

PD Modification Application:

PRS 23-0382

BOCC Land Use Meeting Date:
January 9, 2024

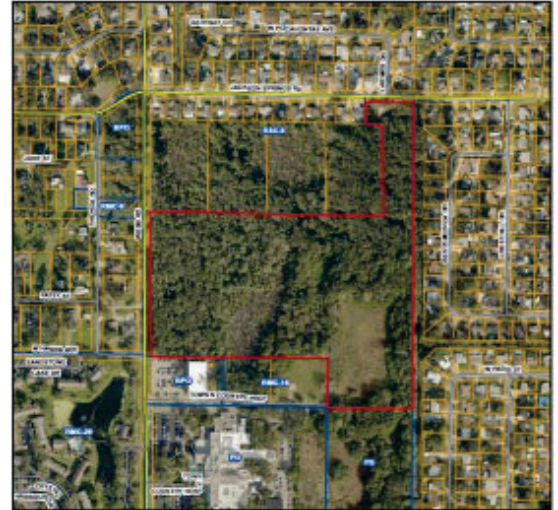


Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, PA
FLU Category: P/QP & RES-6
Service Area: Urban
Site Acreage: Approximately 26 acres
Community Plan Area: Town N' Country
Overlay: None
Request: Minor Modification to PD 86-0163



Existing Approvals:

PD 86-0163 rezoned the subject property to Planned Development (PD) to allow for the development of a life care facility for those in need of Personal Care Services including a nursing convalescent and extended care facility. If nursing home care is not provided, a maximum of 50 additional life care residents may be added. There may be up to hundred units with kitchens; and up to one hundred fifty life care residents. **There have been no subsequent modifications since approval of PD 86-0163 and the subject folio is currently vacant.**

The existing PD is restricted to emergency only access to Jackson Springs Rd. According to the applicant's narrative the proposed minor modification proposes to shift the location of the emergency access ~~eastward~~ southward and allow full access from Jackson Springs Road to eliminate the need to "circumvent or disturb any wetland". The primary PD uses are accessed via Webb Rd. The currently application seeks to modify the project to permit an adjacent property (folio 6636.0300) to take access through the subject PD via Jackson Springs Rd.

Existing Approval(s):

The approved site plan requires:
(1) The PD is restricted to emergency-only access to Jackson Springs Rd.

Proposed Modification(s):

The requested change is to:
(1) Shift the location of the emergency access ~~east~~ southward to allow full access from Jackson Springs Rd. to the adjacent RSC-6 property only. **The emergency-only access will remain for the PD use.**

Additional Information:

PD Variation(s):

None Requested

Waiver(s) to the Land Development Code:

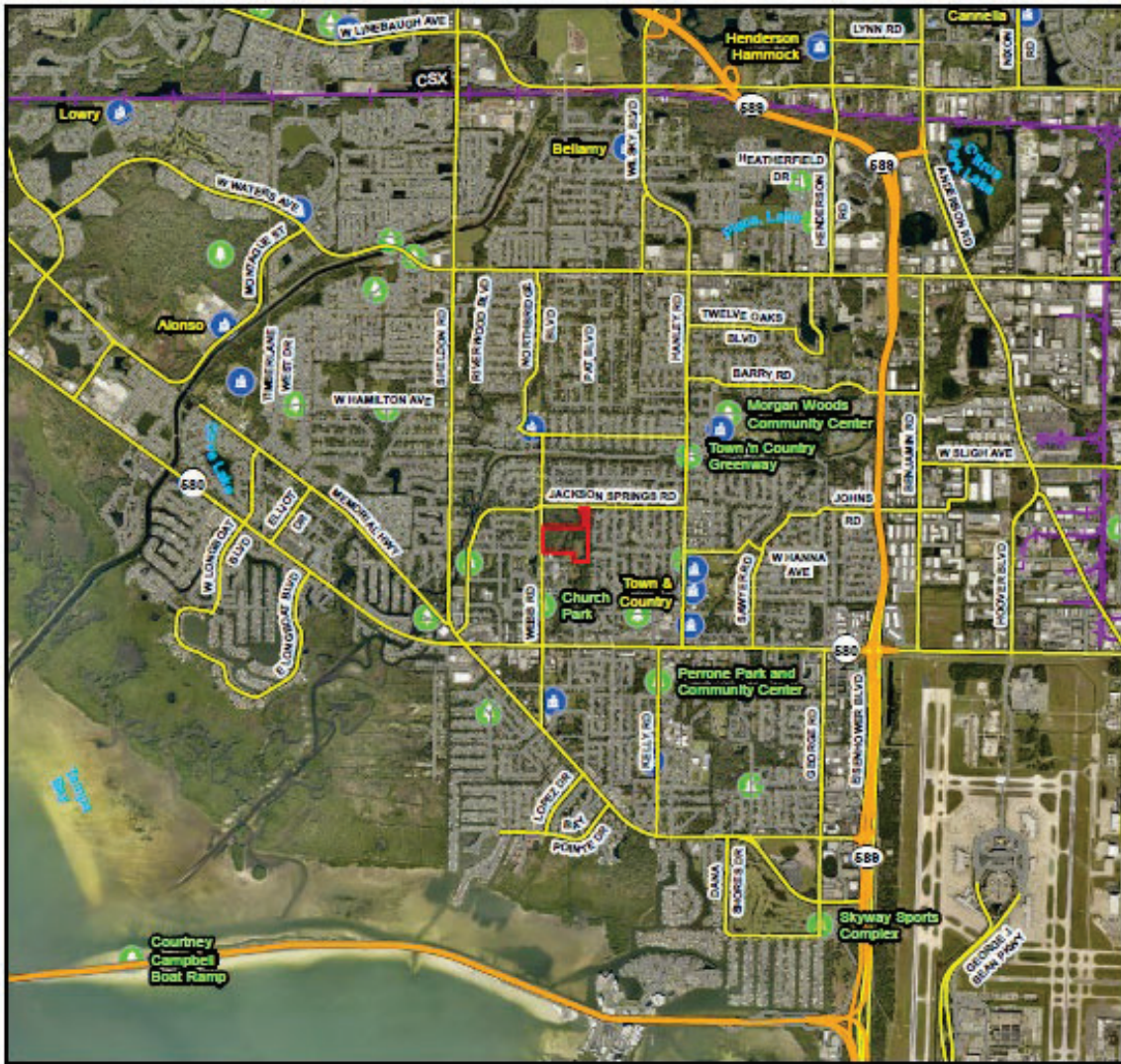
None Requested.

Planning Commission Recommendation:
N/A

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

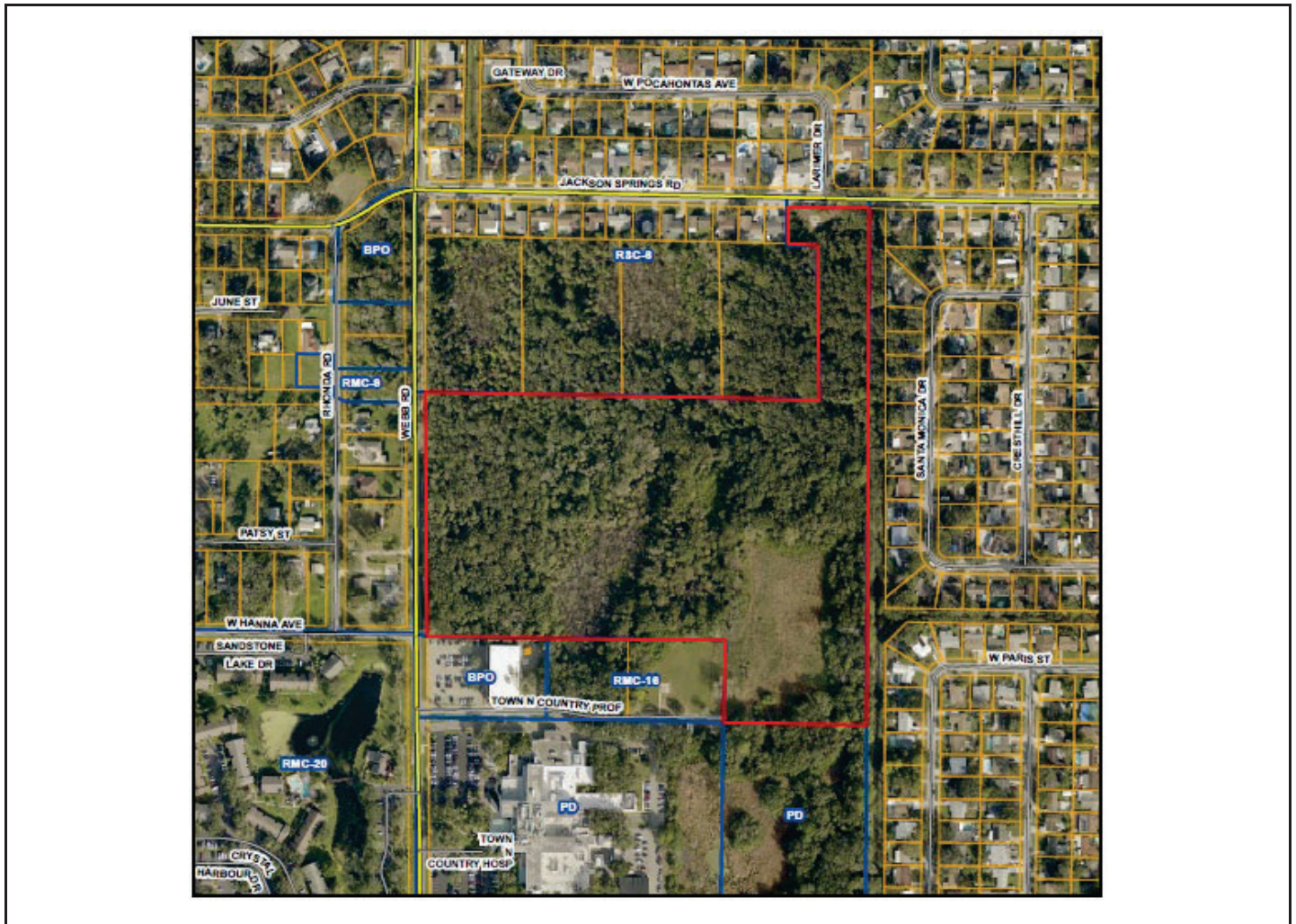


Context of Surrounding Area

The area is a mix of residential, professional offices, and medical facilities. To the east of the subject site is zoned RSC-6 and developed with single-family residential. Further south and west of the PD 90-0179 and is the location of Town N' Country Hospital. To the west and further southwest are residentially developed properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

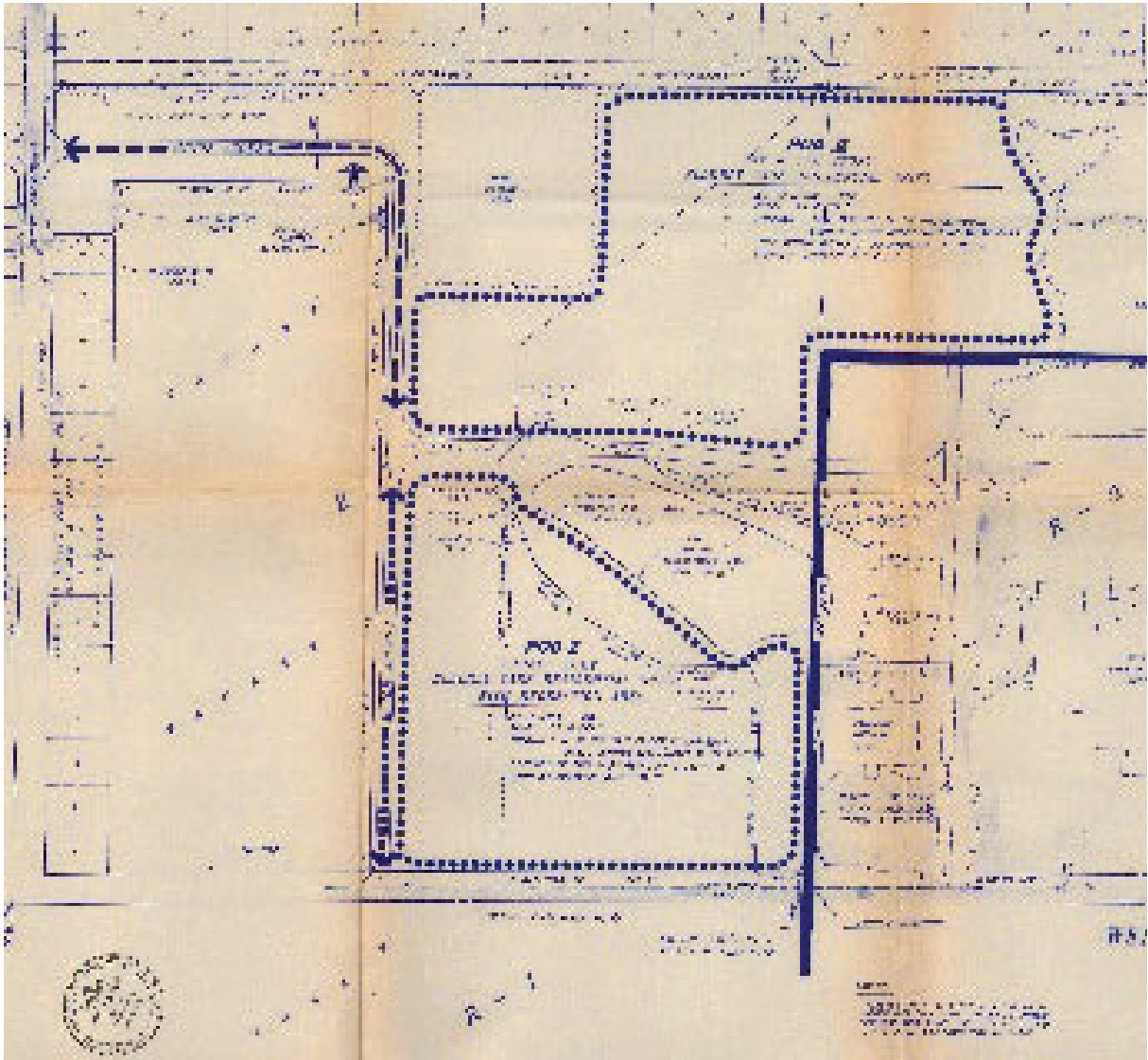
2.2 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RSC-6	RES-6	Min. 7,000 sf lots Max. of 6 du/ac.	Single-family homes	Vacant
South	BPO & PD 90-0179	P/QP	BPO: 0.20 FAR	Professional Offices and Hospital	BPO: Offices PD: Town N' Country Hospital
East	RSC-6	RES-6	Min. 7,000 sf lots Max. of 6 du/ac.	Single-family homes	Single-family homes
West	Webb Rd. ROW & RMC-9	RES-4	Min. 4,840 sf lots Max. of 4 du/ac.	SF homes	Single-family homes

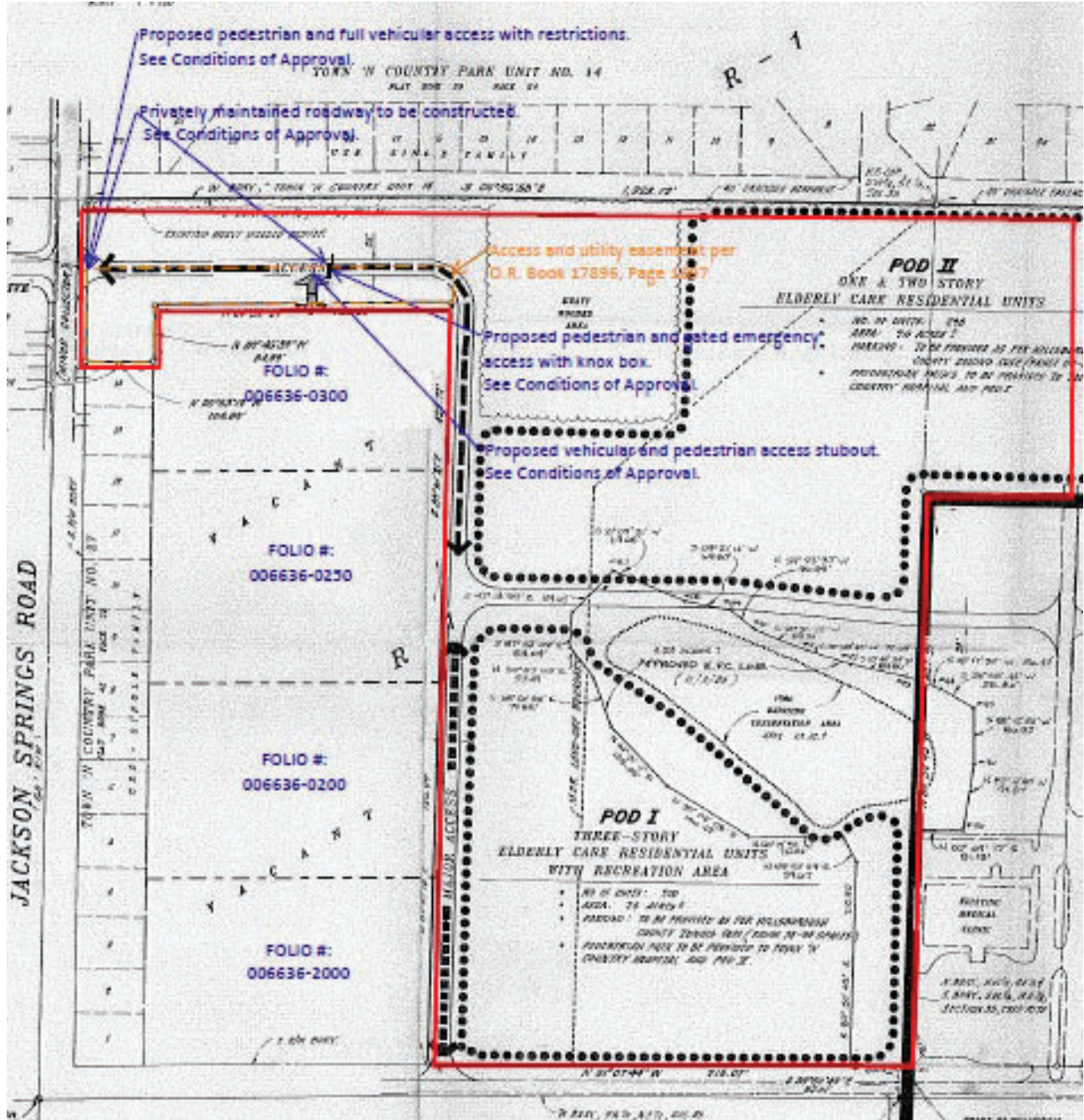
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan (Partial)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



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

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

Trip Generation (Jackson Springs Rd. Access Only) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	144	11	14
Difference (+/-)	(+) 144	(+) 11	(+) 14

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X (for Adjacent Development Only)	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Unnamed New Road/ Design Exception	Design Exception Requested	Approvable
Jackson Springs Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u> </u> Airport Height Restriction 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Staff Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No comment.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The subject site is located on the east side of Webb Road and south of Jackson Springs Road. Immediately north of the site and west of the emergency access is RSC-6 zoned property that is currently vacant and the subject area of the request regarding emergency access. The area is a mix of residential, professional offices, and medical facilities. The applicant seeks a minor modification of PD 86-0163 because the PD is restricted to emergency only access to Jackson Springs Rd. The primary PD uses are accessed via Webb Rd. The currently application seeks to modify the project to permit an adjacent property (folio 6636.0300) to take access through the subject PD via Jackson Springs Rd. The proposed minor modification essentially proposes to shift the location of the emergency access ~~eastward~~ southward and allow full access from Jackson Springs Rd. According to the applicant this is to eliminate the need to “circumvent and disturb any wetland”.

The applicant is also proposing to restrict the Jackson Springs Rd. access to the RSC-6 zoned property to the north and west of the subject site. However, the access would only be utilized as emergency access to the primary PD uses (as is currently approved); however, no other development traffic except that associated with the maximum 12 units to be developed within adjacent folio 6636.0300 shall be permitted. The developer shall also construct a gated emergency access stubout at the southern end of the roadway as generally shown on the PD site plan (to serve the primary PD uses), which shall be gated with a Knox Box or other similar device acceptable to the Hillsborough County Fire Marshall.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted December 20, 2023

1. This development shall be a life care facility for the elderly and those in need of Personal Care Services for a physical handicap or physical illness. It may also include a nursing convalescent and extended care facility.
2. The development shall have a maximum of:
 - a. The equivalent of a five-acre nursing home site; (If nursing home care is not provided, a maximum of 50 additional life care residents could be added.)
 - b. three hundred units with kitchens; (If less than 300 units with kitchens are provided, more life care residents can be added at a ratio of one additional resident equaling one unit.)
 - c. and one hundred fifty life care residents.
3. No more than fifty percent of the units in POD II shall contain individual kitchens.
4. To insure compatibility with the surrounding land uses, a maximum height of 25 feet or one story, whichever is the most restrictive, shall be permitted within 250 feet of the eastern project boundary in POD II. Within the remaining portions of POD II, a maximum height of 35 feet or two stories, whichever is the most restrictive, shall be permitted.
5. In POD I, a maximum height of fifty feet, or three stories, whichever is the most restrictive, shall be permitted.
6. Along the western project boundary, two—story buildings shall be set back a minimum of 100 feet from the property line, and three- story buildings shall be set back a minimum of 150 feet. If the Conservation Area extends further to the west than as shown on the site plan received July 16, 1986, then the minimum building setback shall be determined by the Zoning Administrator, but in no case shall it be less than 100 feet.
7. Along the remaining project boundaries, yards shall be as required by Section 7.12. Two feet of additional setback shall be required for every one foot of structure height over 20 feet.
8. All buildings shall contain handicapped ramps and rails in all public spaces, including common rooms and hallways. Handicapped access shall also be provided in individual units where needed.
9. The life care facility and nursing home shall be under construction concurrently, or the life care facility shall be built first.
10. Within 250 feet of the eastern boundary in POD II, buildings II shall have a maximum wing length of 100 feet parallel to the project boundary, and a maximum wing length of 150 feet perpendicular to the eastern project boundary.
11. Buildings in POD I shall be clustered and connected by a common area. The wings of this cluster shall contain staggered segments no more than 75 feet in length and shall have a maximum total wing length of 250 feet along the western project boundary.
12. A three-foot berm with three foot shrubbery shall be placed along the western project boundary in POD I.

13. Buffering and screening shall be provided in accordance with Section 7.12 of the Hillsborough County Zoning Code.
14. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided landscaped buffers, open vegetated yards, retention areas landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
15. Only the areas designated as POD I and POD II on the site plan received on July 16, 1986 shall be developed.
16. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance, internal sidewalks and external sidewalks to the project on Jackson Springs Road and Webb Road. The exact location of said sidewalks shall be determined by the County Department of Development Coordination during Detailed Site Plan approval.
17. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.
- ~~18. Access into the site from Jackson Springs Road shall be limited to emergency access only. The access shall be closed to regular traffic via fence or vegetative planting.~~
18. Access into the site from Jackson Springs Road shall be limited. Specifically, the access shall serve only: a) pedestrian traffic; b) a emergency vehicular traffic for the PD uses; and c) regular vehicular traffic (to adjacent folio 6636.0300) serving a maximum of 12 residential dwelling units. Additionally, prior to or concurrent with development on folio 6636.0300:
 - a. The developer shall construct a modified TS-7 roadway between Jackson Springs Rd. and the proposed access stubout to and serving folio 6636.0300. Such roadway shall be considered a Shared Access Facility (with folio 6636.0300), shall be privately owned and maintained, and shall be platted in accordance with the standards set forth in Sec. 6.02.01.B.2. of the LDC.
 - b. The developer shall also construct a gated emergency access stubout at the southern end of the roadway as generally shown on the PD site plan (to serve the primary PD uses), which shall be gated with a Knox Box or other similar device acceptable to the Hillsborough County Fire Marshall.
 - c. The modified TS-7 roadway shall be constructed consistent with the Design Exception referenced in condition 20 hereinbelow (i.e. the developer shall construct the roadway to the TS-7 standard, except that a sidewalk shall not be required along the eastern side of the proposed roadway).
19. If PRS 23-0382 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Jackson Springs Rd. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC.
20. If PRS 23-0382 is approved, the County Engineer will approve a Design Exception request (dated

December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the modified TS-7 roadway referenced in condition 18. Approval of this Design Exception will eliminate the sidewalk along the eastern side of the roadway which would otherwise be required pursuant to Typical Section -7 7 (TS-7) of the Transportation Technical Manual (TTM).

21. Internal access shall be built one foot above the 25-year flood zone. Adequate parking shall be provided according to Section 10 of the Hillsborough County Zoning Code.
22. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Zoning Compliance, evidence of commitment from the County Department of Water and Wastewater Utilities to provide public sewer services, and evidence from the City of Tampa Water Department to provide water services. The developer shall also provide evidence of agreement to pay necessary costs to enable the County to provide public sewer service delivery and the City to provide public water service delivery.
23. Stormwater detention/retention pond design requirements for the development shall be as listed below.
 - a. The side slopes shall be no greater than 4:1.
 - b. The banks shall be completely vegetated to the design low water elevation.
 - c. the sides and the bottom of each pond shall not be constructed of impervious material.
24. The developer shall dedicate to the County, prior to Certificate of Zoning Compliance approval, sufficient acreage to provide forty feet additional drainage right-of-way or easement for a total of eighty feet along the east property line. Forty feet is an existing right-of-way platted in the Town & Country Subdivision bordering this site. The drainage easement shall be shown on the Revised General Development Site Plan. The developer shall submit evidence of drainage easement location approval from the Stormwater Management Section of the County Engineering Department to the County Department of Development Coordination prior to Detailed Site Plan approval.
25. The developer shall provide (a) fire hydrants, and/or (b) a Fire Protection Plan as required by the Hillsborough County Fire Department.
 - (a) If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Zoning Compliance, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities accordingly.
 - (b) If option (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to Detailed Site Plan approval/Final Site Plan approval along with evidence of approval, from the County Fire Department, of the Plan as submitted.
26. The developer shall show on the General Development Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area." Prior to General Development Site Plan certification, the developer shall submit to the County Department of

Development Coordination evidence of approval from the Environmental Protection Commission of the conservation area boundaries. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Department of Development Coordination as part of a detailed site plan.

27. All new structure and/or impervious area on site shall be set back a minimum of 30 feet from the boundaries of the on-site Conservation Area(s) and any adjacent Conservation Area(s) contiguous to any property boundary on the site.
28. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
29. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
30. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
31. ~~27.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
32. To maintain good water quality, the project must be designed to properly treat stormwater runoff, thereby complying with the requirements of the Florida Administrative Code 17-25; Regulations of Stormwater Discharge. Drainage plans and calculations must be submitted to Hillsborough County Environmental Protection Commission through Department of Development Coordination. Prior to final plat approval, trailer permits, building permits or commercial site plan approval, the developer must submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management Protection District stormwater discharge permit or exemption for the project.
33. ~~29.~~ Up to sixty days subsequent of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification which shall reflect all the conditions outlined above.
34. ~~30.~~ All development must be in compliance with the Zoning Code and with all other applicable ordinances.
35. 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


Notes:

1. Construction plan review of this site must comply with the Hillsborough County Commercial Development Drainage Criteria.
2. No fill will be allowed without mitigation below the 25-year flood elevation.
3. All impervious area requires retention.
4. Additional drainage requirements may be addressed at review time.
5. No interim wastewater treatment shall be provided in this project. See minutes of the Board of County Commissioners March 10, 1987 Land Use Meeting.)

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

Zoning Administrator Sign Off:

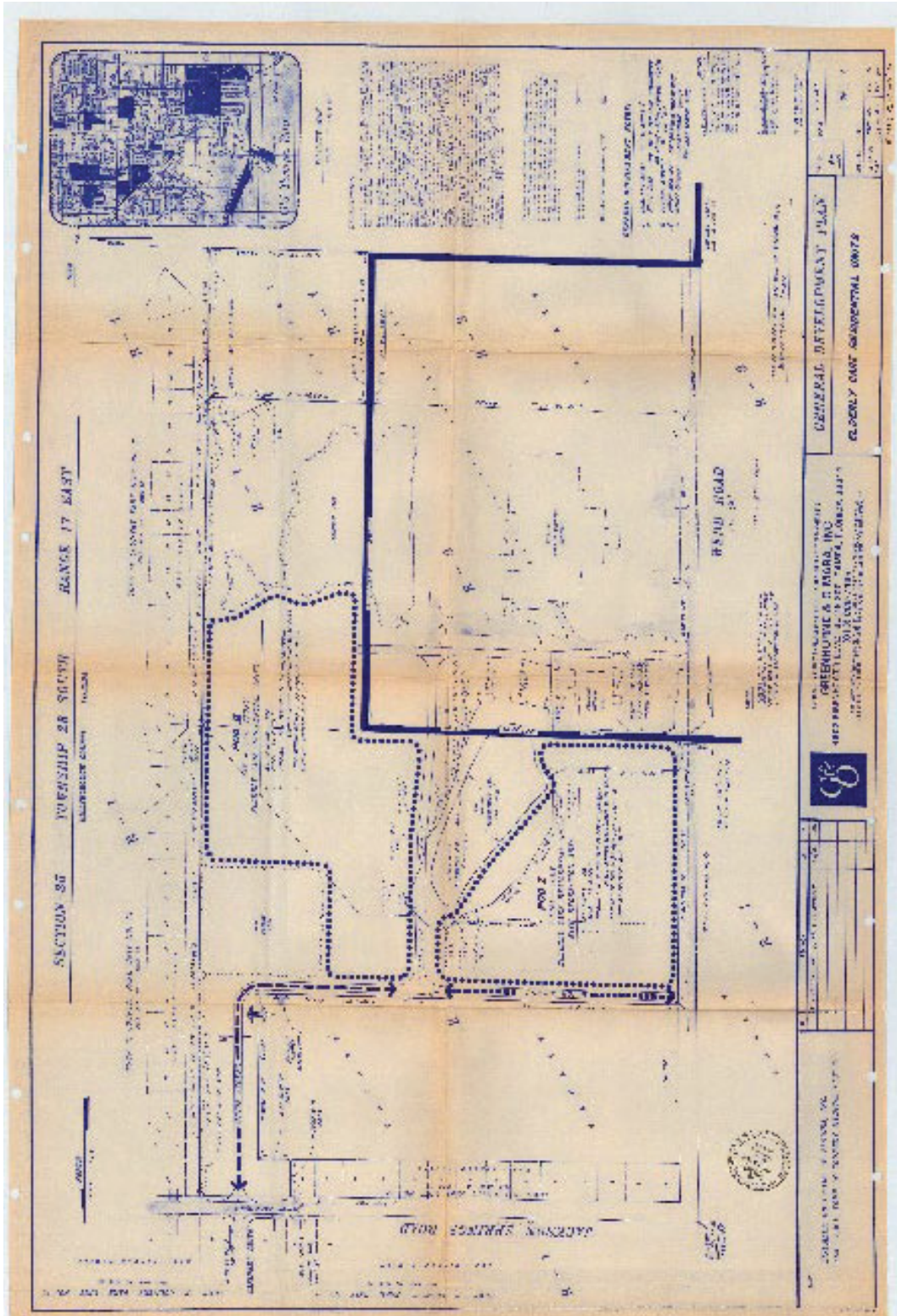


J. Brian Grady
Thu Dec 21 2023 16:36:20

7.0 ADDITIONAL INFORMATION

8.0 Site Plans (Full)

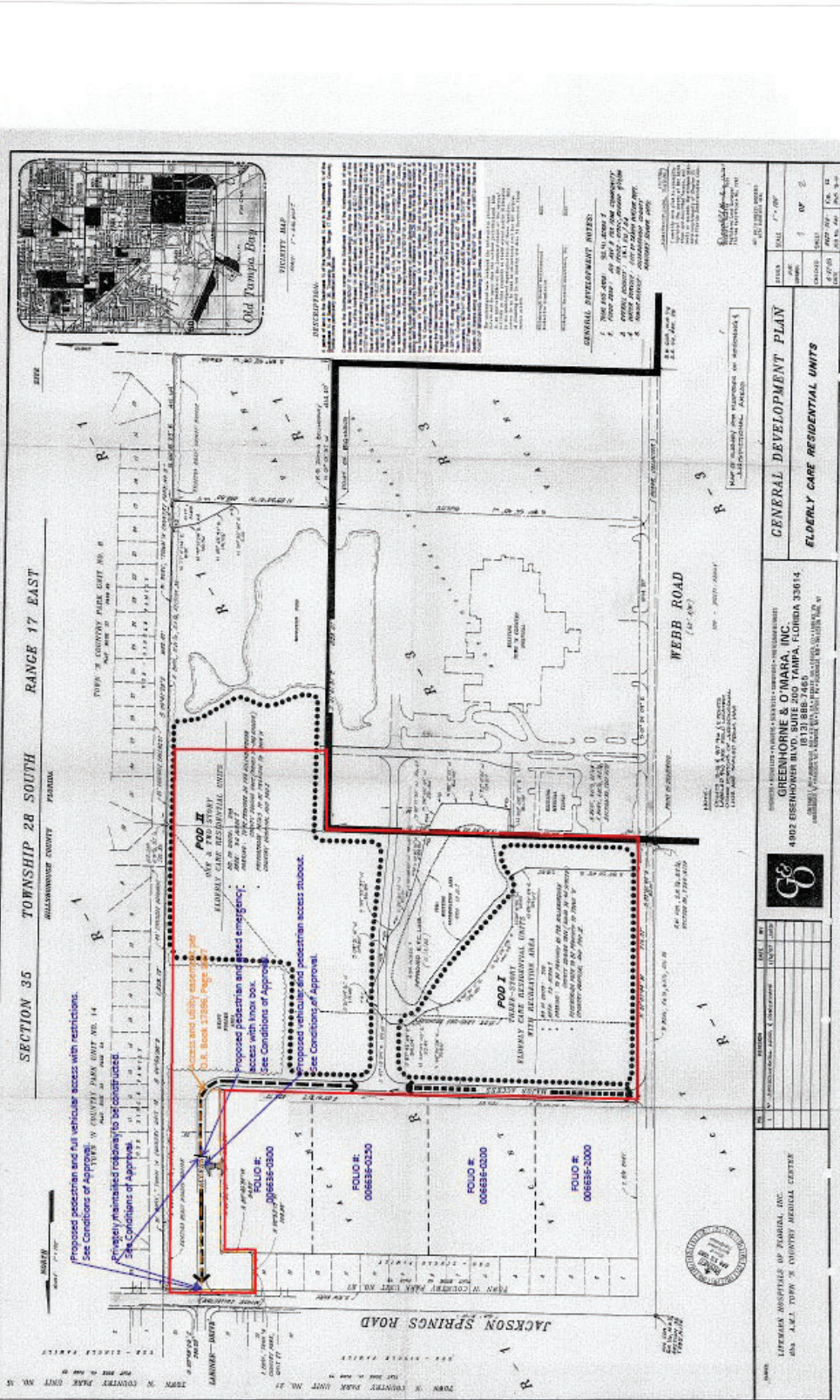
8.1 Approved Site Plan



8.0 Site Plan

8.2 Proposed Site Plan (Full)

Received November 28, 2023
Development Services



23-0382

<p>PROJECT: GENERAL DEVELOPMENT PLAN ELDERLY CARE RESIDENTIAL UNITS</p>	
<p>OWNER: LITERARIAN HOSPITALS OF FLORIDA, INC. 4902 EISENHOWER BLVD. SUITE 200 TAMPA, FLORIDA 33614</p>	<p>DESIGNER: GREENHORNE & O'MARA, INC. 4902 EISENHOWER BLVD. SUITE 200 TAMPA, FLORIDA 33614</p>
<p>DATE: 11/28/23</p>	<p>SCALE: 1" = 100'</p>
<p>NO. 1</p>	<p>NO. 2</p>
<p>NO. 3</p>	<p>NO. 4</p>
<p>NO. 5</p>	<p>NO. 6</p>
<p>NO. 7</p>	<p>NO. 8</p>
<p>NO. 9</p>	<p>NO. 10</p>
<p>NO. 11</p>	<p>NO. 12</p>
<p>NO. 13</p>	<p>NO. 14</p>
<p>NO. 15</p>	<p>NO. 16</p>
<p>NO. 17</p>	<p>NO. 18</p>
<p>NO. 19</p>	<p>NO. 20</p>
<p>NO. 21</p>	<p>NO. 22</p>
<p>NO. 23</p>	<p>NO. 24</p>
<p>NO. 25</p>	<p>NO. 26</p>
<p>NO. 27</p>	<p>NO. 28</p>
<p>NO. 29</p>	<p>NO. 30</p>
<p>NO. 31</p>	<p>NO. 32</p>
<p>NO. 33</p>	<p>NO. 34</p>
<p>NO. 35</p>	<p>NO. 36</p>
<p>NO. 37</p>	<p>NO. 38</p>
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<p>NO. 41</p>	<p>NO. 42</p>
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<p>NO. 45</p>	<p>NO. 46</p>
<p>NO. 47</p>	<p>NO. 48</p>
<p>NO. 49</p>	<p>NO. 50</p>
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<p>NO. 57</p>	<p>NO. 58</p>
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<p>NO. 67</p>	<p>NO. 68</p>
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<p>NO. 73</p>	<p>NO. 74</p>
<p>NO. 75</p>	<p>NO. 76</p>
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<p>NO. 85</p>	<p>NO. 86</p>
<p>NO. 87</p>	<p>NO. 88</p>
<p>NO. 89</p>	<p>NO. 90</p>
<p>NO. 91</p>	<p>NO. 92</p>
<p>NO. 93</p>	<p>NO. 94</p>
<p>NO. 95</p>	<p>NO. 96</p>
<p>NO. 97</p>	<p>NO. 98</p>
<p>NO. 99</p>	<p>NO. 100</p>

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/28/2023

Revised: 8/24/2023

Revised: 10/20/2023

Revised: 12/20/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/ Northwest

PETITION NO: PRS 23-0382

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

NEW AND REVISED CONDITIONS OF ZONING APPROVAL

Revised Conditions

18. Access into the site from Jackson Springs Road shall be limited. Specifically, the access shall serve only: a) pedestrian traffic; b) a emergency vehicular traffic for the PD uses; and c) regular vehicular traffic (to adjacent folio 6636.0300) serving a maximum of 12 residential dwelling units. Additionally, prior to or concurrent with development on folio 6636.0300:
- a. The developer shall construct a modified TS-7 roadway between Jackson Springs Rd. and the proposed access stubout to and serving folio 6636.0300. Such roadway shall be considered a Shared Access Facility (with folio 6636.0300), shall be privately owned and maintained, and shall be platted in accordance with the standards set forth in Sec. 6.02.01.B.2. of the LDC.
 - b. The developer shall also construct a gated emergency access stubout at the southern end of the roadway as generally shown on the PD site plan (to serve the primary PD uses), which shall be gated with a Knox Box or other similar device acceptable to the Hillsborough County Fire Marshall.
 - c. The modified TS-7 roadway shall be constructed consistent with the Design Exception referenced in condition (zoning staff to insert new condition number) hereinbelow (i.e. the developer shall construct the roadway to the TS-7 standard, except that a sidewalk shall not be required along the eastern side of the proposed roadway).

New Conditions

- If PRS 23-0382 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Jackson Springs Rd. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC.
- If PRS 23-0382 is approved, the County Engineer will approve a Design Exception request (dated December 19, 2023) which was found approvable by the County Engineer (on December

20, 2023) for the modified TS-7 roadway referenced in condition 18. Approval of this Design Exception will eliminate the sidewalk along the eastern side of the roadway which would otherwise be required pursuant to Typical Section -7 7 (TS-7) of the Transportation Technical Manual (TTM).

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking a minor modification (also known as a PRS) to a +/- 27.41 ac. parcel which is split zoned. The majority of the parcel is zoned within Planned Development (PD) 86-0163, with a smaller portion zoned Residential Multi-family Conventional – 16 (RMC16). The entire PD was not included within the subject request, and therefore staff was unable to bring certain conditions in conformance with current practice given that the entire project area wasn't included (and noticed accordingly). This application deals with the portion of the folio zoned PD. The PD has existing approvals to accommodate a maximum of:

- a. The equivalent of a five-acre nursing home site; (If nursing home care is not provided, a maximum of 50 additional life care residents could be added.)
- b. three hundred units with kitchens; (If less than 300 units with kitchens are provided, more life care residents can be added at a ratio of one additional resident equaling one unit.)
- c. and one hundred fifty life care residents.

The existing PD is restricted to emergency only access to Jackson Springs Rd. The primary PD uses are accessed via Webb Rd. The currently application seeks to modify the project to permit an adjacent property (folio 6636.0300) to take access through the subject PD via Jackson Springs Rd. That site's legal access is currently through three other parcels to the west of that folio (under common ownership), and which would ultimately access Webb Rd.; however, the applicant states the proposed access would permit development of the property more efficiently, and would eliminate the need to “circumvent and disturb any wetland...”.

The applicant is proposing to restrict the Jackson Springs Rd. access such that it would serve no more than 12 single-family homes. The access would still be utilized as emergency access to the primary PD uses (as is currently approved); however, no other development traffic except that associated with the maximum 12 units to be developed within adjacent folio 6636.0300 shall be permitted. The applicant is also proposing to remove one “Possible Future Access Point” between the subject PD and adjacent folio 6636.0300 and relocate the other connection, converting it into the proposed access stubout needed to serve the development mentioned above.

Since the project will generate more than 50 peak hour trips at buildout, current practice is to require the applicant to prepare a trip generation and site access analysis consistent with the Development Review Procedures Manual (DRPM); however, given that the project access is remaining unchanged except for the modification to allow a small number of homes (which will generate far fewer than 50 peak hour trips), staff waived the analysis requirement.

Staff has prepared a comparison of the maximum number of peak hour trips anticipated to use the Jackson Springs Rd. access under the existing and proposed zoning designations. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning (Jackson Springs Rd. Access Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Emergency Only Access	0	0	0

Proposed Zoning (Jackson Springs Rd. Access Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
12 Single-Family Detached Dwelling Units (ITE LUC 210)	144	11	14
Emergency Access for Primary PD Uses	0	0	0
Subtotal:	144	11	14

Difference (Jackson Springs Rd. Access Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 144	(+) 11	(+) 14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Jackson Springs Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 10-foot-wide to 10.5-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle lanes present on both sides of Jackson Springs Rd. in the vicinity of the proposed project. There are +/- 4-foot to 5-foot-wide sidewalks on both sides of Jackson Springs Rd. in the vicinity of the proposed project.

ADMINISTRATIVE VARIANCE REQUEST – JACKSON SPRINGS RD. - SUBSTANDARD ROAD

As Jackson Springs Rd. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated December 19, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Jackson Springs Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on December 20, 2023).

If PRS 23-0382 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

DESIGN EXCPEITION REQUEST – NEW ROADWAY

The applicant is required to construct a new roadway within the project (between folio 6636.0300 and Jackson Springs Rd.), the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated December 19, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Jackson Springs Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on December 20, 2023).

If PRS 23-0382 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Jackson Springs Rd.	Webb Rd.	Hanley Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, December 20, 2023 3:55 PM
To: AREFCO International [saref@arefcointernational.com]
CC: Clayton Bricklemeyer (clayton.bricklemeyer@hwhlaw.com) [clayton.bricklemeyer@hwhlaw.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Ratliff, James [RatliffJa@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]
Subject: FW: PRS 23-0382 - Administrative Variance & Design Exception Review
Attachments: 23-0382 DEAd 12-20-23_2.pdf; 23-0382 AVReq 12-20-23.pdf

Importance: High

Sam,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE) for PD 23-0382 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851

M: (813) 614-2190

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 20, 2023 2:35 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PRS 23-0382 - Administrative Variance & Design Exception Review
Importance: High

Hello Mike,

The attached AV & DE are approvable to me, please include the following people in your response:

saref@arefcointernational.com
Clayton.Bricklemyer@hwlaw.com
LampkinT@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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 Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE to install 1 sidewalk on road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Tampa Community Hospital Shared Access
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	006636-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Clayton Bricklemyer, Esq./Hill Ward Henderson, P.A
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 23-0382
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



Mr. Michael J. Williams, PE
County Engineer
Hillsborough County
601 East Kennedy Boulevard
20th Floor
Tampa, Florida 33602

December 19, 2023

Subject: Minor PD Modification
Application Number: PRS 23-0382
Folio Number: 006636-0100

Dear Mr. Williams,

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 2.9.7 to meet Land Development Code Section 3.10.06.11 - Sidewalks for the proposed shared access road.

The developer proposes a minor modification to the existing Planned Development (PD) to adjust the emergency ingress and egress access on Jackson Springs Road, as shown on the revised PD Plan in Exhibit 1. The access will be a shared access with a proposed 12-single family residential home community, within Folio Number 006636.0300, located southwest of the shared access point of connection. The shared access will not be a dedicated or plated right-of-way. There is currently a recorded easement for access and utility per O.R. Book 17896, Page 1697 as indicated on the revised PD Plan in Exhibit 1. This shared road will be viable access to said proposed community. The proposed minor modification, if approved, will avoid floodplain impact and wetland impact via direct access on Webb Road. Jackson Springs Road access will certainly avoid impact to the surrounding environmentally sensitive area as shown on aerial map in Exhibit 2.

The proposed 400 ft shared access improvement, as shown on the revised PD Plan in Exhibit 1, will be limited to the aforementioned 12-single family residential home community pedestrian and full vehicular access and the Tampa Community Hospital emergency vehicles only. Currently, there is no access route from the hospital facility to Jackson Springs Road as this road has not been built yet. Tampa Community Hospital may decide to build the rest of the access at a later time. The proposed shared access will be privately maintained TS-7 type of roadway. TS-7 includes the following characteristics:

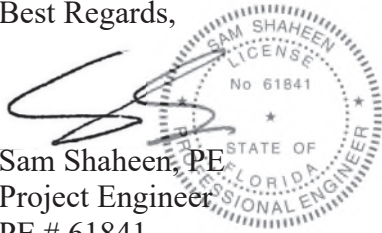
- Right of Way width - 96 feet
- Lane Width - two twelve (12) foot lanes
- Sidewalk - five (5) foot on both sides
- Roadside Ditch – Nineteen (19) foot on both sides

We respectfully request a Design Exception to the Hillsborough County Transportation Technical Manual for constructing the east side (north bound) sidewalk, for safety concern, within the shared access

road. Edited TS-7 typical section is attached as Exhibit 3. We believe this design exception is appropriate because the pedestrian traffic will be limited to the 12-single family residential home community only. This will avoid pedestrian crossings on a road that will eventually be shared with the Tampa Community Hospital emergency vehicles. Additionally, no development exists or is planned east of the shared access road. The west (south bound) sidewalk will be constructed from the north side of the proposed community entrance to tie to the existing sidewalk on Jackson Springs Road.

Should you have any questions or require any additional information, please let us know. We hope to hear from you soon and look forward to a favorable response.

Best Regards,



Sam Shaheen, PE
Project Engineer
PE # 61841

Sam Shaheen
2023.12.19
13:01:38
'00'05-



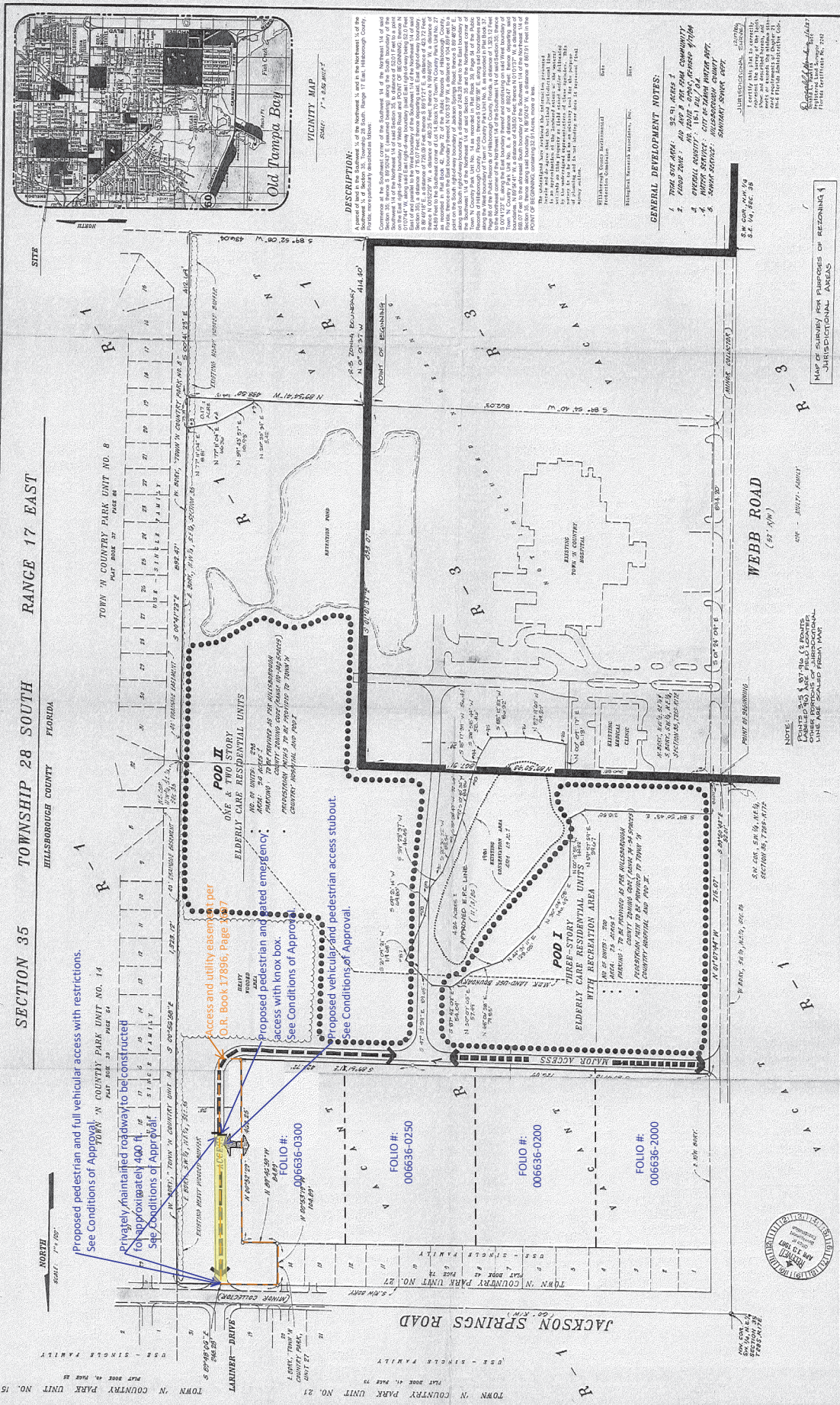
This item has been electronically signed and sealed by Sam Shaheen using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____Disapproved _____Approved with Conditions _____Approved

Michael, J. Williams
Hillsborough County Engineer

EXHIBIT 1 REVISED PD PLAN



GENERAL DEVELOPMENT NOTES:

- TOTAL SITE AREA: 35.91 ACRES
- PROPOSED DEVELOPMENT: ONE AND TWO STORY ELDERLY CARE RESIDENTIAL UNITS
- PROPOSED DEVELOPMENT: THREE STORY ELDERLY CARE RESIDENTIAL UNITS WITH RECREATION AREA
- PROPOSED DEVELOPMENT: COMMUNITY CENTER
- PROPOSED DEVELOPMENT: COMMUNITY CENTER
- PROPOSED DEVELOPMENT: COMMUNITY CENTER

GENERAL DEVELOPMENT PLAN
ELDERLY CARE RESIDENTIAL UNITS

SCALE: 1" = 100'
SHEET 1 OF 2
DATE: 6-27-20
JOB NO. 669
F.S. 12
F.S. 9-16

ENGINEER • PROJECTS • PLANNING • SURVEYING • ENVIRONMENTAL • PROGRAM EVALUATION
GREENHORNE & O'MARA, INC.
4902 EISENHOWER BLVD., SUITE 200 TAMPA, FLORIDA 33614
(813) 888-7465
GREENHORNES.COM

NO.	REVISION	DATE	BY
1	INITIAL DESIGN	1/14/07	JMS

LIFEMARK HOSPITALS OF FLORIDA, INC.
dba A.M.I. TOWN 'N' COUNTRY MEDICAL CENTER

EXHIBIT 2 AERIAL MAP

AERIAL MAP

PROPOSED SHARED ACCESS

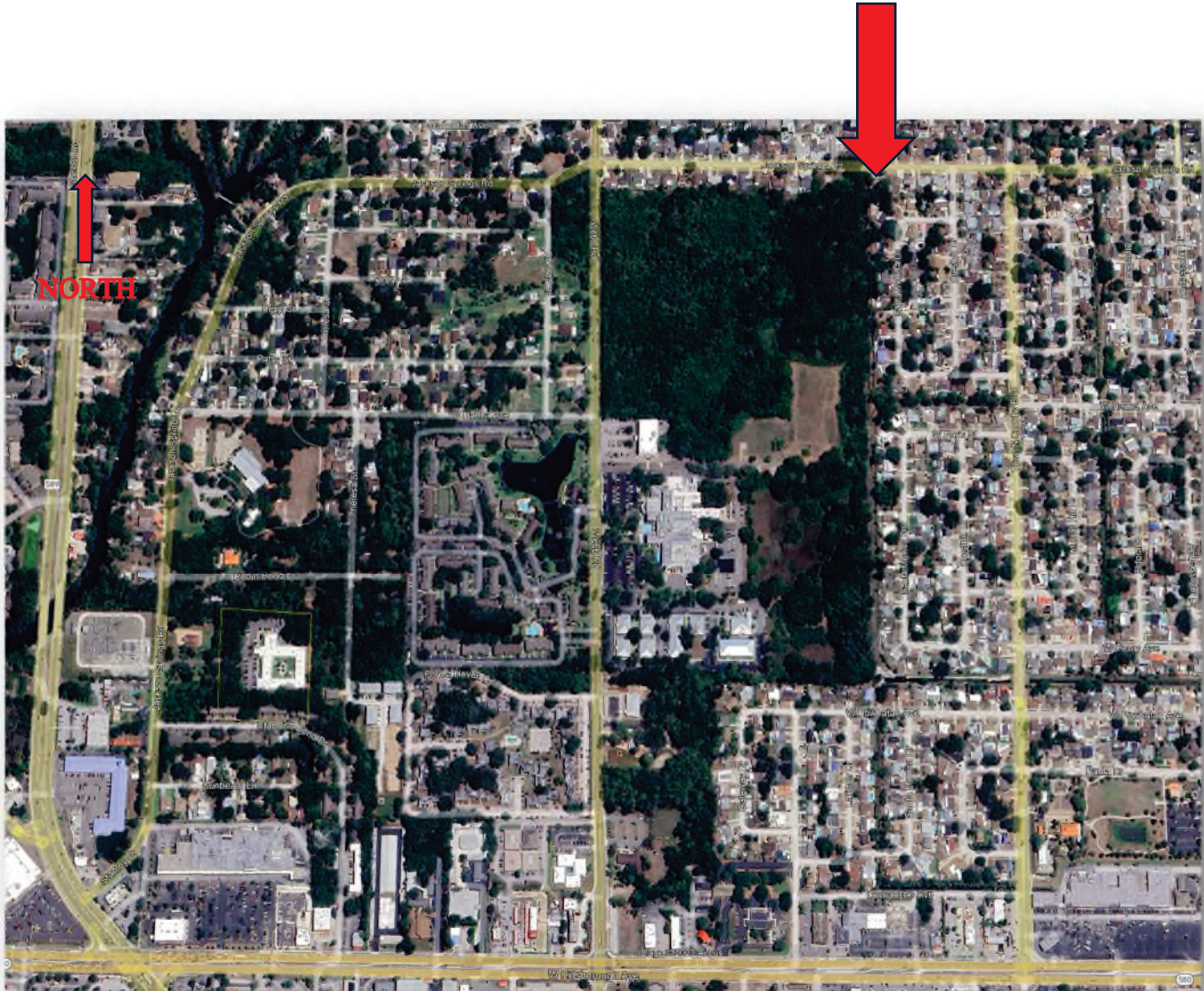
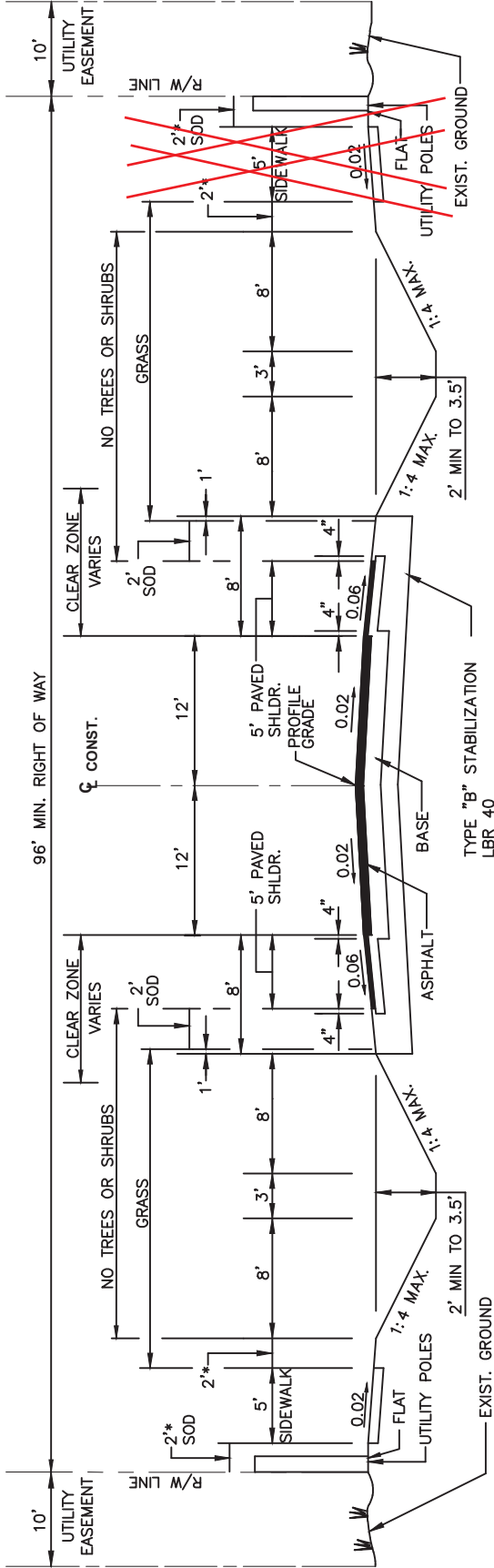


EXHIBIT 3

EDITED TS-7 TYPICAL SECTION



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV for off-site road improvement <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Tampa Community Hospital Shared Access
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	006636-0100
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Clayton Bricklemyer, Esq./Hill Ward Henderson, P.A
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 23-0382
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



Mr. Michael J. Williams, PE
County Engineer
Hillsborough County
601 East Kennedy Boulevard
20th Floor
Tampa, Florida 33602

December 19, 2023

Subject: Administrative Variance Request – Jackson Springs Road
Minor PD Modification
Application Number: PRS 23-0382
Folio Number: 006636-0100

Dear Mr. Williams,

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). This is in association with the proposed minor modification to the existing Planned Development (PD) to adjust the emergency ingress and egress access on Jackson Springs Road, as shown on the revised PD Plan in Exhibit 3. The access will be a shared access with a proposed 12-single family residential home community, within Folio Number 006636.0300, located southwest of the shared access point of connection. This shared access is the only viable access to said proposed community.

According to the Hillsborough County Roadways Functional Classification Map, shown as Exhibit 1, Jackson Springs Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. Exhibit 2 shows the aerial map.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from Webb Road to the project access, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

- a) There is unreasonable burden on the applicant.
According to the Hillsborough County Roadways Functional Classification Map, shown as Exhibit 1, Jackson Springs Road is classified as a collector roadway. The typical TS-7 section, shown in Exhibit 4, for local and collector rural roadway requires a minimum of 96 feet of ROW and a maximum allowable design speed of 50 MPH, which includes 12-ft travel lanes, 5-ft paved shoulders, 3-ft unpaved shoulders, 19-ft open drainage, 5-ft sidewalk and 2-ft sod at front and back of sidewalk.

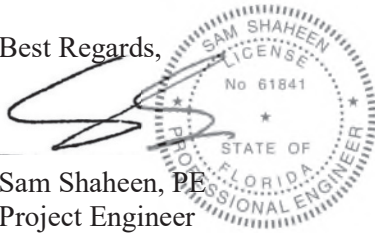
The adjacent segment of Jackson Springs Road has a 60-ft ROW width and a posted design speed of 30 MPH and includes approximately 11-ft travel lanes, 4-ft bike lane on both sides, valley gutter on both sides, 4-ft concrete sidewalk on both sides, 10-ft sodded strip at front of sidewalk and 4-ft sodded strip at back of sidewalk.

The deficiency in the existing section compared to the TS-7 is considerably different. Paved shoulders, open ditch and 5-ft sidewalks are not provided. Instead, drainage is accomplished via curb inlets and sidewalks are 4-ft wide. As such, roadway typical TS-7 section cannot be provided because of the limited existing ROW.

- b) The variance would not be detrimental to the public health, safety and welfare. Jackson Springs Road has a posted speed limit of 30 mph. This section of roadway is relatively flat and provides for an unpaved shoulder. According to the FDOT Design Manual, attached as Exhibit 5, on a rural or suburban road with a Design Speed between 25-35 mph, 11-foot travel lanes may be used. Given the information outlined in this section, the lack of paved shoulder and sidewalk will not have any impact on public health, safety, or welfare.
- c) Without the variance, reasonable access cannot be provided. The only viable means of access for the proposed 12-single family residential home community is via Jackson Springs Road. The existing 11-foot travel lanes and unpaved shoulders help keep the speed down and help provide a safe section that serves both vehicles and pedestrians. Additionally, if approved, the Jackson Springs Road access will avoid floodplain impact and wetland impact via direct access from Webb Road. Jackson Springs Road access will certainly avoid impact to the surrounding environmentally sensitive area. Therefore, without the variance, reasonable access cannot be provided.

Should you have any questions or require any additional information, please let us know. We hope to hear from you soon and look forward to a favorable response.

Best Regards,



Sam Shaheen, PE
Project Engineer
PE # 61841

Sam Shaheen
2023.12.19
'00'05- 23:29:22



This Item has been electronically signed and sealed by Sam Shaheen using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____ Disapproved _____ Approved with Conditions _____ Approved

Michael, J. Williams
Hillsborough County Engineer

EXHIBIT 1
HILLSBOROUGH COUNTY
ROADWAYS FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



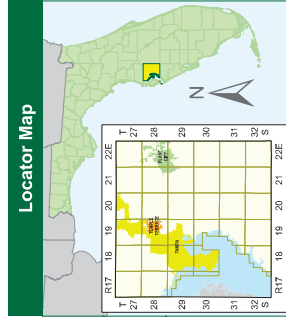
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERMEDIATE-PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS - SPECIAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee the accuracy of the information shown on this map. The information is provided for informational purposes only and is not intended to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property issues within Hillsborough County and is not intended to be used for any other purpose. The information shown on this map is based on the most current information available to the County. The information shown on this map is for informational purposes only and is not intended to be used for any other purpose. The information shown on this map is for informational purposes only and is not intended to be used for any other purpose.

881 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org

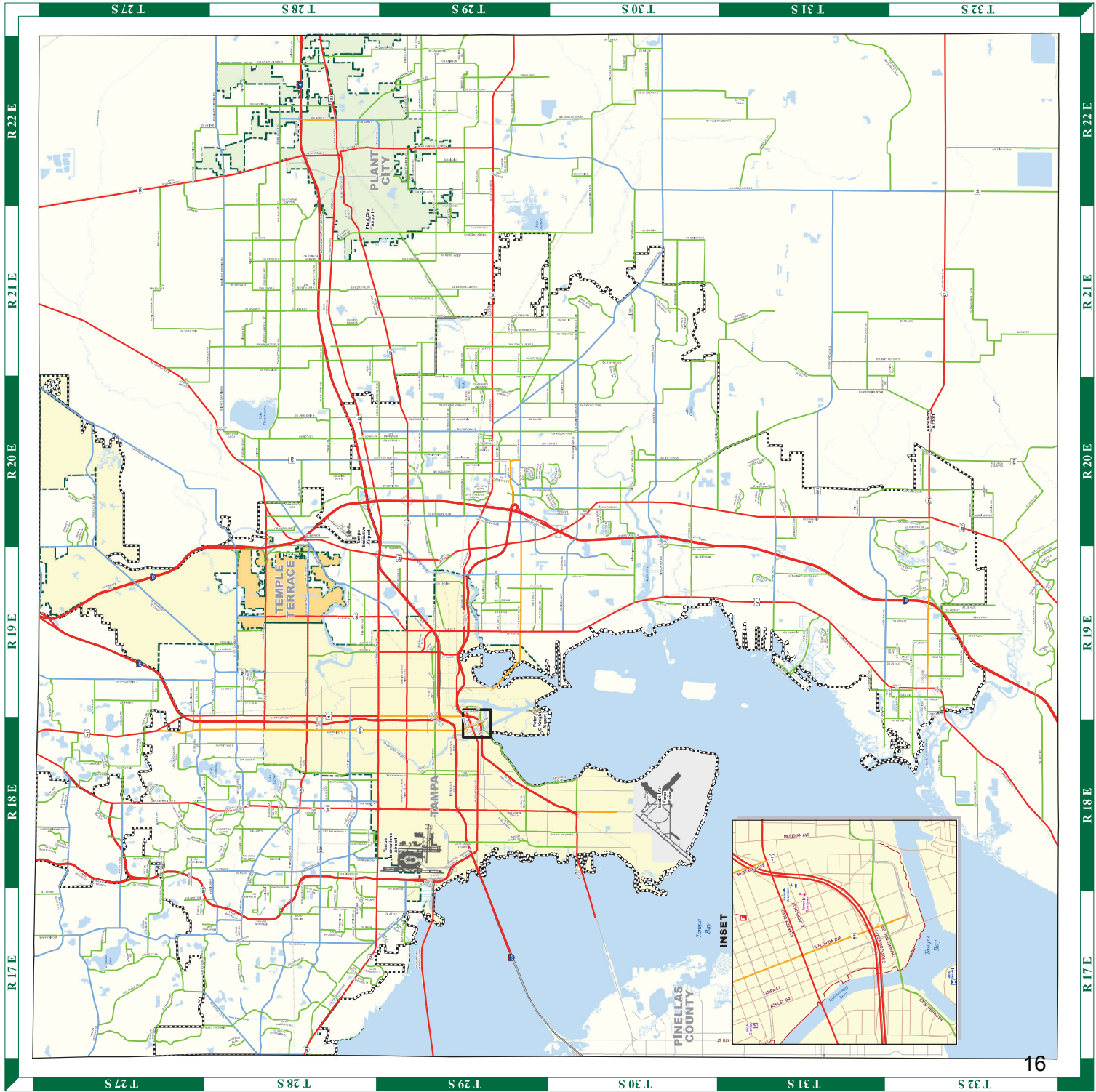


EXHIBIT 2 AERIAL MAP

AERIAL MAP

PROPOSED SHARED ACCESS

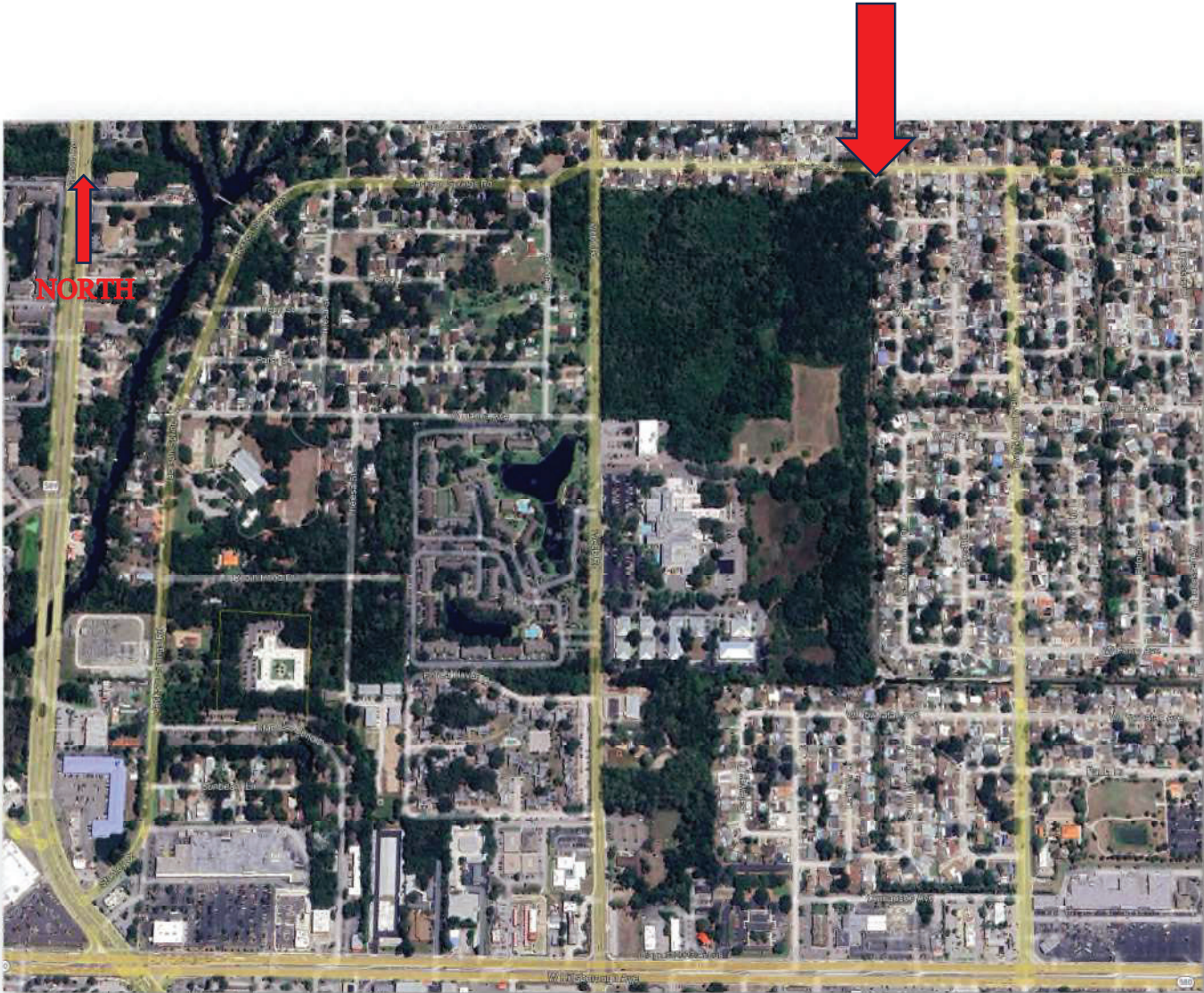
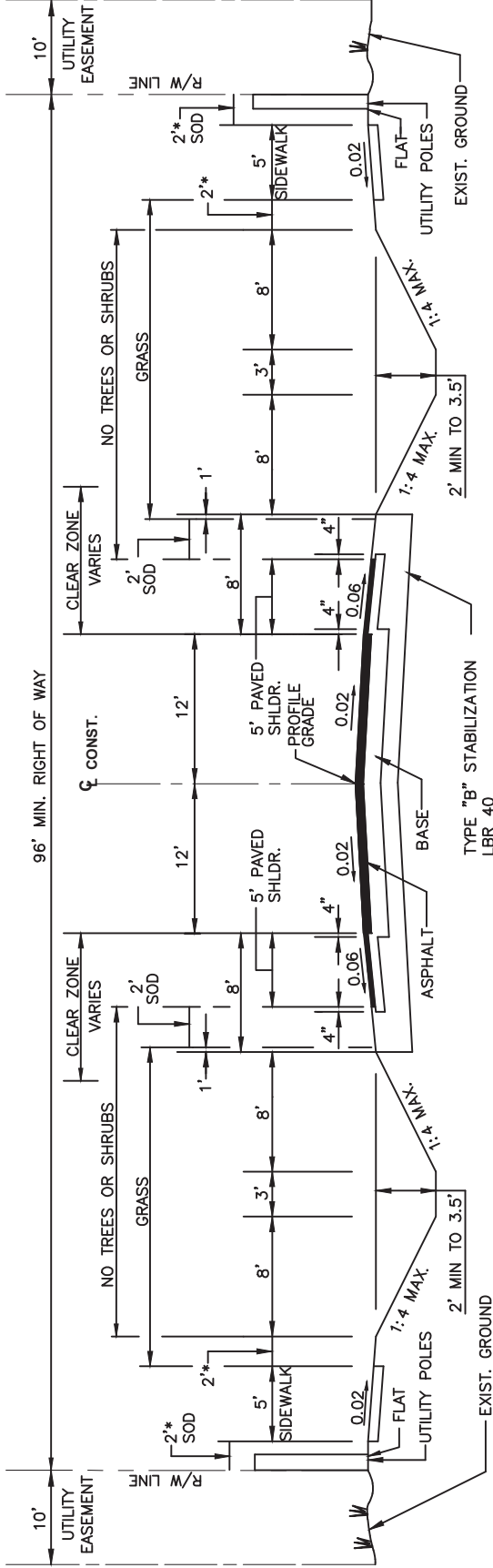


EXHIBIT 3
REVISED PD PLAN

EXHIBIT 4
TYPICAL TS-7 SECTION
FOR LOCAL AND
COLLECTOR RURAL ROADWAY



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:
22 10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

EXHIBIT 5
FDOT DESIGN MANUAL
MINIMUM TRAVEL AND
AUXILIARY LANE WIDTHS

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

Transportation Comment Sheet

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

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

Trip Generation (Jackson Springs Rd. Access Only) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	144	11	14
Difference (+/-)	(+) 144	(+) 11	(+) 14

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X (for Adjacent Development Only)	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Unnamed New Road/ Design Exception	Design Exception Requested	Approvable
Jackson Springs Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**CURRENTLY
APPROVED**

COUNTY OF HILLSBOROUGH

P.O. BOX 1110 TAMPA, FLORIDA 33601



OFFICE OF THE COUNTY ADMINISTRATOR
SITE PLAN REVIEW FORM

DATE: JANUARY 30, 1987

TO: Joel Springer FROM: Leslie DeWitt

SUBJECT: Review of General Site Plan for compliance with final conditions of approval

Petition No. 86-169 Request: A-A to PD-H

Approval Date: 11-17-87-86

Applicant: _____ Project Name: Bethlehem Rd. M.H.P.

General Site Plan Reflects All Final Conditions of Approval yes no

- 1) Conditions to be reviewed at Detailed Site Plan Stage
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25
- 2) Conditions to be reviewed prior to issuance of Certificates of Occupancy
20
- 3) Conditions to be reviewed at Final Site Plan stage/commercial site plan review
1-25
- 4) Conditions to be reviewed prior to issuance of Zoning Compliance Permits:

- 5) Conditions to be reviewed prior to Certificates of Zoning Compliance
15
- 6) Plan is deficient in the following conditions:

Revised General Site Plan required yes ___ no ___

Eighty (\$80) Review Fee Required yes ___ no ___

Joel P. Springer Signature An Affirmative Action - Equal Opportunity Employer 3-3-87 Date

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA
DOCUMENT No. 87-318

HILLSBOROUGH COUNTY FLORIDA


ZONING REQUEST: PD-H

PETITION FILE NUMBER: 86-169

PUBLIC HEARING DATE: 11-17-87-86

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED; and attached to certified site plan.

<u>3-6-87</u> Date of Order	 Chairman, Board of County Commissioners RICHARD AKE, Clerk
<u>3-6-87</u> Date	Board of County Commissioners <u>Edna A. Fitzpatrick</u> Attested to by Clerk to Board of County Commissioners

IV. RECOMMENDATION OF ZONING ADMINISTRATOR

- A. Approved with Conditions - Approval is based on the General Development Site Plan received July 28, 1986, and all data shown, defined, described, noted, referenced, and listed thereon.
1. The Mobile Home Park, indicated in the General Development Site Plan, lies in the rural residential Comprehensive Plan Category of the amended adopted Horizon 200 Land Use Plan Element, therefore, the density of the Mobile Home Park shall be limited to one unit per gross acre.
 2. The development is restricted to a mobile home park only and shall not be subdivided.
 3. All structures shall be limited to one story.
 4. All units shall use a common water supply meeting the requirements of a municipal water supply.
 5. Septic tanks, or an interim treatment facility may be used if approved by the County Utilities Department and the Health Department. No more than three septic tanks per acre of mobile home lot area shall be allowed.
 6. The minimum lot size for each mobile home space shall be 10,000 square feet.
 7. Lots must measure 50 feet in width at the front setback line.
 8. The maximum lot coverage shall be 35 percent.
 9. Front yards shall be a minimum of 15 feet but carports or garages shall be 18 feet off the lot line.
 10. The rear yards of interior lots shall be a minimum of 15 feet. For exterior lots adjacent to the buffer area, 5-foot rear yards shall be allowed.
 11. Side yards shall be a minimum of 10 feet.
 12. Buffering shall be provided in accordance with Section 7.12 of the Hillsborough County Zoning Code.
 13. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided landscaped buffers, open vegetated yards, retention areas landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
 14. Landscaping shall be provided in accordance with the Hillsborough County Land Alteration and Landscaping Ordinance.
 15. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance, internal sidewalks and external sidewalks to the project in the right-of-way area of the major roadway(s) bordering the project (i.e., Bethlehem Road). The exact location of said sidewalks shall be determined by the County Department of Development Coordination during the Detailed Site Plan approval.
 16. The developer shall provide street lighting internal to the project.
 17. Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.
 18. Off-street parking shall be as required by Article X.
 19. Stormwater detention/retention pond design requirements for the development shall be as listed below.
 - a. The side slopes shall be no greater than 4:1.
 - b. The banks shall be completely vegetated to the design low water elevation.
 - c. The sides and the bottom of each pond shall not be constructed of impervious material.
 20. The developer shall provide (a) fire hydrants, and/or (b) a Fire Protection Plan.
 - (a) If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for fire-fighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities accordingly. The installation of the hydrants and water lines shall be subject to approval of the County Department of Water and Wastewater Utilities accordingly and prior to the issuance of Certificates of Occupancy.
 - (b) If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to Detailed Site Plan approval/Final Site Plan approval along with evidence of approval, from the County Fire Department, of the Plan as submitted.
 21. Prior to Detailed Site Plan certification, the boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff. The developer shall show on the General Development Site Plan the boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area" prior to General Development Site Plan certification. Prior to General Development Site Plan certification, the developer shall submit to the County Department of Development Coordination evidence of approval from the Environmental Protection Commission of the conservation area boundaries and area(s) therein as shown on the General Development Site Plan. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Department of Development Coordination.
 22. All internal roadways shall be a minimum of thirty feet in width with a minimum of twenty feet of pavement.
 23. No loud speakers shall be used.
 24. All new structures and/or impervious area on site shall be set back a minimum of 30 feet from the boundaries of the on-site Conservation Area(s) and any adjacent Conservation Area(s) to any property boundary of the site.
 25. All buffer areas, as shown on the General Site Plan, shall be maintained in the location and width as shown and shall be used only for retention and common open space and recreation areas.
 26. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification which shall reflect all the conditions outlined above.

Notes:

1. Conservation plan review of this site must comply with the Hillsborough County Commercial Development Drainage Criteria.
2. All impervious area requires retention.
3. Additional drainage requirements may be addressed at review time.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/28/2023

Revised: 8/24/2023

Revised: 10/20/2023

Revised: 12/20/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/ Northwest

PETITION NO: PRS 23-0382

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

NEW AND REVISED CONDITIONS OF ZONING APPROVAL

Revised Conditions

18. Access into the site from Jackson Springs Road shall be limited. Specifically, the access shall serve only: a) pedestrian traffic; b) a emergency vehicular traffic for the PD uses; and c) regular vehicular traffic (to adjacent folio 6636.0300) serving a maximum of 12 residential dwelling units. Additionally, prior to or concurrent with development on folio 6636.0300:
- a. The developer shall construct a modified TS-7 roadway between Jackson Springs Rd. and the proposed access stubout to and serving folio 6636.0300. Such roadway shall be considered a Shared Access Facility (with folio 6636.0300), shall be privately owned and maintained, and shall be platted in accordance with the standards set forth in Sec. 6.02.01.B.2. of the LDC.
 - b. The developer shall also construct a gated emergency access stubout at the southern end of the roadway as generally shown on the PD site plan (to serve the primary PD uses), which shall be gated with a Knox Box or other similar device acceptable to the Hillsborough County Fire Marshall.
 - c. The modified TS-7 roadway shall be constructed consistent with the Design Exception referenced in condition (zoning staff to insert new condition number) hereinbelow (i.e. the developer shall construct the roadway to the TS-7 standard, except that a sidewalk shall not be required along the eastern side of the proposed roadway).

New Conditions

- If PRS 23-0382 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Jackson Springs Rd. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC.
- If PRS 23-0382 is approved, the County Engineer will approve a Design Exception request (dated December 19, 2023) which was found approvable by the County Engineer (on December

20, 2023) for the modified TS-7 roadway referenced in condition 18. Approval of this Design Exception will eliminate the sidewalk along the eastern side of the roadway which would otherwise be required pursuant to Typical Section -7 7 (TS-7) of the Transportation Technical Manual (TTM).

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking a minor modification (also known as a PRS) to a +/- 27.41 ac. parcel which is split zoned. The majority of the parcel is zoned within Planned Development (PD) 86-0163, with a smaller portion zoned Residential Multi-family Conventional – 16 (RMC16). The entire PD was not included within the subject request, and therefore staff was unable to bring certain conditions in conformance with current practice given that the entire project area wasn't included (and noticed accordingly). This application deals with the portion of the folio zoned PD. The PD has existing approvals to accommodate a maximum of:

- a. The equivalent of a five-acre nursing home site; (If nursing home care is not provided, a maximum of 50 additional life care residents could be added.)
- b. three hundred units with kitchens; (If less than 300 units with kitchens are provided, more life care residents can be added at a ratio of one additional resident equaling one unit.)
- c. and one hundred fifty life care residents.

The existing PD is restricted to emergency only access to Jackson Springs Rd. The primary PD uses are accessed via Webb Rd. The currently application seeks to modify the project to permit an adjacent property (folio 6636.0300) to take access through the subject PD via Jackson Springs Rd. That site's legal access is currently through three other parcels to the west of that folio (under common ownership), and which would ultimately access Webb Rd.; however, the applicant states the proposed access would permit development of the property more efficiently, and would eliminate the need to “circumvent and disturb any wetland...”.

The applicant is proposing to restrict the Jackson Springs Rd. access such that it would serve no more than 12 single-family homes. The access would still be utilized as emergency access to the primary PD uses (as is currently approved); however, no other development traffic except that associated with the maximum 12 units to be developed within adjacent folio 6636.0300 shall be permitted. The applicant is also proposing to remove one “Possible Future Access Point” between the subject PD and adjacent folio 6636.0300 and relocate the other connection, converting it into the proposed access stubout needed to serve the development mentioned above.

Since the project will generate more than 50 peak hour trips at buildout, current practice is to require the applicant to prepare a trip generation and site access analysis consistent with the Development Review Procedures Manual (DRPM); however, given that the project access is remaining unchanged except for the modification to allow a small number of homes (which will generate far fewer than 50 peak hour trips), staff waived the analysis requirement.

Staff has prepared a comparison of the maximum number of peak hour trips anticipated to use the Jackson Springs Rd. access under the existing and proposed zoning designations. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning (Jackson Springs Rd. Access Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Emergency Only Access	0	0	0

Proposed Zoning (Jackson Springs Rd. Access Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
12 Single-Family Detached Dwelling Units (ITE LUC 210)	144	11	14
Emergency Access for Primary PD Uses	0	0	0
Subtotal:	144	11	14

Difference (Jackson Springs Rd. Access Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 144	(+) 11	(+) 14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Jackson Springs Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 10-foot-wide to 10.5-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle lanes present on both sides of Jackson Springs Rd. in the vicinity of the proposed project. There are +/- 4-foot to 5-foot-wide sidewalks on both sides of Jackson Springs Rd. in the vicinity of the proposed project.

ADMINISTRATIVE VARIANCE REQUEST – JACKSON SPRINGS RD. - SUBSTANDARD ROAD

As Jackson Springs Rd. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated December 19, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Jackson Springs Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on December 20, 2023).

If PRS 23-0382 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

DESIGN EXCPEITION REQUEST – NEW ROADWAY

The applicant is required to construct a new roadway within the project (between folio 6636.0300 and Jackson Springs Rd.), the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated December 19, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Jackson Springs Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on December 20, 2023).

If PRS 23-0382 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Jackson Springs Rd.	Webb Rd.	Hanley Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, December 20, 2023 3:55 PM
To: AREFCO International [saref@arefcointernational.com]
CC: Clayton Brickleyer (clayton.brickleyer@hwhlaw.com) [clayton.brickleyer@hwhlaw.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Ratliff, James [RatliffJa@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]
Subject: FW: PRS 23-0382 - Administrative Variance & Design Exception Review
Attachments: 23-0382 DEAd 12-20-23_2.pdf; 23-0382 AVReq 12-20-23.pdf

Importance: High

Sam,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE) for PD 23-0382 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851

M: (813) 614-2190

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 20, 2023 2:35 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PRS 23-0382 - Administrative Variance & Design Exception Review
Importance: High

Hello Mike,

The attached AV & DE are approvable to me, please include the following people in your response:

saref@arefcointernational.com
Clayton.Bricklemyer@hwlaw.com
LampkinT@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE to install 1 sidewalk on road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Tampa Community Hospital Shared Access
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	006636-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Clayton Bricklemyer, Esq./Hill Ward Henderson, P.A
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 23-0382
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



Mr. Michael J. Williams, PE
County Engineer
Hillsborough County
601 East Kennedy Boulevard
20th Floor
Tampa, Florida 33602

December 19, 2023

Subject: Minor PD Modification
Application Number: PRS 23-0382
Folio Number: 006636-0100

Dear Mr. Williams,

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 2.9.7 to meet Land Development Code Section 3.10.06.11 - Sidewalks for the proposed shared access road.

The developer proposes a minor modification to the existing Planned Development (PD) to adjust the emergency ingress and egress access on Jackson Springs Road, as shown on the revised PD Plan in Exhibit 1. The access will be a shared access with a proposed 12-single family residential home community, within Folio Number 006636.0300, located southwest of the shared access point of connection. The shared access will not be a dedicated or plated right-of-way. There is currently a recorded easement for access and utility per O.R. Book 17896, Page 1697 as indicated on the revised PD Plan in Exhibit 1. This shared road will be viable access to said proposed community. The proposed minor modification, if approved, will avoid floodplain impact and wetland impact via direct access on Webb Road. Jackson Springs Road access will certainly avoid impact to the surrounding environmentally sensitive area as shown on aerial map in Exhibit 2.

The proposed 400 ft shared access improvement, as shown on the revised PD Plan in Exhibit 1, will be limited to the aforementioned 12-single family residential home community pedestrian and full vehicular access and the Tampa Community Hospital emergency vehicles only. Currently, there is no access route from the hospital facility to Jackson Springs Road as this road has not been built yet. Tampa Community Hospital may decide to build the rest of the access at a later time. The proposed shared access will be privately maintained TS-7 type of roadway. TS-7 includes the following characteristics:

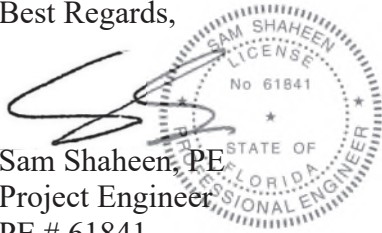
- Right of Way width - 96 feet
- Lane Width - two twelve (12) foot lanes
- Sidewalk - five (5) foot on both sides
- Roadside Ditch – Nineteen (19) foot on both sides

We respectfully request a Design Exception to the Hillsborough County Transportation Technical Manual for constructing the east side (north bound) sidewalk, for safety concern, within the shared access

road. Edited TS-7 typical section is attached as Exhibit 3. We believe this design exception is appropriate because the pedestrian traffic will be limited to the 12-single family residential home community only. This will avoid pedestrian crossings on a road that will eventually be shared with the Tampa Community Hospital emergency vehicles. Additionally, no development exists or is planned east of the shared access road. The west (south bound) sidewalk will be constructed from the north side of the proposed community entrance to tie to the existing sidewalk on Jackson Springs Road.

Should you have any questions or require any additional information, please let us know. We hope to hear from you soon and look forward to a favorable response.

Best Regards,



Sam Shaheen, PE
Project Engineer
PE # 61841

Sam Shaheen
2023.12.19
13:01:38
'00'05-



This item has been electronically signed and sealed by Sam Shaheen using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____Disapproved _____Approved with Conditions _____Approved

Michael, J. Williams
Hillsborough County Engineer

EXHIBIT 1 REVISED PD PLAN

EXHIBIT 2 AERIAL MAP

AERIAL MAP

PROPOSED SHARED ACCESS

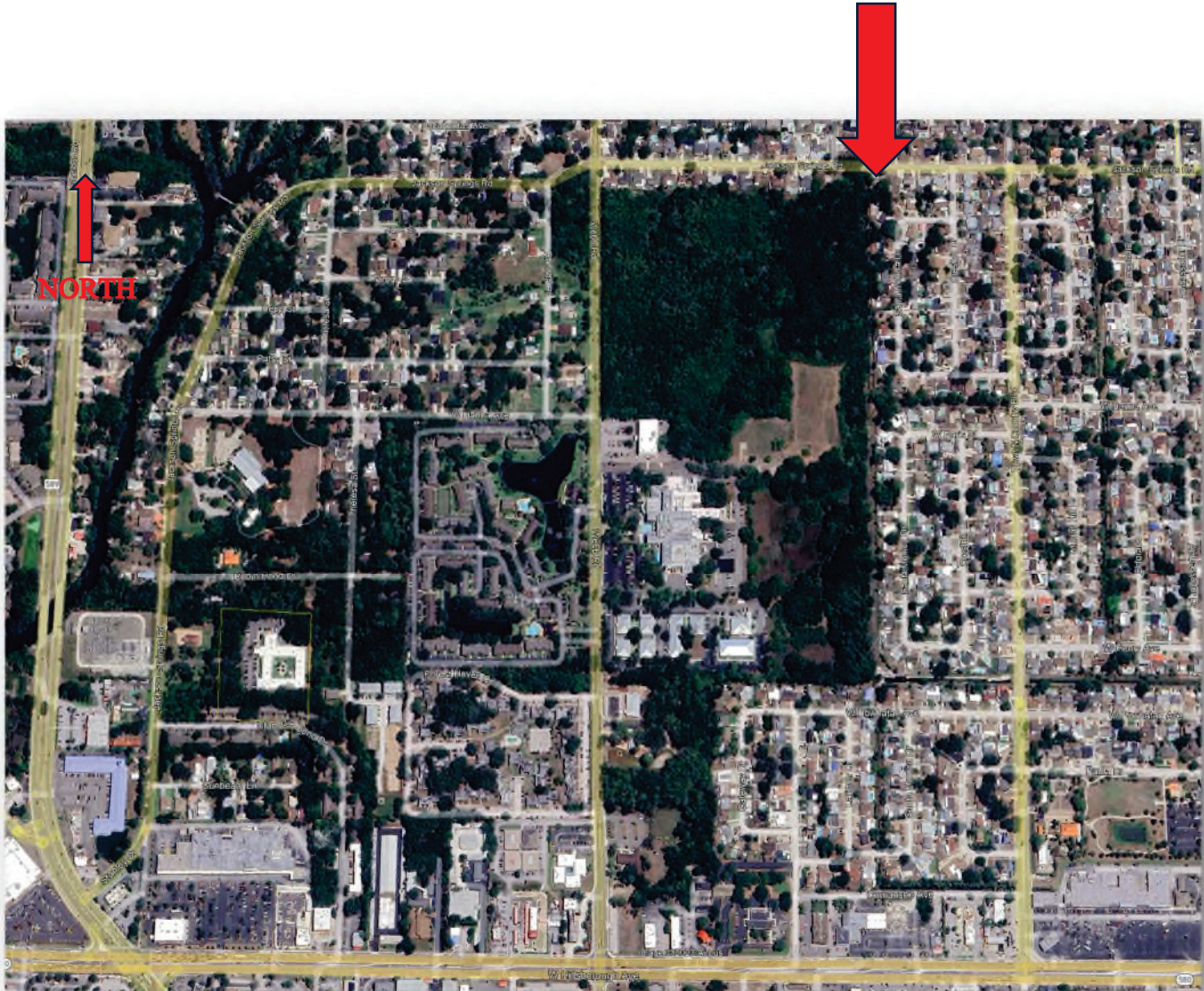
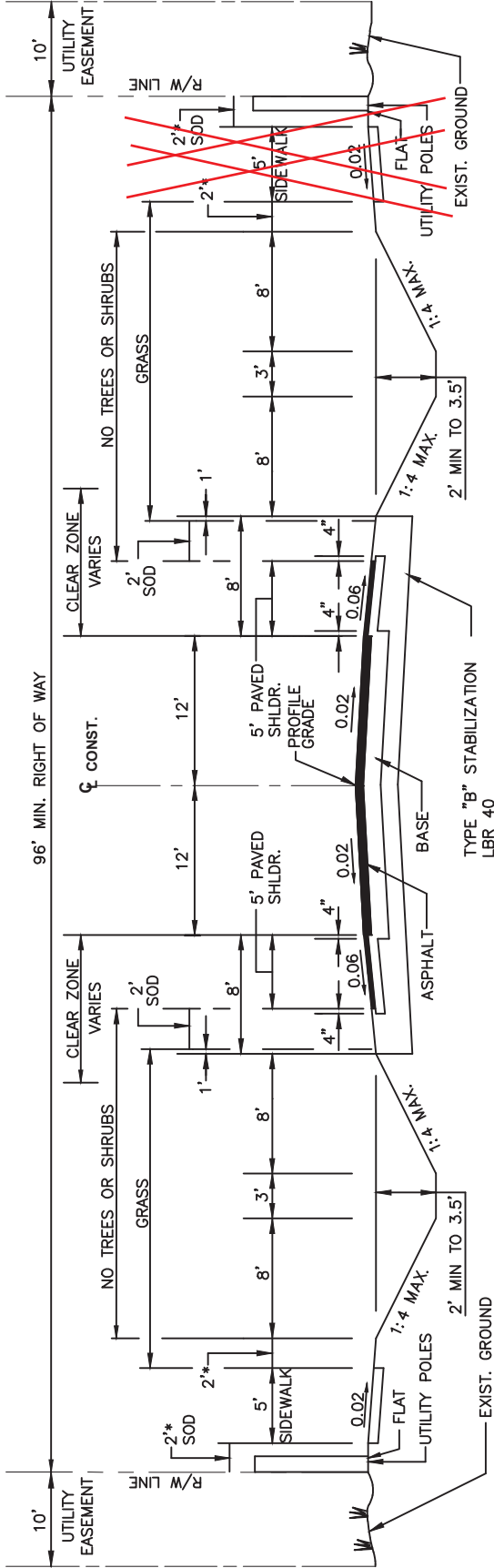


EXHIBIT 3

EDITED TS-7 TYPICAL SECTION



TYPICAL SECTION

N.T.S.
FOR LESS THAN 10,000 AADT
MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



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 Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV for off-site road improvement <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Tampa Community Hospital Shared Access
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	006636-0100
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Clayton Bricklemyer, Esq./Hill Ward Henderson, P.A
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 23-0382
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



Mr. Michael J. Williams, PE
County Engineer
Hillsborough County
601 East Kennedy Boulevard
20th Floor
Tampa, Florida 33602

December 19, 2023

Subject: Administrative Variance Request – Jackson Springs Road
Minor PD Modification
Application Number: PRS 23-0382
Folio Number: 006636-0100

Dear Mr. Williams,

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). This is in association with the proposed minor modification to the existing Planned Development (PD) to adjust the emergency ingress and egress access on Jackson Springs Road, as shown on the revised PD Plan in Exhibit 3. The access will be a shared access with a proposed 12-single family residential home community, within Folio Number 006636.0300, located southwest of the shared access point of connection. This shared access is the only viable access to said proposed community.

According to the Hillsborough County Roadways Functional Classification Map, shown as Exhibit 1, Jackson Springs Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. Exhibit 2 shows the aerial map.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from Webb Road to the project access, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

- a) There is unreasonable burden on the applicant.
According to the Hillsborough County Roadways Functional Classification Map, shown as Exhibit 1, Jackson Springs Road is classified as a collector roadway. The typical TS-7 section, shown in Exhibit 4, for local and collector rural roadway requires a minimum of 96 feet of ROW and a maximum allowable design speed of 50 MPH, which includes 12-ft travel lanes, 5-ft paved shoulders, 3-ft unpaved shoulders, 19-ft open drainage, 5-ft sidewalk and 2-ft sod at front and back of sidewalk.

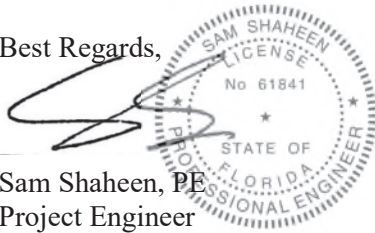
The adjacent segment of Jackson Springs Road has a 60-ft ROW width and a posted design speed of 30 MPH and includes approximately 11-ft travel lanes, 4-ft bike lane on both sides, valley gutter on both sides, 4-ft concrete sidewalk on both sides, 10-ft sodded strip at front of sidewalk and 4-ft sodded strip at back of sidewalk.

The deficiency in the existing section compared to the TS-7 is considerably different. Paved shoulders, open ditch and 5-ft sidewalks are not provided. Instead, drainage is accomplished via curb inlets and sidewalks are 4-ft wide. As such, roadway typical TS-7 section cannot be provided because of the limited existing ROW.

- b) The variance would not be detrimental to the public health, safety and welfare. Jackson Springs Road has a posted speed limit of 30 mph. This section of roadway is relatively flat and provides for an unpaved shoulder. According to the FDOT Design Manual, attached as Exhibit 5, on a rural or suburban road with a Design Speed between 25-35 mph, 11-foot travel lanes may be used. Given the information outlined in this section, the lack of paved shoulder and sidewalk will not have any impact on public health, safety, or welfare.
- c) Without the variance, reasonable access cannot be provided. The only viable means of access for the proposed 12-single family residential home community is via Jackson Springs Road. The existing 11-foot travel lanes and unpaved shoulders help keep the speed down and help provide a safe section that serves both vehicles and pedestrians. Additionally, if approved, the Jackson Springs Road access will avoid floodplain impact and wetland impact via direct access from Webb Road. Jackson Springs Road access will certainly avoid impact to the surrounding environmentally sensitive area. Therefore, without the variance, reasonable access cannot be provided.

Should you have any questions or require any additional information, please let us know. We hope to hear from you soon and look forward to a favorable response.

Best Regards,



Sam Shaheen, PE
Project Engineer
PE # 61841

Sam Shaheen
2023.12.19
'00'05- 23:29:22



This Item has been electronically signed and sealed by Sam Shaheen using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____ Disapproved _____ Approved with Conditions _____ Approved

Michael, J. Williams
Hillsborough County Engineer

EXHIBIT 1
HILLSBOROUGH COUNTY
ROADWAYS FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



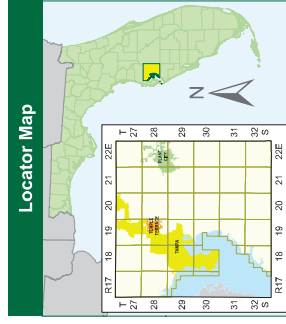
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS - SPECIAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee the accuracy of the information shown on this map. The information is provided for informational purposes only and is not intended to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property issues within Hillsborough County and is complete through the date of publication. The information shown on this map is based on the most current information available to the County. The information shown on this map is for informational purposes only and is not intended to be used for any other purpose. The information shown on this map is for informational purposes only and is not intended to be used for any other purpose.

881 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org

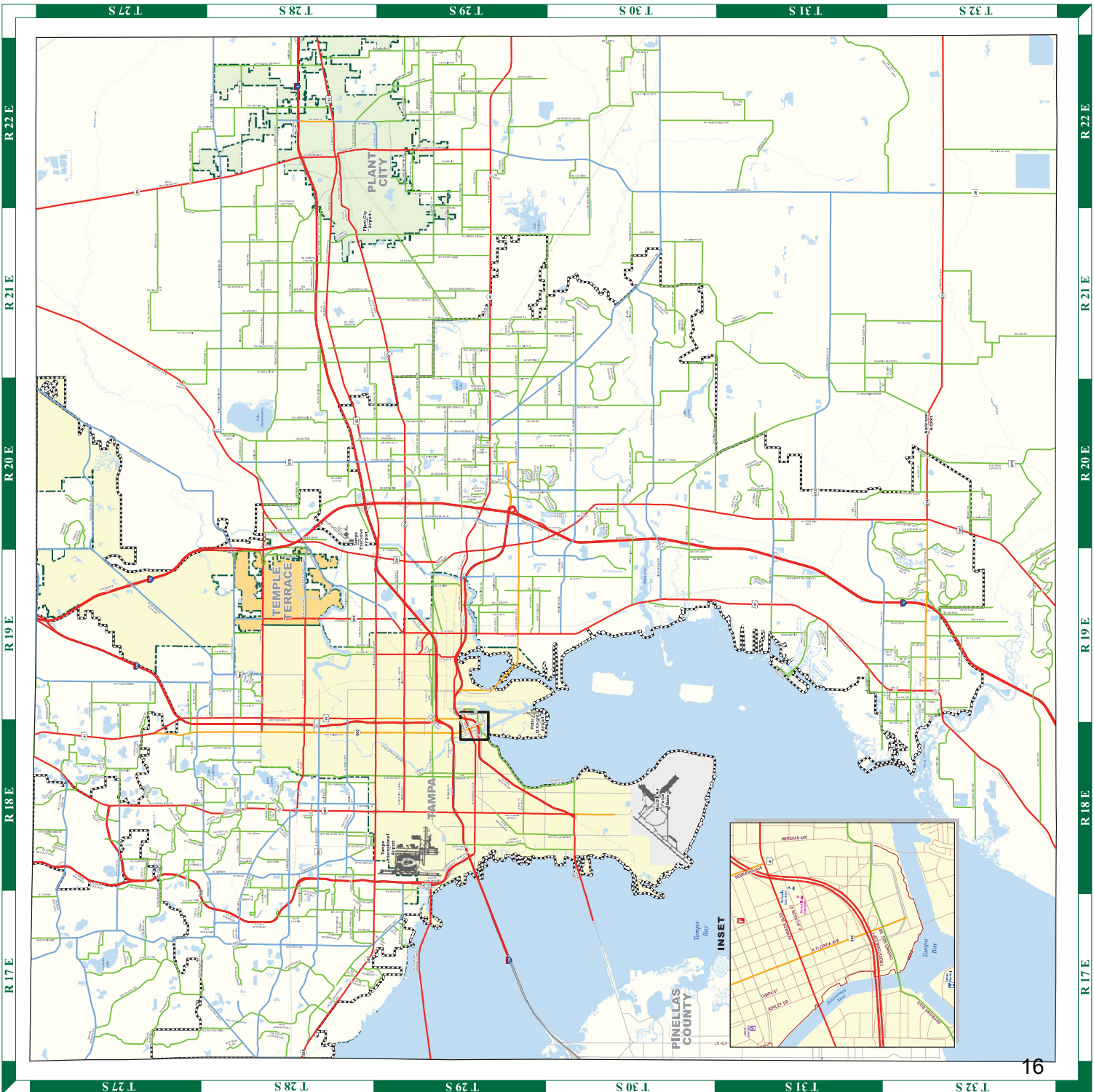


EXHIBIT 2 AERIAL MAP

AERIAL MAP

PROPOSED SHARED ACCESS

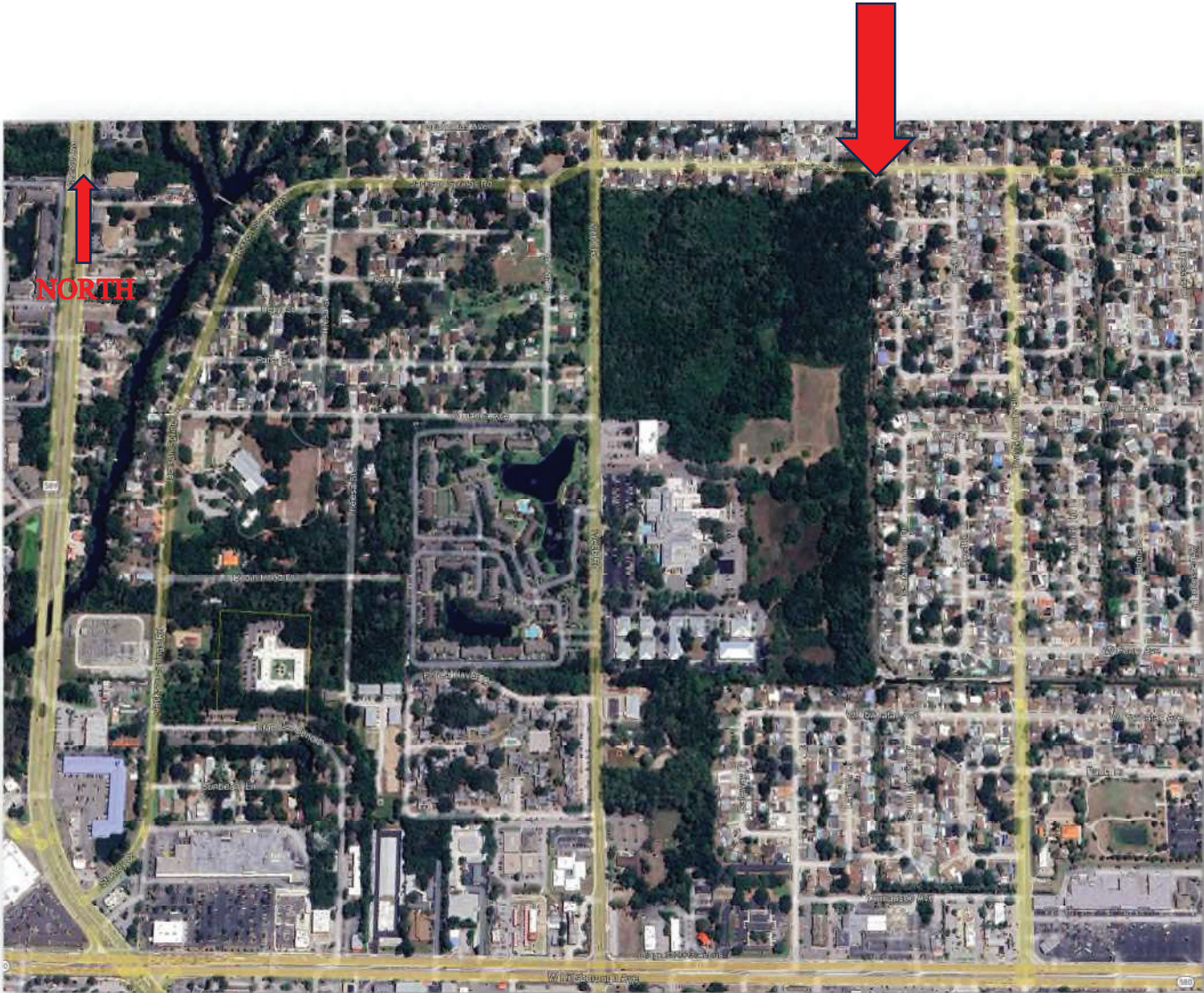
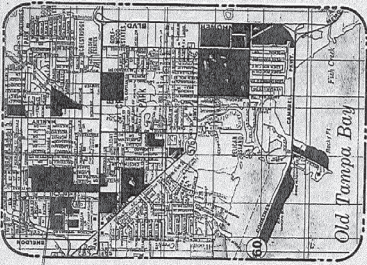
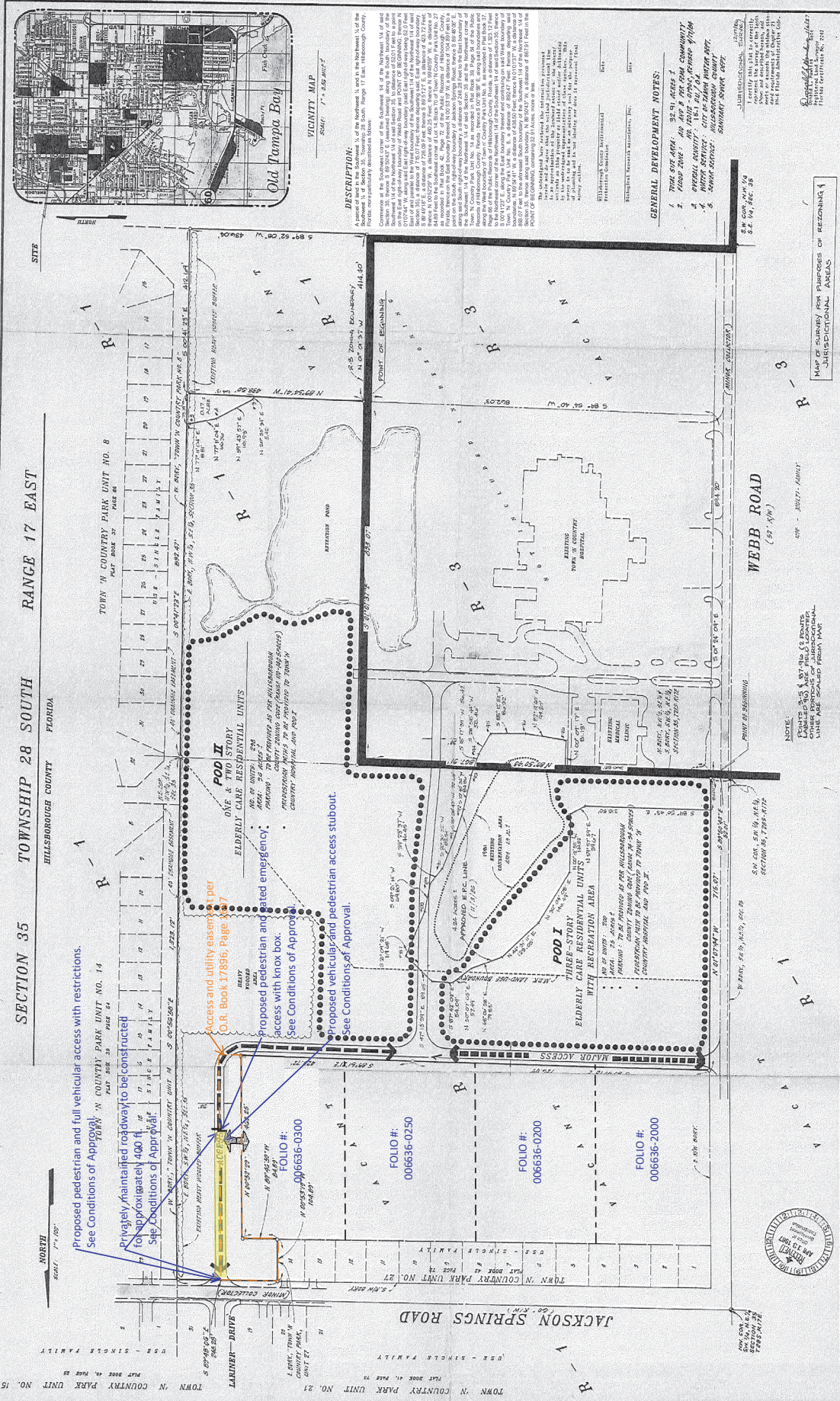


EXHIBIT 3
REVISED PD PLAN



DESCRIPTION:
 This site is located in the Southeast 1/4 of the Section 35, Township 28 South, Range 17 East, Hillsborough County, Florida. The site is bounded on the north by the right-of-way boundary of Webb Road, on the east by the right-of-way boundary of Jackson Springs Road, on the south by the right-of-way boundary of the former right-of-way boundary of Webb Road, and on the west by the right-of-way boundary of the former right-of-way boundary of Webb Road. The site is bounded on the north by the right-of-way boundary of Webb Road, on the east by the right-of-way boundary of Jackson Springs Road, on the south by the right-of-way boundary of the former right-of-way boundary of Webb Road, and on the west by the right-of-way boundary of the former right-of-way boundary of Webb Road. The site is bounded on the north by the right-of-way boundary of Webb Road, on the east by the right-of-way boundary of Jackson Springs Road, on the south by the right-of-way boundary of the former right-of-way boundary of Webb Road, and on the west by the right-of-way boundary of the former right-of-way boundary of Webb Road.

- GENERAL DEVELOPMENT NOTES:**
1. TOTAL SITE AREA: 35.91 ACRES
 2. PAVED PARKING: 400 SPACES FOR COMMUNITY
 3. SPECIAL SERVICES: 100 SPACES, 200 SPACES, 100 SPACES
 4. MAJOR SERVICE: CITY OF TAMPA WATER AGENCY
 5. SPECIAL SERVICE: TAMPA COUNTY WATER AGENCY

PLANNING AND DESIGN:
 PROFESSIONAL ENGINEER
 PROFESSIONAL ARCHITECT
 PROFESSIONAL LANDSCAPE ARCHITECT

DATE: 11/14/07

SCALE: 1" = 100'

NO. WILD AREAS DESIGNATED BY STATE: 0

NO. WILD AREAS DESIGNATED BY COUNTY: 0

NO. WILD AREAS DESIGNATED BY LOCAL: 0

NO.	REVISION	DATE	BY
1	INITIAL DESIGN	11/14/07	JMS

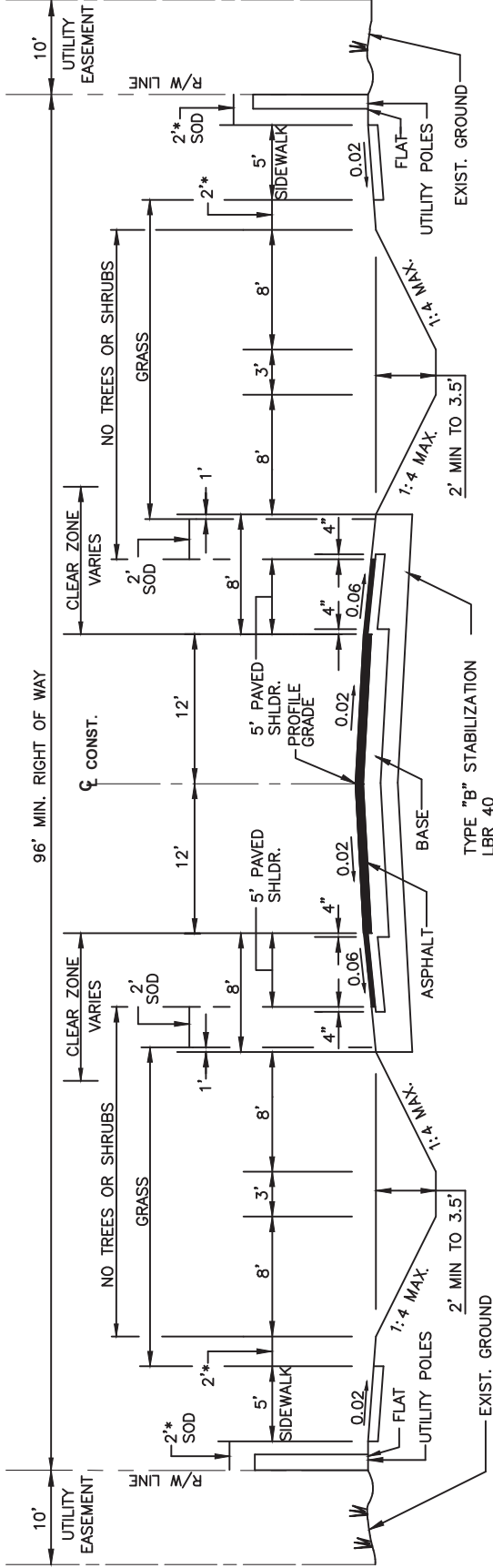
GENERAL DEVELOPMENT PLAN
ELDERLY CARE RESIDENTIAL UNITS

ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS • PROGRAM MANAGERS
GREENHORNE & O'MARA, INC.
 4902 EISENHOWER BLVD., SUITE 200 TAMPA, FLORIDA 33614
 (813) 888-7465
 GREENHORNEL.COM
 GREENHORNE & O'MARA, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.

NO.	REVISION	DATE	BY
1	INITIAL DESIGN	11/14/07	JMS

LIFEMARK HOSPITALS OF FLORIDA, INC.
 dba A.M.I. TOWN 'N COUNTRY MEDICAL CENTER

EXHIBIT 4
TYPICAL TS-7 SECTION
FOR LOCAL AND
COLLECTOR RURAL ROADWAY



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:
22 10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

EXHIBIT 5
FDOT DESIGN MANUAL
MINIMUM TRAVEL AND
AUXILIARY LANE WIDTHS

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

Transportation Comment Sheet

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

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

Trip Generation (Jackson Springs Rd. Access Only) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	144	11	14
Difference (+/-)	(+) 144	(+) 11	(+) 14

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X (for Adjacent Development Only)	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Unnamed New Road/ Design Exception	Design Exception Requested	Approvable
Jackson Springs Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COMMISSION

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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 7/18/2023</p> <p>PETITION NO.: 23-0382</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 6/15/2023</p> <p>PROPERTY ADDRESS: 7918 Jackson Springs Rd, Tampa, FL 33615</p> <p>FOLIO #: 00636-0100, and 006636-0000</p> <p>STR: 28-17S-35E</p>
<p>REQUESTED ZONING: Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA - Previous EPC review
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA - Desktop Review, aerial review, EPC file review
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

My/ cb

ec: West Florida-MHT, LLC - MikeSchubert@HCAHealthcare.com
Clayton Bricklemyer - Clayton.Bricklemyer@hwlaw.com



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 9/1/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/6/2023

APPLICANT: Hill Ward Henderson, P.A. **PID:** 23-0382

LOCATION: 7918 Jackson Springs Rd. Tampa, FL 33615
6001 Webb Rd. Tampa, FL 33615

FOLIO NO.: 6636.0100, 6636.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC). Hillsborough County Environmental Services Division (EVSD) has no objection.



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Wednesday, October 18, 2023 10:54 AM
To: Rome, Ashley; Vazquez, Bianca; Lampkin, Timothy
Subject: FW: PRS 23-0382

From: Scott Gunsallus <gunsallus@gmail.com>
Sent: Wednesday, October 18, 2023 10:08 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PRS 23-0382

External email: Use caution when clicking on links, opening attachments or replying to this email.

Regarding planned development next to what was once known as Town N Country hospital, the issue is access from Jackson Springs Road. I don't know why access cannot be accomplished from Webb Road. Webb road seems like the logical approach. I assume access on Webb would require easement and accommodations from the neighboring parcels at a prohibitive expense. Instead, the applicant seeks an alternative that will ultimately come at the expense of the established neighborhood and the county at-large.

Recent revisions of the application lead me to conclude that the applicant does not know the final plan for the proposed development or is being deliberately opaque.

Rome, Ashley

From: Hearings
Sent: Friday, November 3, 2023 3:16 PM
To: Rome, Ashley; Vazquez, Bianca; Lampkin, Timothy
Subject: FW: PRS 23-0382 - Hearing coming up on Nov. 7, 2023 at 9:00a.m.

From: Joan Hazelgrove <jhazelgrove@msn.com>
Sent: Friday, November 3, 2023 2:53 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: martha@csf-pos.com
Subject: PRS 23-0382 - Hearing coming up on Nov. 7, 2023 at 9:00a.m.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Commissioners and Planners:

I am a long time resident of Town 'N Country and I am quite concerned about the planned development for senior medical housing and possible 12 single family homes proposed to go on the land near the old Town 'N Country Hospital and behind the current medical center. All the medical facilities along Webb Road between W. Hillsborough Avenue and Jackson Springs Road to the south have their driveways coming in from Webb Road, which is a main road, which makes sense.

Now this proposed development wants to build senior medical housing and single family homes and have a secondary driveway coming out on Jackson Springs Road between Webb Road and around Larimer Road. This would cause more traffic coming and going into our established residential neighborhood onto Jackson Springs Road. It is not as much of a problem having twelve single family homes on that currently vacant land (swamp land) using a small road coming out onto Jackson Springs Road, but a medical or senior housing facility with their vehicles should NOT be using Jackson Springs Road. They should put in their plans to use only Webb Road just like all the other medical facilities. There should be no connecting road between the medical facilities and the single family homes.

Another issue that has been brought up in the past is the plans for the senior housing to be three stories high, which would back up to current single family homes that were built in the late 1960's. Those residents should not have to look at a three story building from their rear windows and back yards.

Another factor to consider is the storm water runoff that would be increased from this development, causing possible heavier flooding as the swamp would be filled in and water would be running off onto the existing homes. This is already a flood zone and we know, with weather changes and rising seas, the flood zones will only get worse even without the new development. The current swamp (wetlands) that exist on this property serve to percolate the rain water helping to offset flooding.

I feel the developer is trying many ways to make small changes to get that driveway dumping onto Jackson Springs Road and I hope all the powers that be at the county are aware of this issue and the problems it can cause.

Please give this your serious attention and don't give in to the developers at the risk of harming current residents.

Thank you,

Joan Hazelgrove
8005 Fountain Avenue
Tampa, FL 33615
jhazelgrove@msn.com,