinity are zoned CG, BPO, AS-1, and PD.

The proposed Community Residential Home is limited to a maximum bed count of 32. With a rate of 5 beds equal to 1 dwelling unit the proposed number of beds are just over half the allowed density with the same FAR of 0.25 as the Future Land Use designation of RES-6. Furthermore, the project will provide buffering and screening (not required by the Land Development Code) along the north property line adjacent to the church and to the south along the property line abutting the residential use. Maximum building height proposed is 35 feet/1-story.

The project will comply with LDC Section 6.11.28.E, requiring the building to have a residential appearance. No waivers to the required residential zoning distance (500') or the number of other Type B and C Community Residential Homes within a 1,200 sf radius are needed.

#### 5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER: PD 25-0022

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 08, 2025 Case Reviewer: Carolanne Peddle

#### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 27, 2025.

- 1. The project shall be developed as a Community Residential Home with a maximum bed county of 32 completed in two phases.
  - Phase 1: The facility will be constructed for the first 24 beds.
  - Phase 2: The remaining 8 beds will be added.
- 2. The project shall be developed in accordance with the following standards:
  - Setbacks:
    - i. Minimum front yard: 25 ft
    - ii. Minimum side yard setback: 7.5 ft
    - iii. Minimum rear yard setback: 20 ft
  - Minimum lot coverage: 40%
  - Minimum Impervious Surface Area: NA
  - Maximum Floor Area Ratio (FAR):0.25
  - Maximum building height: 35 ft/1-story, subject to the LDC Sec. 6.01.01 Endnote 8: Structures with a
    permitted height greater than 20 feet shall be set back an additional two feet for every one foot of
    structure height over 20 feet.
- 3. The project shall be in accordance with Land Development Code (LDC) Section 6.11.28. Community Residential Home. The building shall be designed with a pitched roof and windows on each façade.
- 4. A 5' wide buffer with Type A screening shall be provided along the northern and southern property line as shown on the General Site Plan.
- 5. The subject site shall be permitted a singular access to Olive Jone Road. Notwithstanding anything shown on the site plan, said access shall be aligned center-to-center with Citrus Creek Lane.
- 6. If PD 25-0022 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5th, 2025, and submitted on February 7th, 2025) from the LDC Section 6.04.07 access requirements, which was found approvable with the on February 8th, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Olive Jones Road access and next connection to its north) such that a minimum spacing of +/- 102 feet is permitted.
- 7. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 8. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 9. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

APPLICATION NUMBER:	PD 25-0022	
ZHM HEARING DATE:	February 18, 2025	
BOCC LUM MEETING DATE:	April 08, 2025	Case Reviewer: Carolanne Peddle

- 10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11. 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.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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.

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on February 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Mr. Michael Cosentino spoke on behalf of the applicant. Mr. Cosentino presented the rezoning request, responded to the zoning hearing master's questions, and provided testimony as reflected in the hearing transcript.

#### **Development Services Department**

Ms. Carolanne Peddle, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, and provided testimony as reflected in the hearing transcript.

#### **Planning Commission**

Mr. Tyrek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

#### **Proponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

#### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

#### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

#### **Applicant Rebuttal**

Mr. Cosentino stated the applicant had nothing further.

The zoning master closed the hearing on RZ-PD 25-0022.

#### C. EVIDENCE SUMBITTED

No additional documentary evidence was submitted to the record at the hearing.

#### D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels with a total of approximately 1.995 acres located on the east side of Olive Jones Road between Rocky Park Street and Citrus Creek Lane, south of Gunn Highway, Tampa.

- 2. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned AS-1.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Carrollwood-Northdale Community Plan.
- 4. The general area surrounding the Subject Property consists of a mix of residential single-family, townhome, and multi-family uses, non-residential uses. Adjacent properties include a residential manufactured home use to the south; a townhome community to the west across Olive Jones Road; a place of worship to the north; and a residential apartment community to the east.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property's folio 003667-5000 is improved with a single-family conventional home built in 1953 and folio 003667-5500 is unimproved.
- 6. The applicant is requesting to rezone the Subject Property to a Planned Development to allow for development of a Community Residential Home Type C with a maximum of 32 residents. The applicant is proposing a single-story building with a maximum height of 35 feet. The applicant is proposing buffering and screening along the Subject Property's north boundary adjacent to the place of worship and the south boundary adjacent to a residential use.
- 7. The applicant requested an Administrative Variance for access spacing on Olive Jones Road. The County Engineer found the Administrative Variance approvable. The Administrative Variance will allow a minimum access spacing of 102 feet between the proposed Olive Jones Road access point and the next closest access to the north.
- 8. Development Services Department staff found the proposed planned development approvable, subject to conditions based on the applicant's general site plan submitted December 27, 2025.
- 9. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 10. Planning Commission staff found the proposed planned development rezoning supports the vision of the Greater Carrollwood-Northdale Community Plan and is compatible with the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

## E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

#### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is requesting to rezone the Subject Property to a Planned Development to allow for development of a Community Residential Home Type C with a maximum of 32 residents.

The applicant requested an Administrative Variance for access spacing on Olive Jones Road. The County Engineer found the Administrative Variance approvable.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of request to rezone the Subject Property to Planned Development, subject to the proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted December 27, 2025.

March 11, 2025

Date:

Pamela Jo Hatley PhD, JD

Land Use Hearing Officer



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: February 18, 2025	Case Number: PD 25-0022		
Report Prepared: February 7, 2025	Folio(s): 3667.5000, 3667.5500		
	<b>General Location</b> : South of Gunn Highway, east of Oliver Jones Road and west of Cedar Forest Drive		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Greater Carrollwood-Northdale		
Rezoning Request	Planned Development to develop an Assisted Living Facility (Community Residential Home Type C) with a capacity of up to 32 beds		
Parcel Size	+/- 2.0 acres		
Street Functional Classification	Gunn Highway – <b>County Arterial</b> Oliver Jones Road – <b>Local</b> Cedar Forest Drive – <b>Local</b>		
Commercial Locational Criteria	N/A		
Evacuation Area	D		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-6	AS-1	Vacant + Single-Family Residential		
North	Residential-6	AS-1	Public/Quasi-Public		
South	Residential-6	AS-1	Single-Family Residential		
East	Residential-9	PD	Multi Family		
West	Residential-6	AS-1 + PD	Single-Family/Mobile Home		

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

The 2.0 ± acres subject site is located south of Gunn Highway, east of Oliver Jones Road and west of Cedar Forest Drive. The site is in the Urban Service Area and within the limits of the Greater Carrollwood Northdale Community Plan. The subject site's Future Land Use Category is Residential-6 (RES-6). The applicant is requesting a Planned Development to develop an Assisted Living Facility (Community Residential Home Type C) with a capacity of up to 32 beds.

The subject site is located in the Urban Service Area where according to Objective 1 in the Future Land Use Element (FLUE), 80% of the future growth of Hillsborough County is expected to occur. The proposed rezoning meets the intent of Policy 1.4 and Objective 16 and its policies regarding neighborhood protection and compatibility with the surrounding area. The overall area contains primarily single family residential uses. With the primarily residential uses, a Community Residential Home use would be compatible. The proposed Planned Development would complement the surrounding land uses and is therefore consistent with Policy 1.4 and Objective 16 and Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE) of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

Per FLUE Policy 7.1, the Future Land Use Map shall be used the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions. The proposed Planned Development does not include an increase in square footage. Per the RES-6 Future Land Use

PD 25-0022

Classification, the maximum intensity permitted is 0.25 FAR. For the  $2.0 \pm$  acre site up to a maximum density of 21,780 square feet is permitted (0.25 FAR X 2.0 Acres X 43,560 sq. ft. = 21,780 sq. ft.). The proposed FAR is less than 0.25. The proposed density and intensity are below the maximum permitted and is therefore consistent with the intensity expected in the RES-6 Future Land Use category.

FLUE Policy 17.1 allows certain non-residential support uses in residential areas if the design, intensity and scale compliment the surrounding area. The proposed Planned Development will provide a one-story facility with residential design features, including a pitched roof, landscaping, sidewalks, and window placements that complement the surrounding residential architecture. Natural features on the site are proposed to be preserved to the greatest extent possible, while the existing structures will be demolished.

FLUE Policy 20.5 allows for the development of congregate living facilities within the land use plan categories that permit residential development with the locations of facilities considered to prevent excessive concentration. The future land use category is RES-6 which permits residential development. The proposed Planned Development is consistent with Policy 20.5.

Per FLUE Policy 20.6, the Land Development Code shall include placed persons-to dwelling unit conversion factors for congregate living facilities. Per the Land Development Code Section 6.11.28.C., to calculate density for Community Home Types B and C each "placed" resident in the facility shall equal one-fifth of a dwelling unit. With a 2.0-acre site, the development could be considered for up to 60 beds. Therefore the proposed Planned Development is consistent with Policy 20.6.

The proposed Planned Development meets the intent of the Greater Carrollwood-Northdale Community Plan. Goal 1 of the Community Plan seeks to provide community facilities and residential support uses. Goal 2 of the plan requires that new development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development are integrated with the existing suburban nature of each neighborhood. With the proposal being considered a residential support use and the planned development adding architectural features that match the surrounding residential uses, the proposal is consistent with the Community Plan.

Overall, staff find that the proposed use is an allowable use in the RES-6, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Greater Carrollwood-Northdale Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed planned development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

#### **FUTURE LAND USE ELEMENT**

PD 25-0022

#### **Urban Service Area**

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

#### Relationship to the Future Land Use Map

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

#### Neighborhood/Community Development

**Objective 16**: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

**Policy 16.2**: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

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

PD 25-0022 4

#### **Neighborhood and Community Serving Uses**

**Objective 17:** Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

**Policy 17.1:** Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

a) The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

#### Residential-Targeted Groups & Incentives

**Objective 20:** The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.

**Policy 20.5:** The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.

**Policy 20.6:** The Land Development Code shall include appropriate development standards and/or placed persons-to dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas

#### Livable Communities Element: Greater Carrollwood-Northdale Community Plan

#### Goal 1:

 Community facilities and residential support uses with appropriate parking and functional open space.

#### Goal 2:

• New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).

PD 25-0022 5

Easy St

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 25-0022

CONTINUED APPROVED

WITHDRAWN DENIED

Jurisdiction Boundary County Boundary Urban Service

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (:35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



920

Map Printed from Rezoning System: 10/31/2024

File: G:\RezoningSystem\Map

# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

## HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

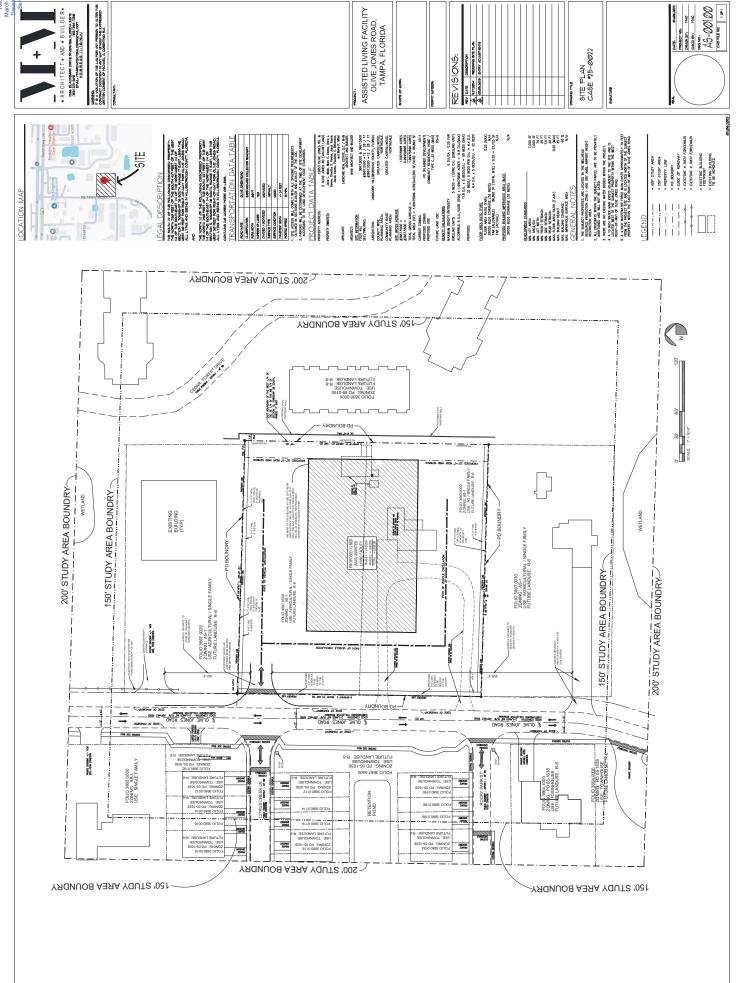
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Evercare Seni	or Living Facility
Zoning File: RZ-PD (25-0022)	Modification: None
Atlas Page: None	Submitted: 03/19/25
To Planner for Review: 03/19/25	Date Due: ASAP
Contact Person: M+M Architect and Builder	Phone: (813) 323-3691/mmarchitectbuilder@gmail.com
Right-Of-Way or Land Required for I	Dedication: Yes  No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Carolanne Ped	dle <sub>Date:</sub> 03/20/2025
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 02/10/2025
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: NW/GCN	PETITION NO: RZ 25-0022
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

#### **CONDITIONS OF APPROVAL**

- 1. The subject site shall be permitted a singular access to Olive Jone Road. Notwithstanding anything shown on the site plan, said access shall be aligned center-to-center with Citrus Creek Lane.
- 2. If PD 25-0022 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 5th, 2025, and submitted on February 7th, 2025) from the LDC Section 6.04.07 access requirements, which was found approvable with the on February 8th, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Olive Jones Road access and next connection to its north) such that a minimum spacing of +/- 102 feet is permitted.
- 3. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 4. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

6. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 1.99 acres from Agricultural Single Family -1 (AS-1) to Planned Development (PD). The proposed Planned Development is seeking approval for an assisted living facility with 32 beds. The site is located on the north-eastern quadrant of the intersection of Rocky Park Street and Olive Jones Road. The Future Land Use designation of the site is Residential 6 (R-6).

#### **Trip Generation Analysis**

n 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 has 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, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, Single Family Detached (ITE Code 210) 2 Units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Assisted Living Facility (ITE Code 254) 32 Beds	84	5	8

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	+66	+4	+7

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Olive Jones Road. Olive Jones Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 11 ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 62 ft of the right of way.

#### SITE ACCESS

The subject parcel is currently taking access to Olive Jones Road.

#### <u>ADMINISTRATIVE VARIANCE – OLIVE JONES RD. ACCESS SPACING</u>

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated February 5th, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Olive Jones Road access. Per the LDC, Olive Jones Road is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 102 feet from the adjacent driveway to the north.

As such, the applicant is seeking a variance of 143 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable with the following conditions on February 8th, 2025.

a) "Independent of what is shown in the Site Plan, the development's access shall align center-to-center with Citrus Creek Lane

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

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

Olive Jones Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Olive Jones Road is a dead-end roadway that connects to Gunn Hwy. The roadway level of service provided for Gunn Hwy. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Gunn Hwy	Veterans Expwy	Anderson/Lynn Turner	Е	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael

To: <u>lb15@live.com</u>; <u>Elizabeth Rodriguez</u>

Cc: evercaremanagement@gmail.com; mmarchitectbuilder@gmail.com; Rose, Sarah; Perez, Richard; Tirado, Sheida;

De Leon, Eleonor; PW-CEIntake

**Subject:** FW: RZ-PD 25-0022 - Administrative Variance Review

 Date:
 Monday, February 10, 2025 2:18:56 PM

 Attachments:
 25-0022 Rev AVReg 02-07-25.pdf

image001.png

#### Laurie/Libby.

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0022 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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 <u>PW-CEIntake@hcfl.gov</u>

#### Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u>

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

**From:** Tirado, Sheida <TiradoS@hcfl.gov> **Sent:** Saturday, February 8, 2025 11:47 AM **To:** Williams, Michael <WilliamsM@hcfl.gov>

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

**Subject:** RZ-PD 25-0022 - Administrative Variance Review

Hello Mike,

The attached AV is **Approvable with Conditions**. The condition is: "Independent of what is shown in the Site Plan, the development's access shall align center-to-center with Citrus Creek Lane".

Please include the following people in your response email:

lb15@live.com libbytraffic@yahoo.com evercaremanagement@gmail.com mmarchitectbuilder@gmail.com mmarchitectbuilder@gmail.com rosesj@hcfl.gov perezrl@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

**Transportation Review Manager** 

Development Services Department

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

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



# **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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>✓ Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul><li>□1.</li><li>□4.</li><li>×2. updated AV for dway spacing</li><li>□5.</li><li>□3.</li><li>□6.</li></ul>			
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase ALF Olive Jones	Road			
<b>Important:</b> The name selected must be used on all full request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s)  003667-5000 and 003667-5500  Check This Box If There Are More Than Five Folio Numbers				
<b>Important:</b> 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	Elizabeth Rodriguez			
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
<b>Current Property Zoning Designation</b>				
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD25-0022			
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)				

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".

1 of 1

#### February 5<sup>th</sup>, 2025

#### Michael J. Williams, P.E.

Director, Development Review Division Development Services Department 601 East Kennedy Blvd., 20th Floor Tampa, FL 33602

**Subject:** Administrative Spacing Variance Request

**Application Number: RZ-PD 25-0022** 

**Folio Numbers:** 003667-5000 and 003667-5500

Dear Mr. Williams:

The purpose of this letter is to request a *Section 6.04.02.B Administrative Variance* to the Hillsborough County Land Development Code (LDC), *Section 6.04.07. Minimum Spacing* in association with rezoning application PD 25-0022, which seeks to rezone two adjacent parcels (Folio numbers 003667-5000 and 003667-5500) from Agricultural, Single Family (AS-1) to Planned Development (PD) to accommodate a 32-bed Community Residential Home, Type C.

Section 6.04.07. – Table: Minimum Spacing requires a minimum connection spacing of 245 feet for an Access Class 5 facility with a posted speed limit of less than or equal to 45 mph (the posted speed limit is 25 mph). The proposed site access point does not meet the minimum spacing of 245 feet. As the attached Site Plan shows, the driveway to the north is 102 feet from the proposed driveway and does NOT meet spacing. The driveway to the south is 358 feet from the proposed driveway and DOES meet spacing. Citrus Creek Lane is directly across the street.

The purpose of this variance is to ensure that the development is provided with reasonable access to the site while maintaining compliance with applicable safety and operational standards.

Access will be provided via a single ingress/egress point located at the northwestern corner of the subject parcel. Olive Jones Road features a posted speed limit of 25 mph, a pavement width of 20–22 feet, lane widths of 10–11 feet, and is classified as an urban collector road.

#### Variance Justification:

#### a) There is an unreasonable Burden on the applicant

The driveway aligns with Citrus Creek Lane directly across Olive Jones Road. This enhances safety along the segment because vehicles egressing from either the east or the west will be directly across the street from one another and can maneuver more safely than if these access points were offset from one another. It would be unreasonable to move the driveway south to get it further from the driveway to the north, as it is safer in its currently proposed location.

#### b) The variance would not be detrimental to the public health, safety, and welfare

The Hillsborough County Crash Management System Database reports zero (0) crashes along the subject segment of Olive Jones Road, including the Citrus Creek Lane/Olive Jones Road intersection. There is not an existing safety problem in this area that would be exacerbated by the proposed driveway.

#### c) Without the variance, reasonable access cannot be provided

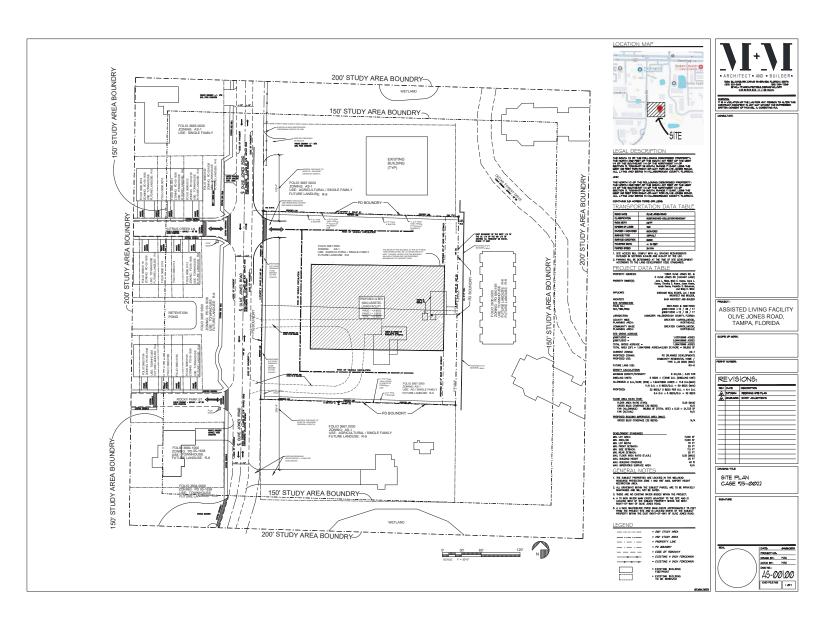
The proposed driveway is 102 feet from the driveway to the north and 358 feet from the driveway to the south – a total distance of 460 feet. If the driveway is placed such that it is 240 feet from the driveway

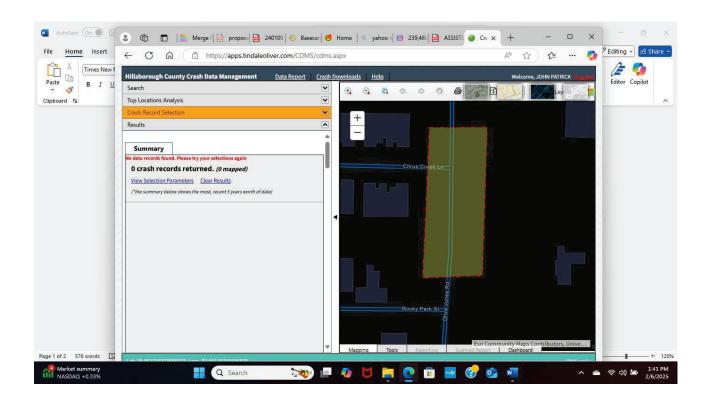
## Received 02-07-2025 Development Services

to the north, it cannot meet spacing to the south because there is not a great enough distance between the driveway to the north and the driveway to the south to meet spacing in both directions. Thus, without this variance, reasonable access cannot be provided, as there is not enough distance between existing driveways.

Approval of this Administrative Variance is essential to provide safe and reasonable access to the project site

while adhering to Hillsborough County's development standards. Thank you for considering this request. This item has been digitally signed and sealed by Laurie Burcaw, Sincerely, No. 46064 PE, on 02/07/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic Laurie Burcaw, P.E. Laurie S copies. Based upon the information provided by the application, this request is: Disapproved Approved with Conditions Approved If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364. Sincerely, Michael J. Williams, P.E. Hillsborough County Engineer





Hillsborough County Crash Management Database – Zero reported crashes.

#### Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Olive Jones Road	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other (TBD)</li> </ul>		

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	1	
Proposed	84	5	8	
Difference (+/-)	+66	+4	+7	

<sup>\*</sup>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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Olive Jones Road / Access Spacing	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
Notes:			

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions	Additional	
Hansportation		Requested	Information/Comments	
□ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	⊠ Yes		
☐ Off-Site Improvements Provided		□ No		
□ N/A	⊠ No	□ N/A		

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Ioshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

#### AGENCY COMMENT SHEET

REZONING				
HEARING DATE: 1/13/2024 PETITION NO.: 25-0022	COMMENT DATE: 10/29/2024  PROPERTY ADDRESS: 12853 Olive Jones Rd, Tampa, FL 33625  FOLIO #: 0036675000, and 0036675500  STR: 12-28S-17E			
EPC REVIEWER: Melissa Yanez  CONTACT INFORMATION: (813) 627-2600 X 1360  EMAIL: <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>				
REQUESTED ZONING: From AS-1 to PD				
FINDINGS				
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	4/28/2023			
WETLAND LINE VALIDITY	No Wetland Determination Valid until 4/28/2028			

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

(SQL Review 76901)

No Wetlands

#### **INFORMATIONAL COMMENTS:**

SOILS SURVEY, EPC FILES)

WETLANDS VERIFICATION (AERIAL PHOTO,

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

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Therefore, a "no wetlands and other surface water determination" has been made for the subject property, which is valid for a period of five years (Expires: April 28, 2028).

My/cb

ec: webbjana217@gmail.com / evercaremanagement@gmail.com / mmarchitectbuilder@gmail.com



#### School Impact Review – No Comment or Objection

**Date Issued**: 10/22/2024 **Acreage:** 2.0 (+/- acres)

Jurisdiction: Hillsborough Proposed Zoning: Planned Development

Case Number: 25-0022 Future Land Use: RES-6

Address: 12853 Olive Jones Rd Maximum Residential Units: -

Parcel Folio Number(s): 003667.5000 Residential Type: -

003667.5500

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

X The District has no objection, subject to listed or attached conditions.

#### NOTE:

This is for a residential Assisted Living Facility. As such, it is not expected to contribute any students to the public school system. This project is thus exempt from school concurrency review.

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u>
P: 813.272.4429 C: 813.345.6684

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 02/12/2025

**Agency:** Natural Resources **Petition #:** 25-0022

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



#### **AGENCY REVIEW COMMENT SHEET**

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

TO: Zoning Review, Development Services DATE: 02/06/2025

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

**APPLICANT:** HBWB Development Services, LLC **PETITION NO:** 24-1263

**LOCATION:** 1620 S Dover Rd

**FOLIO NO:** 86778.0100 86778.0200 86777.0000

#### **Estimated Fees:**

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$13,038.00

Parks: \$2,145 School: \$8,227 Fire: \$335

Total per House: \$23,745

#### **Project Summary/Description:**

Rural Mobility, Central Parks/Fire - 80 single family home

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 10/31/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/14/2024

**PROPERTY OWNER:** Jana L. Webb PID: 25-0022

Mark E. Keene Anna L. Keene Timothy S. Keene Jason Keene Jacob Keene

Paulette S. Bohannon Molly K. Miller

**APPLICANT:** Evercare Real Estate, LLC

**LOCATION:** 12853 Olive Jones Rd. Tampa, FL 33625

0 Olive Jones Rd. (Vacant Land) Tampa, FL 33625

**FOLIO NO.:** 3667.5000, 3667.5500

#### **AGENCY REVIEW COMMENTS:**

The applicant proposes rezoning to develop an Assisted Living Facility (Community Residential Home Type C) with a capacity of up to 32 beds.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within a Wellhead Resource Protection Area (WRPA) Zone 1 and WRPA Zone 2. Allowable activities on the property are limited and subject to the WRPA Zone 1 & 2 restrictions and prohibitions found in Sec. 3.05.05, Sec. 3.05.03.A. & B. and Sec. 3.05.04.A. & B of the Hillsborough County Land Development Code (LDC).

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

#### AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management		gement	<b>DATE:</b> 29 Oct. 202	<u> 24</u>	
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APP	PLICANT: M&M Architect	PETITION NO	O: <u>RD-PD 25-0022</u>		
LOCATION: 12853 Olive Jones Rd., Tampa, FL 33625					
FOL	LIO NO: <u>3667.5000</u> , <u>3667.5500</u>	SEC: <u>12</u> TW	VN: <u>28</u> RNG: <u>17</u>		
$\boxtimes$	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to listed	or attached cor	nditions.		
	This agency objects, based on the listed or atta	ched condition	ns.		
COMMENTS:					

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

PETITION NO.: RZ-PD 25-0022 REVIEWED BY: Clay Walker, E.I. DATE: 10/22/2024 FOLIO NO.: 3667.5000, 3667.5500				
WATER				
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	A <u>10</u> inch water main exists [ (approximately <u>feet from the site</u> ), [ (adjacent to the site), and is located west of the subject property within the west Right-of-Way of <u>Olive Jones Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
WASTEWATER				
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A _4_ inch wastewater forcemain exists \( \subseteq \) (approximately _70_ feet from the project site), \( \subseteq \) (adjacent to the site) _and is located north of the subject property within the east Right-of-Way of Olive Jones Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclaimation Facility.				

## VERBATIM TRANSCRIPT

```
1
                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
 2
 3
 4
    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
13
14
15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
18
19
20
21
22
23
    Reported by:
    Crystal Reyes, AAERT No. 1660
24
25
```

```
Our next application is Item D.5, which
 1
              MS. HEINRICH:
 2
    is PD Rezoning 25-0022.
                             The applicant is requesting to rezone
    from AS-1 to planned development. Carolanne Peddle with
 3
    Development Services will provide staff findings after the
    applicant's presentation.
              HEARING MASTER: All right. Applicant, are you ready?
 6
              MR. COSENTINO: Yes.
              HEARING MASTER: All right. Go ahead. Thank you.
 8
              MR. COSENTINO: My name is Michael Cosentino. We live
 9
10
    at 150 State Street East, Oldsmar, Florida.
              We're here for the -- re -- representing the applicant
11
12
    to rezone about two -- two acres from an AS-1 agricultural
13
    single-family to a PD planned development to allow the community
14
    residential home with a maximum count of 32.
15
              HEARING MASTER: Okay. Anything else -- anything else
    you would like to add?
16
17
              MR. COSENTINO: No.
18
              HEARING MASTER: All right. I have reviewed the
19
             I have the staff reports and the planning commission
    record.
20
              I don't have any questions for you.
21
              MR. COSENTINO: Okay.
22
              HEARING MASTER: So be sure and sign in with a clerk
23
    here.
2.4
              MR. COSENTINO:
                              Okay.
              HEARING MASTER:
25
                               Thank you.
```

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1
              MR. COSENTINO:
                              That's it?
 2
              HEARING MASTER: Unless you have anything you would --
 3
    anything else you would like to put in the record?
 4
              MR. COSENTINO: No.
                                   I think everything else was
    already presented.
              HEARING MASTER:
 6
                               Okay.
              MR. COSENTINO:
                              Thank you.
              HEARING MASTER: Thank you, sir.
 8
              All right. Development Services.
              MS. PEDDLE: Good evening, Carolanne Peddle,
10
11
    Development Services.
              This would be Rezoning PD 25-022. Again, the
12
    applicant is requesting to rezone approximately 1.2 or excuse
13
14
    me, 1.99 acres from AS-1 to PD to allow a type C community
15
    residential home with a maximum bed count of 32. There are no
    waivers of variations requested with this application.
16
              The site is located on the east side of Olive Jones
17
18
    Road south of Gunn Highway in an area of primarily comprised of
19
    residentially zone properties with commercial and office uses
20
    along Gunn Highway. Existing uses in the vicinity include a
21
    church, plant nursery daycare, two auto repair shops, multiple
22
    offices and residential uses, including multifamily,
23
    manufactured, single-family town and townhome dwelling units.
    The adjacent properties are zoned AS-1 to the north, PD approved
24
    for townhomes to the west and PD approved for multifamily
25
```

residential units to the east.

2.4

The surrounding properties within close vicinity are zoned CG, BPO, AS-1 and PD. The subject property has a future land use designation of RES-6. The proposed community residential home is limited to a maximum bed count of 32 with a rate of five beds equal to one dwelling unit. The proposed number of beds are just over half the allowed density and the same FAR of 0.25 of the Future Land Use designation of RES-6. Furthermore, the project will provide buffering and screening along the northern property line adjacent to the church and to the south along the property line abutting the residential use.

The maximum building height proposed is 35 so -excuse me, 45 -- excuse me, 35 feet with one story. The project
will comply to the LDC Section 6.11.28.E, requiring the building
to have a residential appearance. No waivers to the residential
or excuse me, to the required residential zoning distance of
500 feet or the number of type B and C community residential
homes within 1,200 square radius are needed. Staff finds the
request approvable, subject to proposed conditions.

That concludes my presentation.

HEARING MASTER: Okay. Thank you. I have no questions for you.

MS. PEDDLE: Thank you.

HEARING MASTER: All right. Planning Commission.

MR. ROYAL: Good evening. Tyrek Royal, Planning

Commission staff.

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The site is in the urban service area and within the 2 3 limits of the Greater Carrollwood North Dale Community Plan. The proposed re -- rezoning meets the intent of Policy 1.4 and Objective 16 and its policies regarding neighborhood protection and compatibility with the surrounding area. The overall area contains primarily single-family residential uses with the 8 primary residential uses. Community residential home use would be compatible. The proposed planned development will complement 9 the surrounding land use and is therefore consistent with Policy 10 11 1.4 and Objective 16 and the Policy 16.1, Policy 16.2 and 16.3 12 of the Future Land Use Element of the Hillsborough County 13 Comprehensive Plan.

FLUE Policy 20.5 allows for the development of congregate living facilities within the land use plan categories that permit residential development within locations of facilities considered to pre -- prevent excessive concentration. The Future Land Use Category is RES-6, which permits residential development. The proposed planned development is consistent with Policy 20.25.

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 set by the Development Services department.

1	Thank you.
2	HEARING MASTER: Thank you. All right. Is there
3	anyone here or online who wishes to speak in support of this
4	application? All right, I do not hear anyone.
5	Is there anyone here or online who wishes to speak in
6	opposition to this application? All right, I do not hear
7	anyone.
8	Development Services, anything further?
9	MS. HEINRICH: No, ma'am. MR.
10	HEARING MASTER: All right. Applicant, did you have
11	anything further? All right. That's a no.
12	All right. So this will close the hearing on Rezoning
13	PD 25-0022.
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#### Zoning Hearing Master Hearing January 14, 2025

	andar, 11, 2020			
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X				
IN RE:				
ZONE HEARING MASTER ) HEARINGS )				
HEARINGS				
	<b>21</b>			
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Susan Finch Land Use Hearing Master			
DATE:	Tuesday, January 14, 2025			
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. DIGITAL REPORTER	1660			

#### Zoning Hearing Master Hearing January 14, 2025

Master Hearing. 1 Item A.20, Rezoning 24-1311. The applicant is Dilip Agarwal. This applicant -- this application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing. item A.21, Rezoning 24-1353. The applicant is 6 Todd Pressman. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing 8 Master Hearing. 9 Item A.22, Rezoning 25-0019. The applicant is Lake 10 11 Worth Property Enterprises, LLC. This application has been withdrawn from the hearing process. 12 13 Item A.23, Major Modification 25-0021. The applicant 14 is 6925 Casino, LLC. This application has been withdrawn from 15 the hearing process. 16 Item A.24, Rezoning 25-0 -- 0022. The applicant is 17 Evercare Real Estate, LLC. This application is out of order to 18 be heard and is being continued to February 18, 2025 Zoning 19 Hearing Master Hearing. 20 Item A.25, Major Modification 25-0025. The applicant 21 is Constellation Real Estate Partners. This application is out 22 of order to be heard and is being continued to the 23 March 24, 2025 Zoning Hearing Master Hearing. Item A.26, Rezoning 25-0102. The applicant is 24 This application has been withdrawn from the 25 Todd Pressman.

## EXHIBITS SUBMITTED DURING THE ZHM HEARING

## **NONE**

# PARTY OF RECORD

## **NONE**