

Rezoning Application:

PD 23-0257

Zoning Hearing Master Date:

July 24, 2023

BOCC Land Use Meeting Date:

September 12, 2023

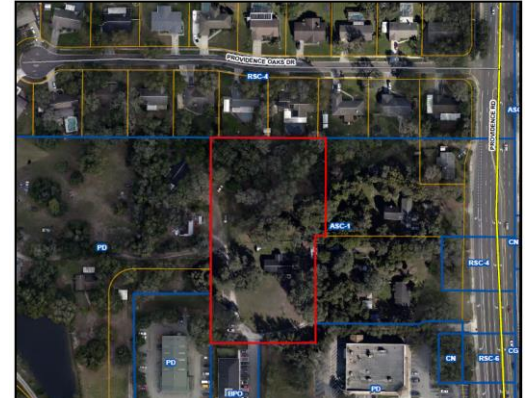


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
 FLU Category: Suburban Mixed Use-6
 Service Area: Urban
 Site Acreage: +/- 2.49 acres
 Community Plan Area: Brandon
 Overlay: None
 Request: Rezone from ASC-1 to PD



Introduction Summary:

The applicant proposes the Planned Development (PD) for the development of a Community Residential Home, Type "C" with a maximum of 100 beds.

Zoning:	Existing	Proposed
District(s)	ASC-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	Community Residential Home, Type C
Acreage	+/- 2.49 acres	+/- 2.49 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Max. 0.25 FAR / Max. 100 beds

Development Standards:	Existing	Proposed
District(s)	ASC-1	Planned Development
Lot Size / Lot Width	43,560 sf / 150 ft.	+/- 2.49 acres / 238 ft.
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	South/East/West Buffer: 5 ft. buffer with Type "A" Screening North Buffer: 35 ft. buffer with Type "B" Screening Setbacks: -108 ft. from the north property boundary. -20 ft. setback along the perimeter excluding access points.
Height	50 ft.	35 ft.

Additional Information:

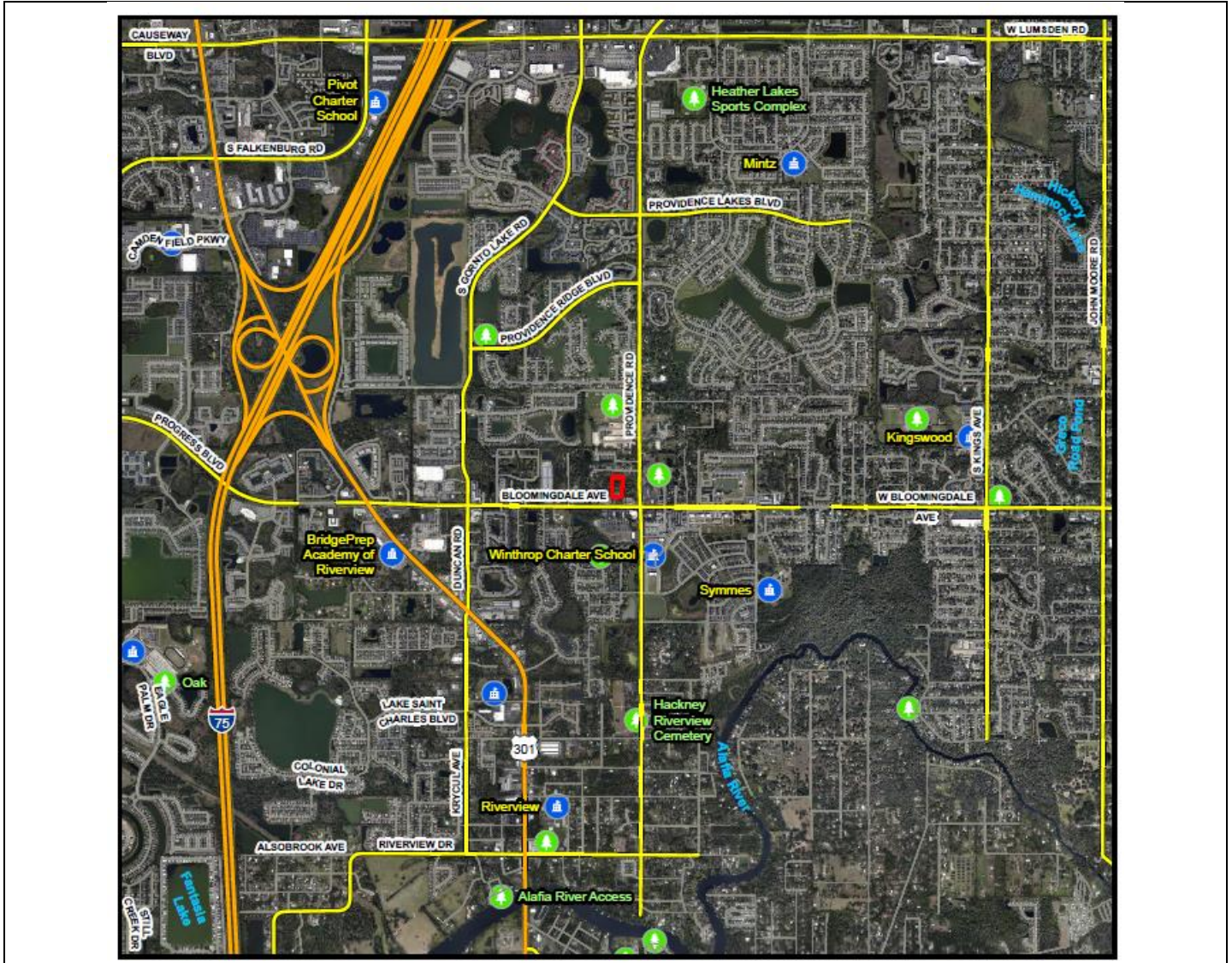
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	<ol style="list-style-type: none"> 1. A waiver from the 500 ft. separation requirement from single-family zoning to the east. 2. Waiver from the 500 ft. separation requirement from single-family zoning to the north. 3. Relief from the 2 ft. setback for every foot over 20 ft.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

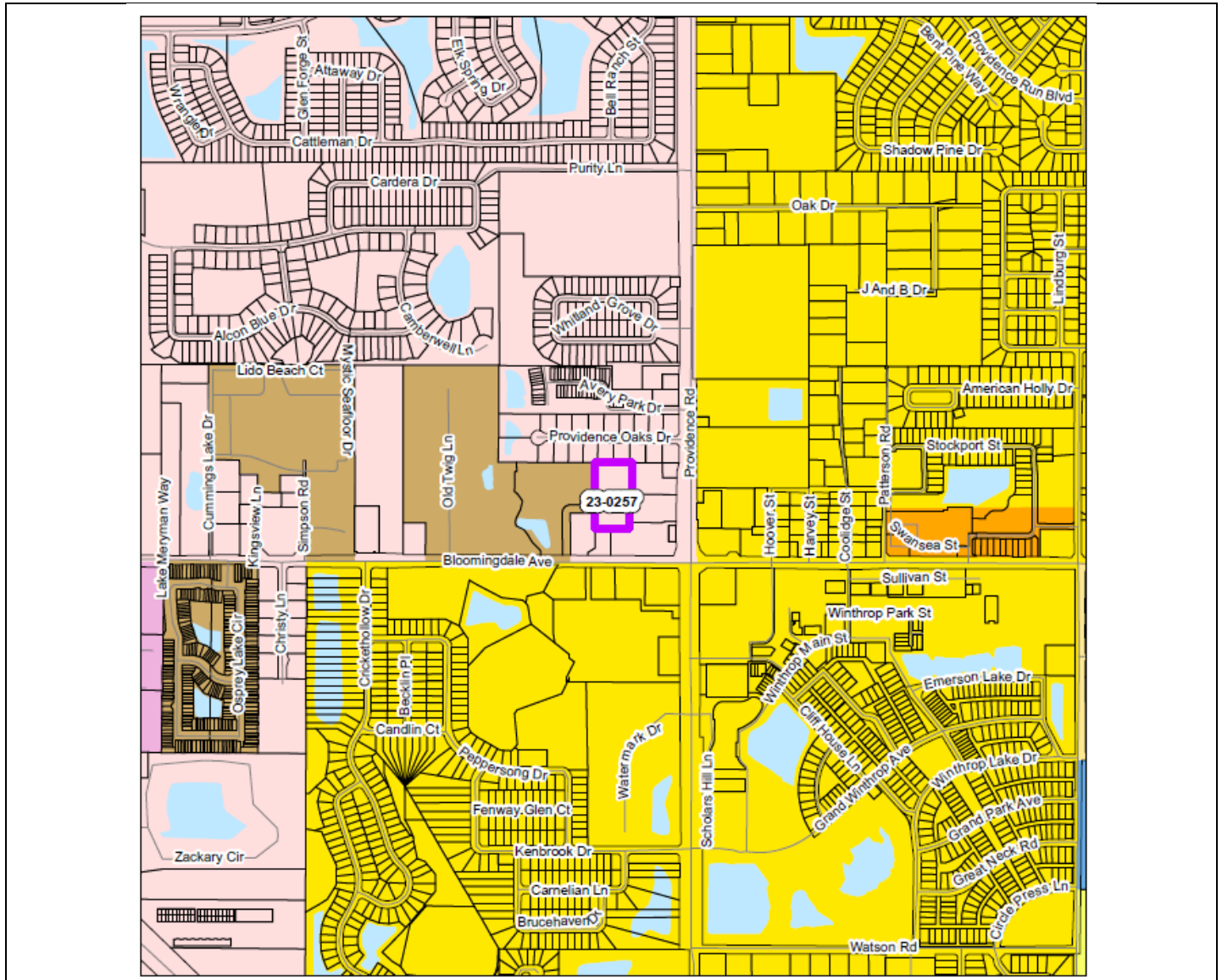


Context of Surrounding Area:

The approximately 2.49 ± acre subject site is located north of Bloomingdale Avenue and west of Providence Road. The subject site is zoned Agricultural Single-Family Conventional (ASC-1). Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning is located directly to the west and southeast corner of the subject site. There is Business Professional Office (BPO) located to the south of the subject site. ASC-1 zoning extends to the east with small pockets of RSC-4, RSC-6, and Commercial Neighborhood (CN) zoning along Providence Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

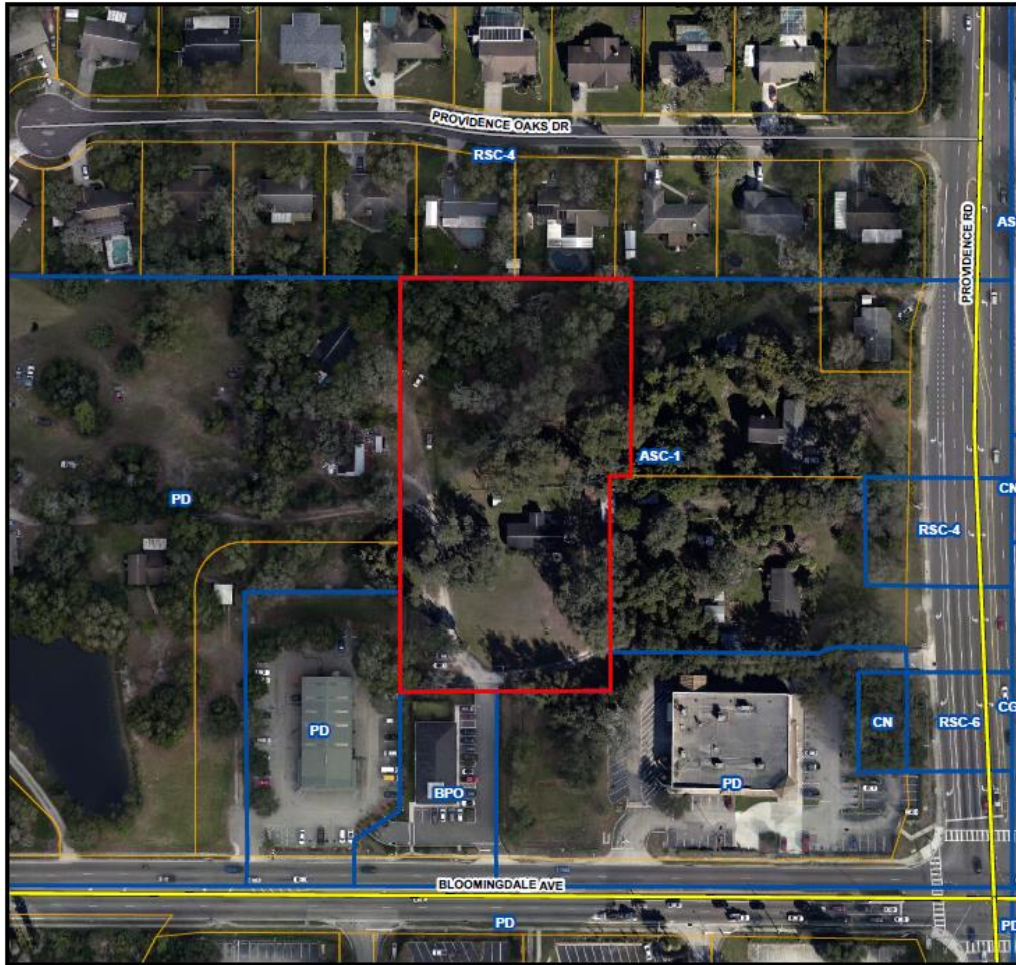
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

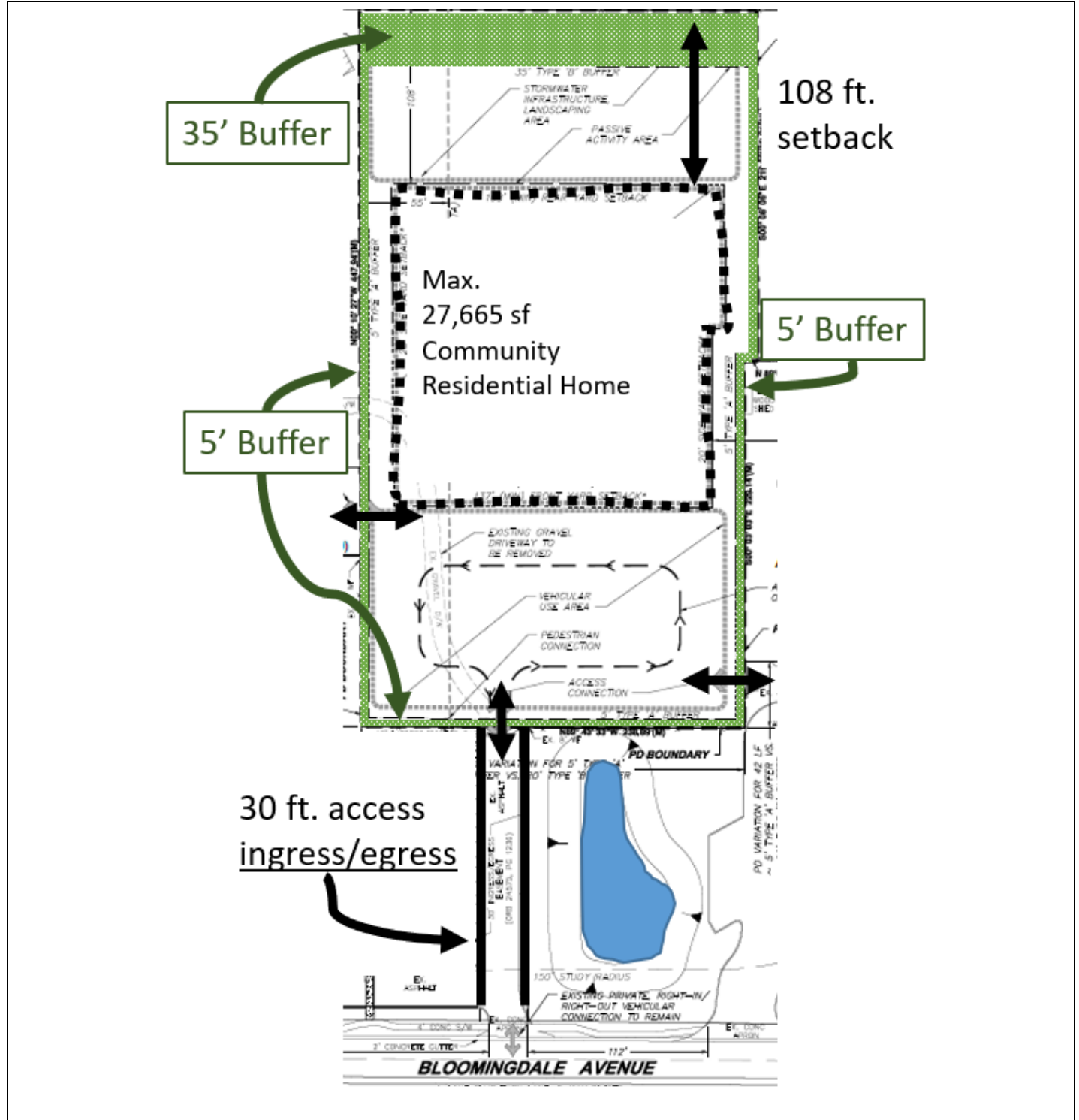


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	Min. 10,000 sf lots	Single-family	Single-family homes
South	BPO & PD 02-1241	BPO: 0.20 FAR PD: CG Standards (0.27 FAR)	BPO: Office type uses per LDC Sec. 2.02.02 PD: Max. 22,977 sf of CG	Walgreens
East	ASC-1 & PD	1 du per acre	Agricultural and agricultural related and single-family	Single-family homes
West	PD 21-0420	472 Multi-family units	472 Multi-family units	SF homes and undeveloped

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 23-0257

ZHM HEARING DATE: July 24, 2023

BOCC LUM MEETING DATE: September 12, 2023

Case Reviewer: Tim Lampkin, AICP

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
Bloomington Avenue	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	2	3
Proposed	260	19	26
Difference (+/-)	+241	+17	+23

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bloomington Avenue / Access Spacing	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 type="checkbox"/> Yes <input checked="" 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 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 type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
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 type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57 Urban Mobility, Central Fire - Warehouse, Distribution, Industrial (unspecified size)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is to rezone a parcel from ASC-1 to a Planned Development in order to allow a Community Residential Home, Type "C" with 100 beds. The approximately 2.49 ± acre subject site is located north of Bloomingdale Avenue and west of Providence Road. The subject site is zoned Agricultural Single-Family Conventional (ASC-1). To the immediate east is also designated ASC-1 with a couple single-family homes, the nearest located approximately 125 feet from the subject property boundary. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning approved for 472 multi-family units is located directly to the west. There is Business Professional Office (BPO) located to the south of the subject site.

Per LDC Section 6.11.28.A, a proposed Community Residential Home, Type C, must be located at least 1,200 feet from other Community Residential Homes, Type B or C, in a multi-family zoning, and at least 500 feet from an area of non-agricultural (RSC) single-family zoning. These distances are measured from the nearest point of the existing Community Residential Home or area of single-family zoning to the nearest point of the proposed Community Residential Home. The applicant has provided documentation from the Agency for Healthcare Administration ("AHCA"), Florida Department of Children and Families and the Agency for Persons with Disabilities which shows that no other Community Residential Homes, Type B or C, exist within 1,200 feet of the proposed facility.

The applicant acknowledges that the proposed CRH is within 500 feet of non-agricultural (RSC) single-family zoning to the north and the east of the proposed community residential home. The proposed home is located less than 500 feet from properties with RSC single-family zoning. However, the LDC allows the separation requirements to be waived.

Waivers

Section 6.11.28.A Distance Separation from RSC Zoning

The applicant requests a waiver of LDC Section 6.11.28.A, which requires that the distance from the nearest point of the proposed home to non-agricultural residential zoning shall be 500 feet. The applicant requests a two separation waivers of LDC Section 6.11.28.A. The first waiver request is to allow a 214 foot reduction of the 500 foot separation requirement to allow a separation of +/-286 feet from RSC-4 to the east of the proposed community residential home. The second separation waiver request is for a reduction of 392 feet to allow a separation of +/-108 feet due to RSC-4 zoning located directly north. LDC Section 6.06.06 requires a 20-foot buffer with Type "B" screening along the northern property boundary. Acknowledging the proximity of the single-family homes on the northern boundary, the applicant proposes a 35 ft. buffer with Type "B" on the north of the subject property adjacent to the RSC zoning. To further mitigate impacts, the applicant proposes to set the CRH building back 108 feet from the north property boundary as shown on the binding site plan.

Compatibility Setback for Height (LDC Sec. 6.01.01, Endnote 8)

The applicant requests relief of the additional setback of 2 feet for every foot over 20 feet to allow the proposed 35-foot (2-story) community residential home. The 108-foot setback along the north property boundary creates a site constraint caused from setting the proposed community residential home further back to create compatibility. The applicant's justification includes that there is a PD to the west that is approved for up to 4-stories, up to 55 feet in height. The RSC-4 abutting the site also allows a maximum home height of 35 feet. Pursuant to LDC Section 6.11.28.E.2, the community residential home shall be designed and built to appear as similar to a residential structure as possible. Pursuant to the applicant's justification and additional review, staff finds the request for relief supportable.

Variations

LDC Section 6.06.06 Buffering and Screening

The applicant requests a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. LDC Section 6.06.06 requires a 20-footwide Type B Buffer and screening to be located between office/commercial uses and ASC-1 zoning located along the southwestern, southern and southeastern perimeter. More specifically, the applicant's intent for requesting the variations is to

- (1) reduce the 20-foot-wide Type B Buffer and screening required beginning at the southern boundary and extending north 107 feet to a 5-foot buffer with Type "A" screening;
- (2) reduce the buffer along the southern perimeter from 20-foot wide with Type "B" buffer to 5-foot buffer with Type "A" screening; and
- (3) to reduce the 20-foot wide with Type "B" buffer to 5-foot buffer with Type "A" screening along the entire eastern perimeter boundary.

Staff notes that no buffer is required on the west side of the property boundary; however, the applicant proposes a 5-foot buffer with Type "A" screening on the west side of the property which is approved for a multi-family development. Additionally, PD 21-0420 (located adjacent along the west boundary of the subject site) requires that the three-story multi-family building be located a minimum of 68 feet from the property boundary with enhanced screening, consisting of an eight-foot-high fence and tree plantings adjacent to the proposed community residential home.

Staff has reviewed the justification statement submitted by the applicant for the variation and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

The applicant is required to have a 20 ft. buffer with Type "B" screening adjacent to the single-family residential located to the north of the subject property as shown on the site plan. The applicant proposes to increase the buffer to a minimum of 35 feet in width. The applicant also proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The applicant proposes this alternative landscaping along the northern boundary where there is extensive natural vegetation creating a natural buffer and natural distance separation from the proposed development.

The applicant states that the CRH will provide for development that could not be accommodated by strict adherence to the LDC and will provide needed housing for the elderly. The CRH is in harmony with the intent of the LDC and meets its unit conversion factor (with the flex provision to allow an extension of the Residential-16). It's also noted that the community residential home will require supervision by the state. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

Per LDC Section 6.11.28.C, each placed resident in a Community Residential Home, Type C, equals one-fifth of a dwelling unit for the purpose of calculating the permitted density. This number, factored by five to calculate the number of placed residents that may be permitted, allows consideration of 74 residents pursuant to the underlying SMU-6 Future Land Use category. The applicant is requesting a flex from the adjacent RES-16 FLU category on approximately 25% of the 108,464 square foot subject site. The flex would allow the 100-bed community residential home.

Transportation Administrative Variance

Administrative Variance from Section 6.04.07. governing spacing for the proposed access location on Bloomindale Avenue. Per the LDC, Bloomindale Avenue is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing to use an existing access on Bloomindale Avenue, which is +/- 112 feet from the

closest access to the East and +/-236 feet away from the closest access to the west. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 17, 2023. If this rezoning is approved, the County Engineer will approve the above-referenced Administrative Variance Request.

The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan and found that the flex request and the nature of the proposed community residential home are compatible with the surrounding development pattern and contribute to the range of uses allowed within the SMU-6 Future Land Use category.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable.

6.0 PROPOSED CONDITIONS

Prior to site plan certification the following needs to be revised:

- Remove the portion of the stormwater pond that is located within the 35-foot buffer area on the northern property boundary.
- The site plan shall be updated to revise the “25,860” sf shown on the site plan to “27,665” sf as shown in the site data table.
- Add note on the site plan that states “Sidewalks to be provided per the LDC”.
- Revise the site plan to show a crosswalk in the location where the sidewalk connection crosses the drive aisle.

Approval -

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan stamped received June 30, 2023.


1. The site is limited to a 27,665-square-foot Community Residential Home, Type C, with a maximum of 100 placed residents.
2. Development shall comply with the following standards:
 - 2.1 Minimum building setbacks:

2.1.1 North:	108-foot setback shall be required for the CRH
2.1.2 Sides (East and West):	Minimum 20-foot setback
2.1.3 South:	Minimum 137-foot setback
 - 2.2 Additional Standards:

2.2.1 Maximum impervious area:	75 percent
2.2.2 Maximum Height:	35 feet
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 3.1 A 5-foot buffer with Type “A” screening along the western property boundary.
 - 3.2 A 5-foot buffer with Type “A” screening along the eastern property boundary, excluding access points.
 - 3.3 A 5-foot buffer with Type “A” screening along the southern property boundary, excluding access points.
 - 3.4 A 35-foot buffer with Type “B” screening along the northern property boundary.
 - Existing vegetation, excluding invasive plant species, may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the north portions of the subject site located adjacent to the northern property boundary.
4. Pursuant to Hillsborough County LDC Section 6.11.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:
 - 4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - 4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.

- 4.3 Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
- 4.4 Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.
- 4.5 The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
- 4.6 Paint shall not constitute a finish.
- 4.7 All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
- 4.8 Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.
5. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.
6. Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code.
7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
8. If RZ 23-0257 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 13, 2023) which was found approvable by the County Engineer (on July 17, 2023) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue.
9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
10. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
11. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jul 17 2023 12:36:56

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Central

DATE: 07/17/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0257

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

CONDITIONS OF APPROVAL

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- If RZ 23-0257 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 13, 2023) which was found approvable by the County Engineer (on July 17, 2023) from the Section 6.04.07 access spacing standards with regards to the project’s access to Bloomingdale Avenue.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add note on the site plan that states “Sidewalks to be provided per the LDC”.
- Revise the site plan to show a crosswalk in the location where the sidewalk connection crosses the drive aisle.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcels totaling +/- 2.49 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Planned Development (PD). The proposed Planned Development is seeking entitlements for a 100 bed Community Residential Home C. The site is generally located on the north side of Bloomingdale Avenue +/- 430 feet east of the intersection of Bloomingdale Avenue and Providence Road. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the proposed project. A detailed traffic study was not required because the project does not generate more than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 2 Single Family Dwelling Units (ITE 210)	19	2	3

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 Bed Assisted Living Facility (ITE 254)	260	19	26

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+241	+17	+23

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property will have access on Bloomingdale Avenue. Bloomingdale Avenue is a 4-lane, Hillsborough County Maintained, arterial roadway. The existing right-of-way on Bloomingdale Ave is +/- 85 feet. There are sidewalks on both side of Bloomindale Avenue within the vicinity of the project.

ADMINISTRATIVE VARIANCE, ACCESS SPACING – BLOOMINGDALE AVE

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated July 13, 2023) from the Section 6.04.07. LDC requirement, governing spacing for the proposed access location on Bloomindale Avenue. Per the LDC, Bloomingdale Avenue is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing to use an existing access on Bloomingdale Avenue, which is +/- 112 feet from the closest access to the East and +/- 236 feet away from the closest access to the west. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 17, 2023. If this rezoning is approved, the County Engineer will approve the above-referenced Administrative Variance Request.

SITE ACCESS

The project proposes to utilize an existing right in right out access to Bloomindale Avenue via an easement through folio #73826.0000. The site will also include additional access stubouts to the east and west. The stub out to the west will connect when PD 21-0420 is constructed. The stubout to the east gives an opportunity to connect when neighboring property redevelop in the future.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BLOOMINGDALE AVENUE	GORNTOLAKE	PROVIDENCE ROAD	D	C

Source: [2022 Hillsborough County Level of Service \(LOS\) Report](#)

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
Bloomington Avenue	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	2	3
Proposed	260	19	26
Difference (+/-)	+241	+17	+23

*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		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		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
Bloomington Avenue / Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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	See Staff Report.

From: Williams, Michael
Sent: Monday, July 17, 2023 10:39 AM
To: McNeal, Christopher
Cc: Steady, Alex; Lampkin, Timothy; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ PD 23-0257 - Administrative Variance Review
Attachments: 23-0257 AVReq 07-14-23.pdf

Importance: High

Chris,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0257 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: Sunday, July 16, 2023 3:41 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: RZ PD 23-0257 - Administrative Variance Review
Importance: High

Hello Mike,

I found the attached AV approvable. Please include the following people in your email response:

cmcneal@mcnealengineering.com
cmcneal@mcnealengineering.com
lampkint@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

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

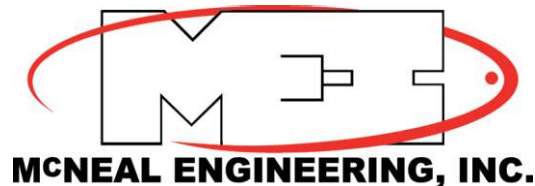
P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **BLOOMINGDALE ALF**
11004 Bloomingdale Avenue
Hillsborough County
Folio #073833.0000
PD 23-0257

Attn: Mr. Michael J. Williams, PE
County Engineer

MEI File # 22-121
July 13, 2023

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams,

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

Our client is requesting a Zoning Modification from ASC-1 to PD of this parcel to allow for an Assisted Living Facility. The proposed facility would be a maximum of 27,265 square feet, two-story building, accommodating up to 100 beds. We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

6.04.07 Access Spacing

We are requesting a variance to reduce the required access spacing for a Class 5 roadway from 245 feet (per LDC) to approximately 112 feet for the existing Walgreens driveway to the east. The existing driveway to the west meets the 245-foot minimum spacing requirement. The driveways on the opposite (EB) side of the roadway were not included in this evaluation, as they (the NB & SB lanes) are restricted by a raised median traffic separator.

Bloomingdale Avenue adjacent to this this project, is a 4-lane Divided Urban Arterial Roadway, with Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 45 MPH. The land use is mostly Commercial and Retail.

Our responses to review criteria a, b, and c are as follows:

- (a) The existing driveway location cannot be shifted or relocated along this frontage. The parcel's current access is shared through an existing 24-foot wide commercial cross access driveway. The client does not own additional property adjacent to this parcel to provide for a separate access point and is currently landlocked with no direct parcel frontage on Bloomingdale Avenue.
- (b) The existing driveway does not produce conflicts in its current location and current access to Bloomingdale Avenue. There are no reported crashes at this current access location, 500 feet from Providence Road, Pedestrian access will be provided both

Mr. Michael J. Williams, PE
BLOOMINGDALE ALF
MEI File # 22-121
July 13, 2023
Page 2 of 3

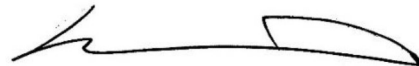
internally for the proposed facility, and to the current pedestrian features on Bloomingdale Avenue.

See attached [crash report](#).

- (c) The existing location of the current access would provide reasonable access for the proposed Zoning Modification. Without use of the current access location, the proposed Assisted Living Facility and future use of the parcel is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

attchs

- c: Nazneen Noorani *via* email
Todd Pressman *via* email



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
dnQualifier=A01410C00000180D8F65FF8000C722C,
O=McNeal Engineering Inc, C=US
Reason: I have reviewed this document
Date: 2023.07.13 16:56:01-04'00'

*Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193*

*This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
07/13/2023.*

*Printed copies of this document
are not considered signed and
sealed and signature must be
verified on any electronic copies.*

Mr. Michael J. Williams, PE
BLOOMINGDALE ALF
MEI File # 22-121
July 13, 2023
Page 3 of 3

Seal

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

_____ Approved

_____ Approved with Conditions

_____ Disapproved

If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Mr. Michael J. Williams, PE
BLOOMINGDALE ALF
MEI File # 22-121
April 26, 2023
Page 3 of 3

Seal

*Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193*

*This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
04/26/2023.*

*Printed copies of this document
are not considered signed and
sealed and signature must be
verified on any electronic copies.*

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

_____ Approved

_____ Approved with Conditions

_____ Disapproved

If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Report Memo:
2018-2022



Selections used to generate this report:

Years: 2022,2021,2020,2019,2018

Saved Area 1: Extent(-82.32014961607881,27.893552874336155,-82.31865562565733,27.89371170343823)

Intersection Summary
Top 50 Report

CR 676A @ PROVIDENCE RD

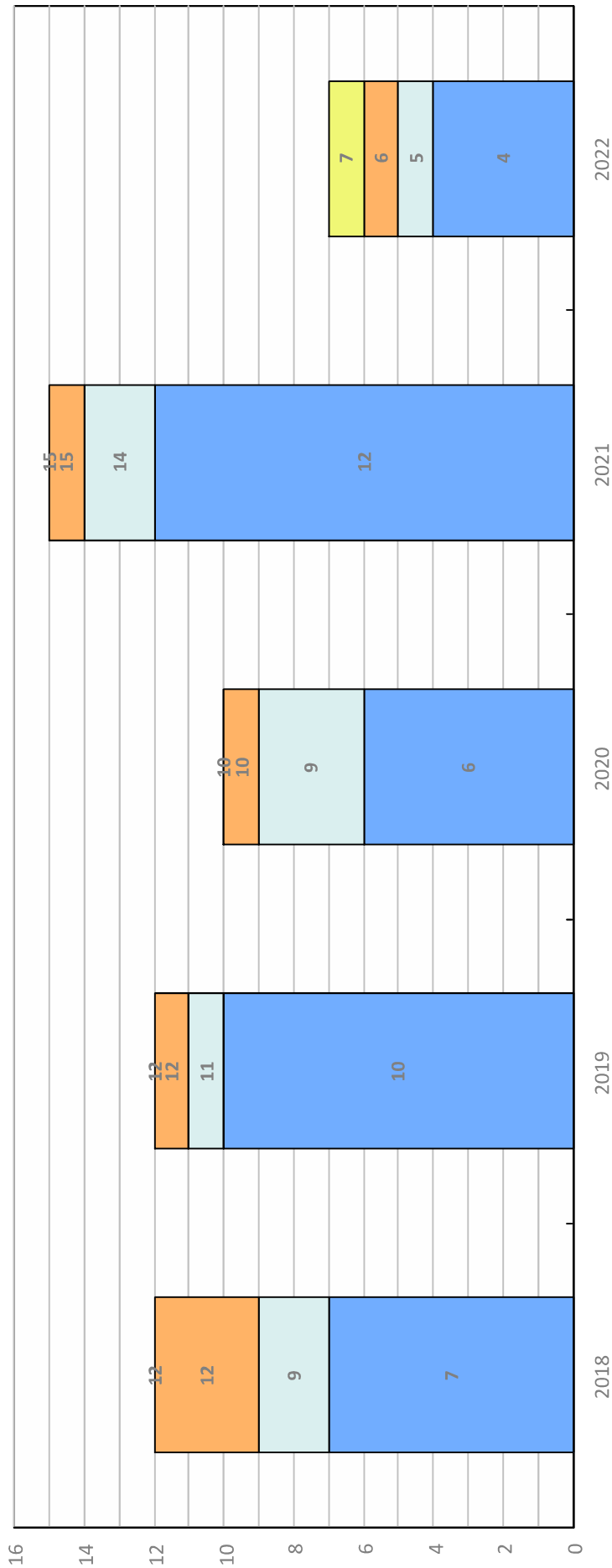
Total Crashes	Total Fatalities	Total Serious Injuries	Total Injuries	Injury Severity			Ped/Bike			Crash Type			Strategic Highway Safety Plan												
				Fatal Crashes	Incap	Non Incap	Possible Injury	Ped	Bike	Angle	Left Turn	Right Turn	Head On	Comm. Veh	Work Zone	No Restraint	Speed Agr. Driving	Lane Depart	At Int.	Distract Driving	Teen Driver 15-19	Aging Driver 65+	Impaired	Motor Cycle	
56	0	1	9	0	1	7	9	0	0	0	2	0	2	0	10	1	6	19	18	4	13	5	8	1	0

* Total Injuries = Total Incapacitating and Total Non-Incapacitating injuries. Possible Injuries are not included in total.

* Ped and Bike totals are for all crashes involving a Pedestrian and/or Bicycle

Crashes by Year

■ Severe and Fatal
 ■ Non-Severe
 ■ Possible Injury
 ■ PDO

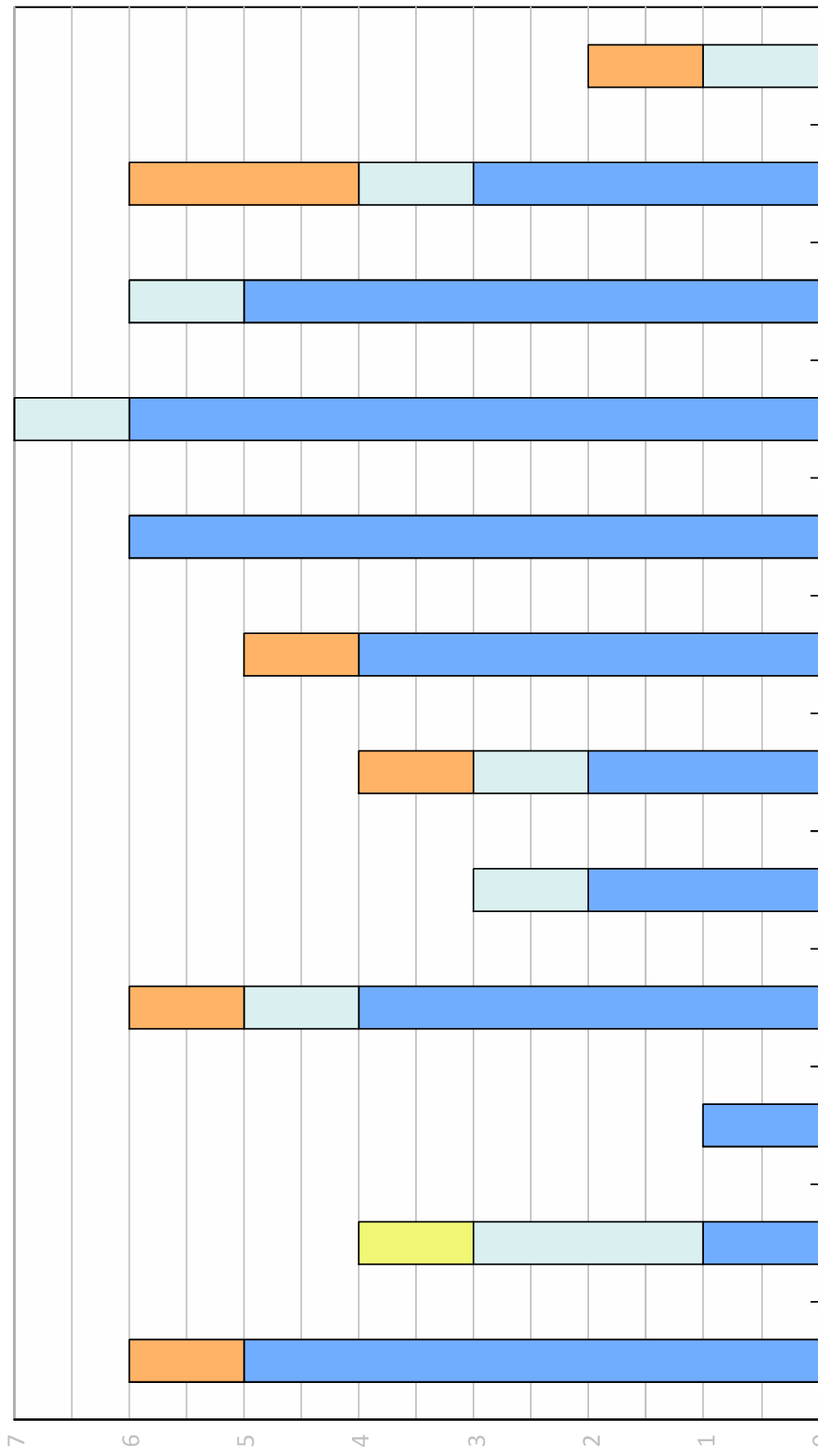


	2018	2019	2020	2021	2022	TOTAL
PDO	7	10	6	12	4	39
Possible Injury	2	1	3	2	1	9
Non-Severe Injury	3	1	1	1	1	7
Severe Injury	0	0	0	0	1	1
Fatal	0	0	0	0	0	0
TOTAL	12	12	10	15	7	56

** PDO = Property Damage Only

Crashes by Month

■ Severe and Fatal
 ■ Non-Severe
 ■ Possible Injury
 ■ PDO



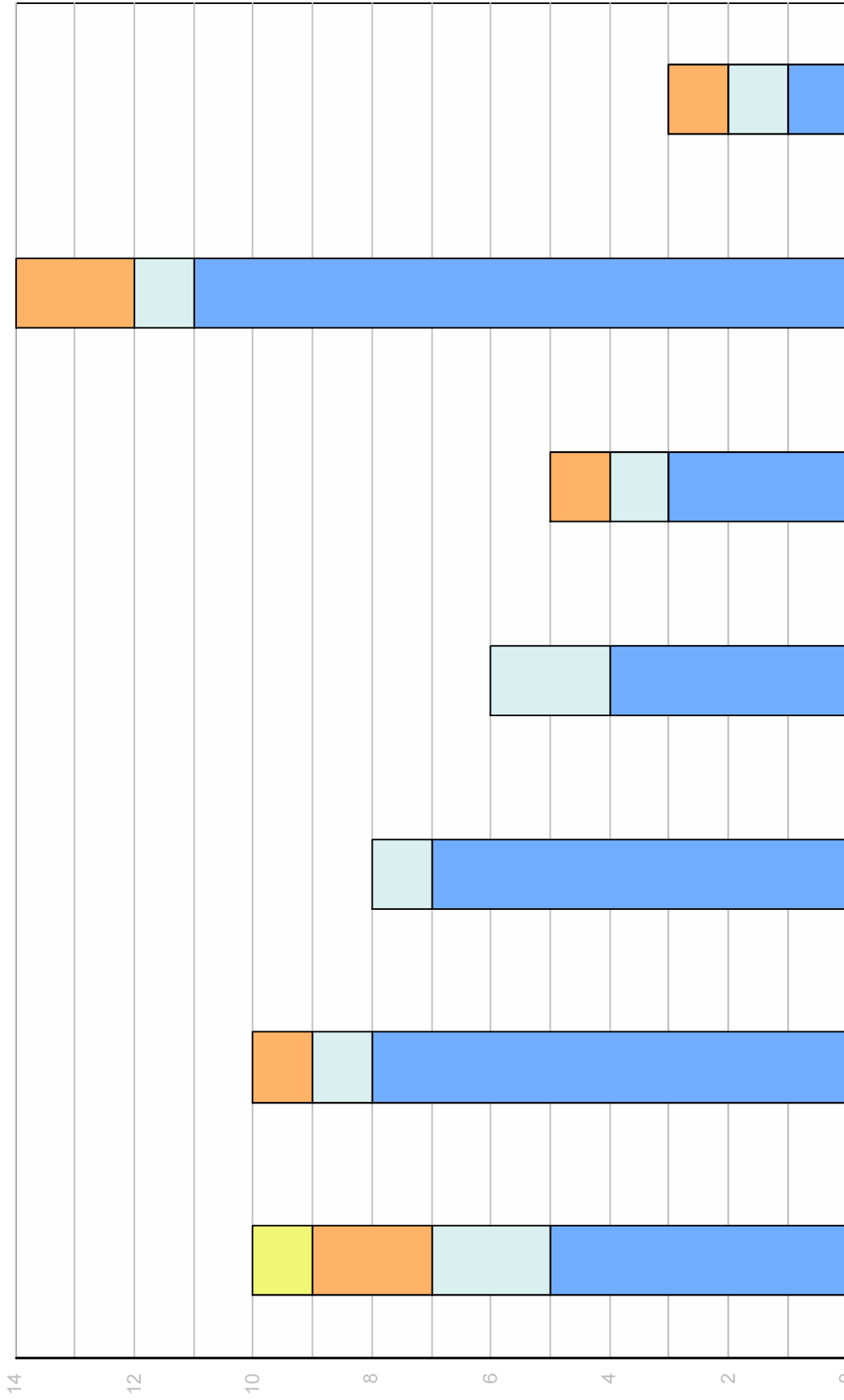
	January	February	March	April	May	June	July	August	September	October	November	December
PDO	5	1	1	4	2	2	4	6	6	5	3	0
Possible Injury	0	2	0	1	1	1	0	0	1	1	1	1
Non-Severe Injury	1	0	0	1	0	1	1	0	0	0	2	1
Severe Injury	0	1	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	6	4	1	6	3	4	5	6	7	6	6	2

PDO = Property Damage Only

Crashes by Month/Year

	January	February	March	April	May	June	July	August	September	October	November	December
2018												
PDO	0	0	0	2	0	1	0	3	0	0	1	0
Possible Injury	0	0	0	0	0	1	0	0	0	0	1	0
Non-Severe	0	0	0	1	0	0	1	0	0	0	1	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2019												
PDO	1	1	0	1	0	1	2	2	0	0	2	0
Possible Injury	0	1	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	1
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2020												
PDO	1	0	0	0	1	0	1	1	1	1	0	0
Possible Injury	0	0	0	1	0	0	0	0	1	0	0	1
Non-Severe	1	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2021												
PDO	3	0	1	1	1	0	0	0	5	1	0	0
Possible Injury	0	1	0	0	1	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	1	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2022												
PDO	0	0	0	0	0	0	1	0	0	3	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	1	0	0
Non-Severe	0	0	0	0	0	1	0	0	0	0	0	0
Severe Injury	0	1	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0

Crashes by Day of Week



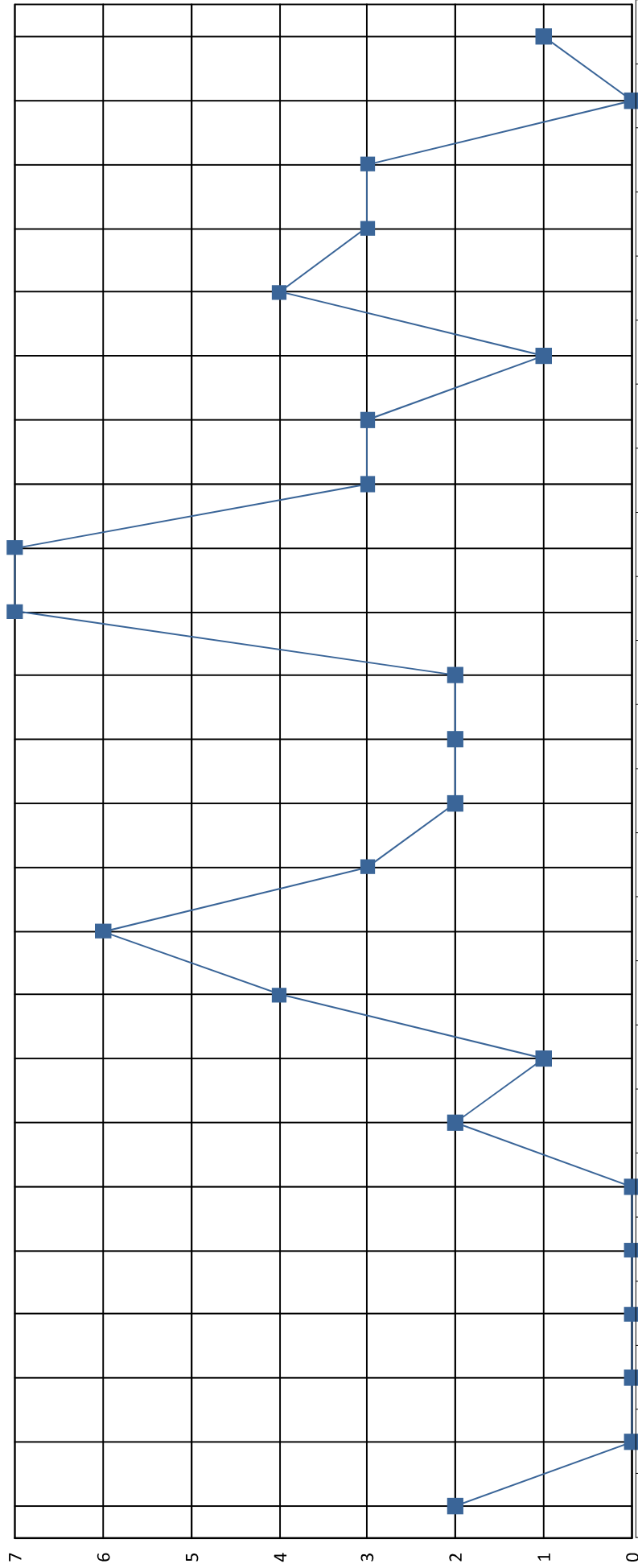
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
PDO	5	8	7	4	3	11	1
Possible Injury	2	1	1	2	1	1	1
Non-Severe Injury	2	1	0	0	1	2	1
Severe Injury	1	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
TOTAL	10	10	8	6	5	14	3

PDO = Property Damage Only

Crashes by Month / Day of Week

Month	Category	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Month	Category	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
January	PDO	0	2	1	1	1	0	0	July	PDO	1	1	0	1	0	1	0	
	Possible Injury	0	0	0	0	0	0	0	August	Possible Injury	0	0	0	0	0	0	0	
	Non-Severe Injury	0	0	0	0	1	0	0		Non-Severe Injury	0	0	0	0	0	0	0	
	Severe Injury	0	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0
	TOTAL	0	2	1	1	1	0	0		TOTAL	1	1	0	1	1	0	2	0
PDO	0	0	1	0	0	0	0	September		PDO	1	1	0	1	1	2	0	
Possible Injury	0	0	1	0	1	0	0		Possible Injury	0	0	0	0	0	0	0	0	
Non-Severe Injury	0	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0	0	0	
Severe Injury	1	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0	
Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0	
TOTAL	1	0	2	0	1	0	0		TOTAL	1	1	0	1	1	1	2	0	
March	PDO	0	0	0	0	0	1	0	October	PDO	2	0	2	0	1	1	0	
	Possible Injury	0	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0	0	1
	Non-Severe Injury	0	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0
	TOTAL	0	0	0	0	0	0	1		TOTAL	2	0	2	0	0	1	1	1
April	PDO	1	1	1	0	0	1	0	November	PDO	0	1	1	0	0	1	0	
	Possible Injury	1	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0	1		Non-Severe Injury	1	0	0	0	0	0	1	0
	Severe Injury	0	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0
	TOTAL	2	1	1	0	0	1	1		TOTAL	0	1	1	1	1	0	3	0
May	PDO	0	2	0	0	0	0	0	December	PDO	0	0	0	0	0	0	0	
	Possible Injury	1	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0
	TOTAL	1	2	0	0	0	0	0		TOTAL	1	1	1	1	1	0	2	0
June	PDO	0	0	0	0	0	1	1	TOTAL	PDO	0	0	0	0	0	0	0	
	Possible Injury	0	0	0	1	0	0	0		Possible Injury	0	0	0	0	0	0	1	0
	Non-Severe Injury	1	0	0	0	0	0	0		Non-Severe Injury	0	1	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0
	TOTAL	1	0	0	1	0	0	1		TOTAL	0	1	0	0	0	0	1	0

Crashes by Time of Day



PDO = Property Damage Only

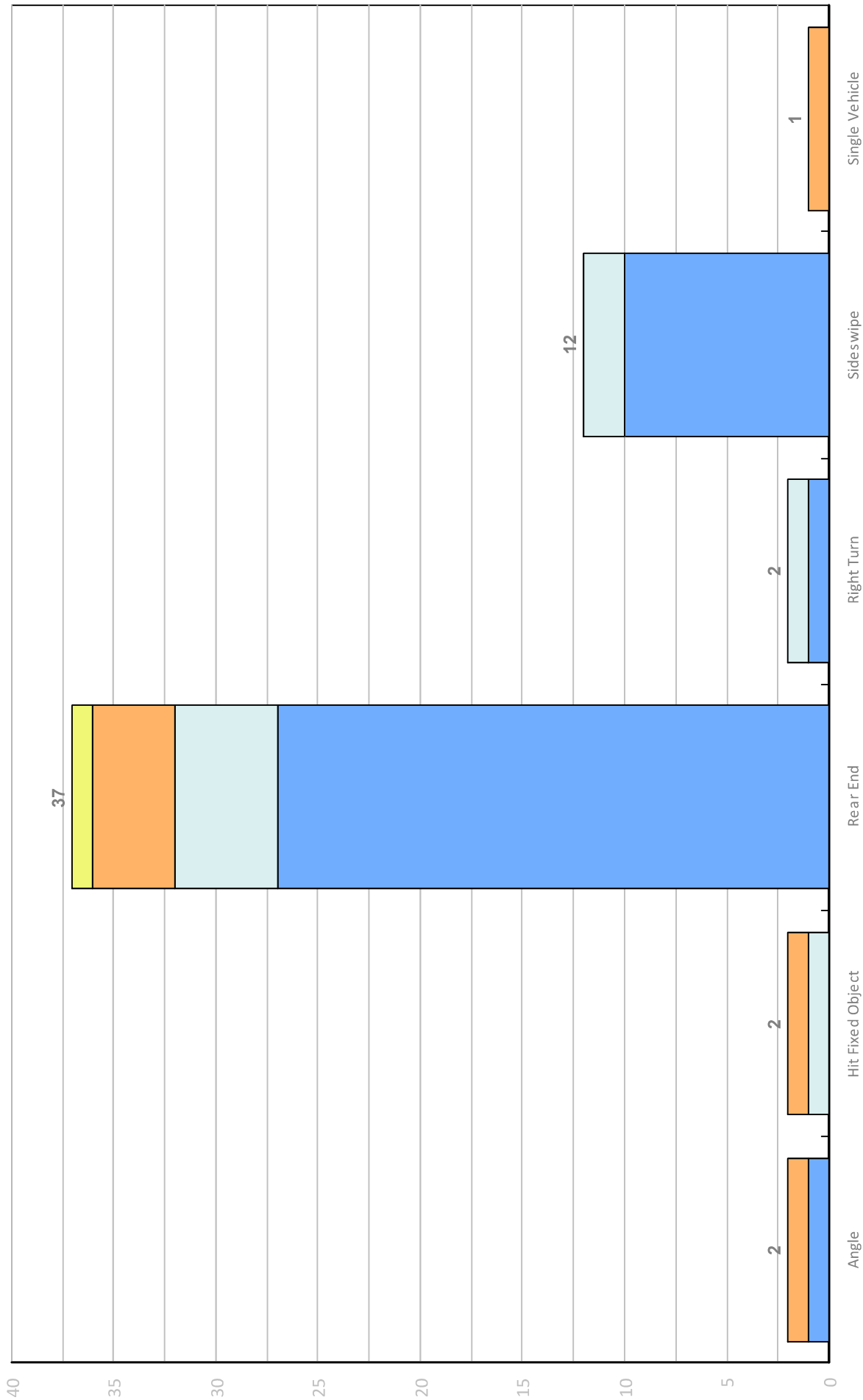
Crashes by Crash Type

	2018	2019	2020	2021	2022	Total
Angle	0	0	1	0	0	1
PDO	0	0	0	0	0	0
Possible Inj	1	0	0	0	0	1
Non Severe	0	0	0	0	0	0
Severe	0	0	0	0	0	0
Fatal	0	0	0	0	0	0
Total	1	0	1	0	0	2
Right Turn	1	0	0	0	0	1
PDO	0	0	1	0	0	1
Possible Inj	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0
Severe	0	0	0	0	0	0
Fatal	0	0	0	0	0	0
Total	1	0	1	0	0	2
Rear End	5	8	4	8	2	27
PDO	1	1	0	2	1	5
Possible Inj	1	1	1	1	0	4
Non Severe	0	0	0	0	1	1
Severe	0	0	0	0	0	0
Fatal	0	0	0	0	0	0
Total	7	10	5	11	4	37
Sideswipe	1	2	1	4	2	10
PDO	1	0	1	0	0	2
Possible Inj	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0
Severe	0	0	0	0	0	0
Fatal	0	0	0	0	0	0
Total	2	2	2	4	2	12

Crashes by Crash Type

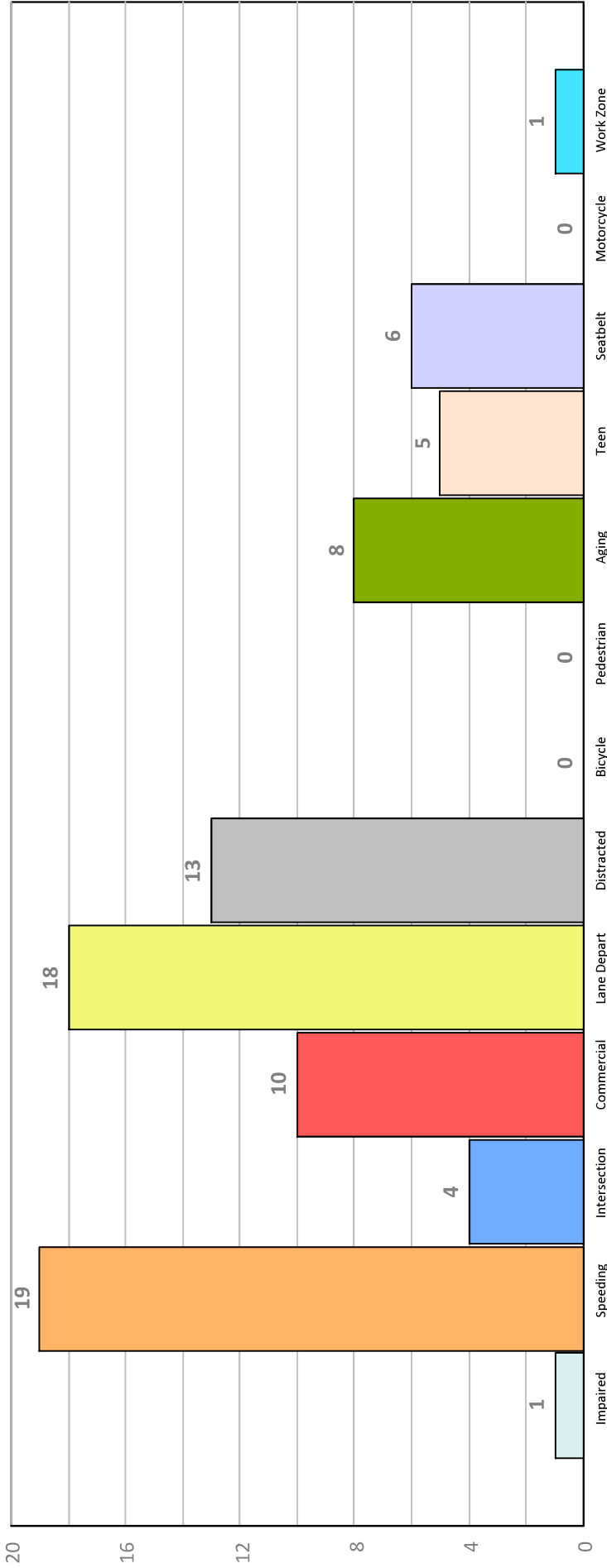
		2018	2020	2022	Total
Hit Fixed Object	PDO	0	0	0	0
	Possible Injury	0	1	0	1
	Non-Severe	1	0	0	1
	Severe	0	0	0	0
	Fatal	0	0	0	0
	Total	1	1	0	2
Single Vehicle	PDO	0	0	0	0
	Possible Injury	0	0	0	0
	Non-Severe	0	0	1	1
	Severe	0	0	0	0
	Fatal	0	0	0	0
	Total	0	0	1	1

Crashes by Crash Type



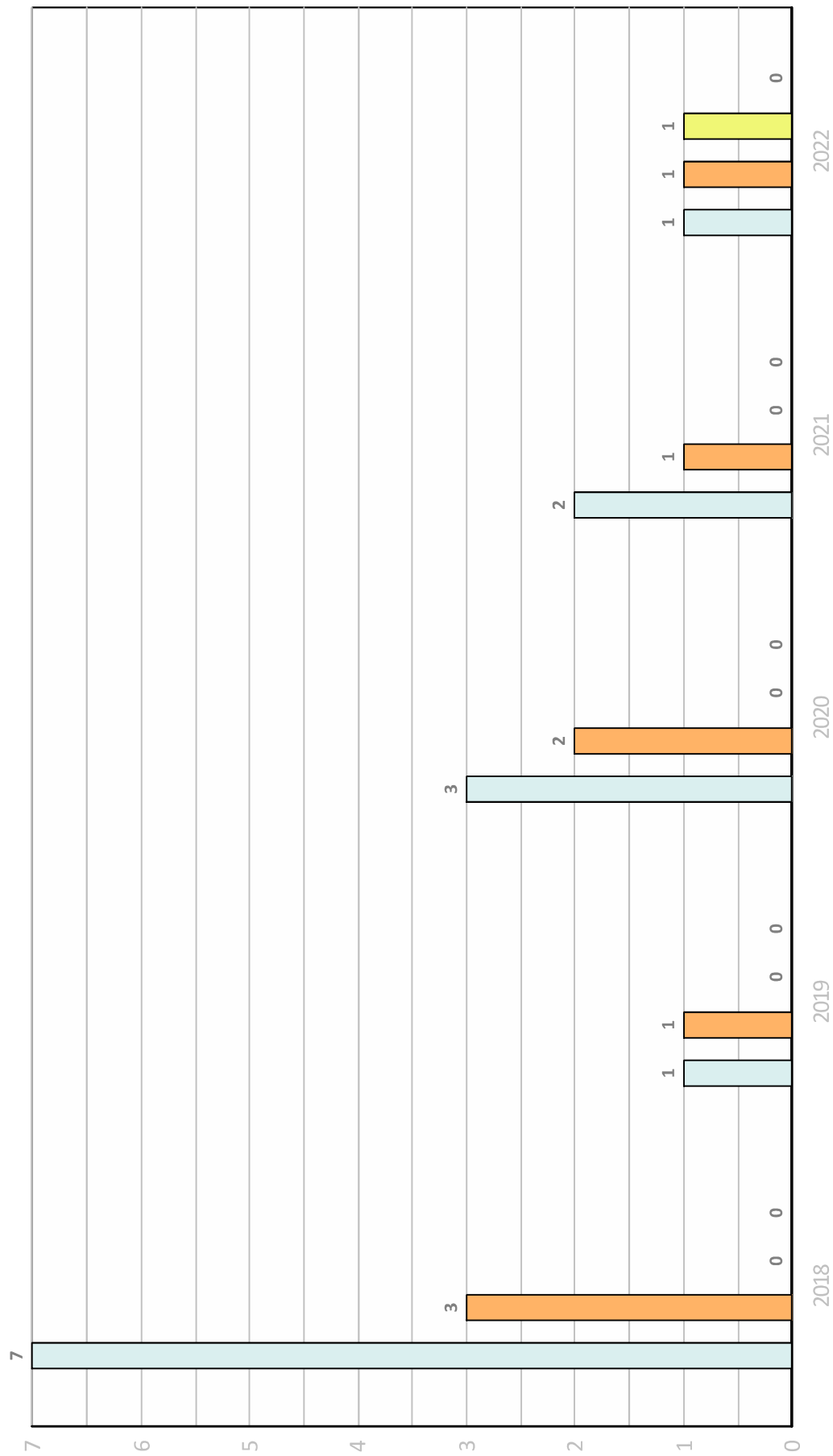
Crashes by Strategic Highway Safety Plan Category

[More Information](#)



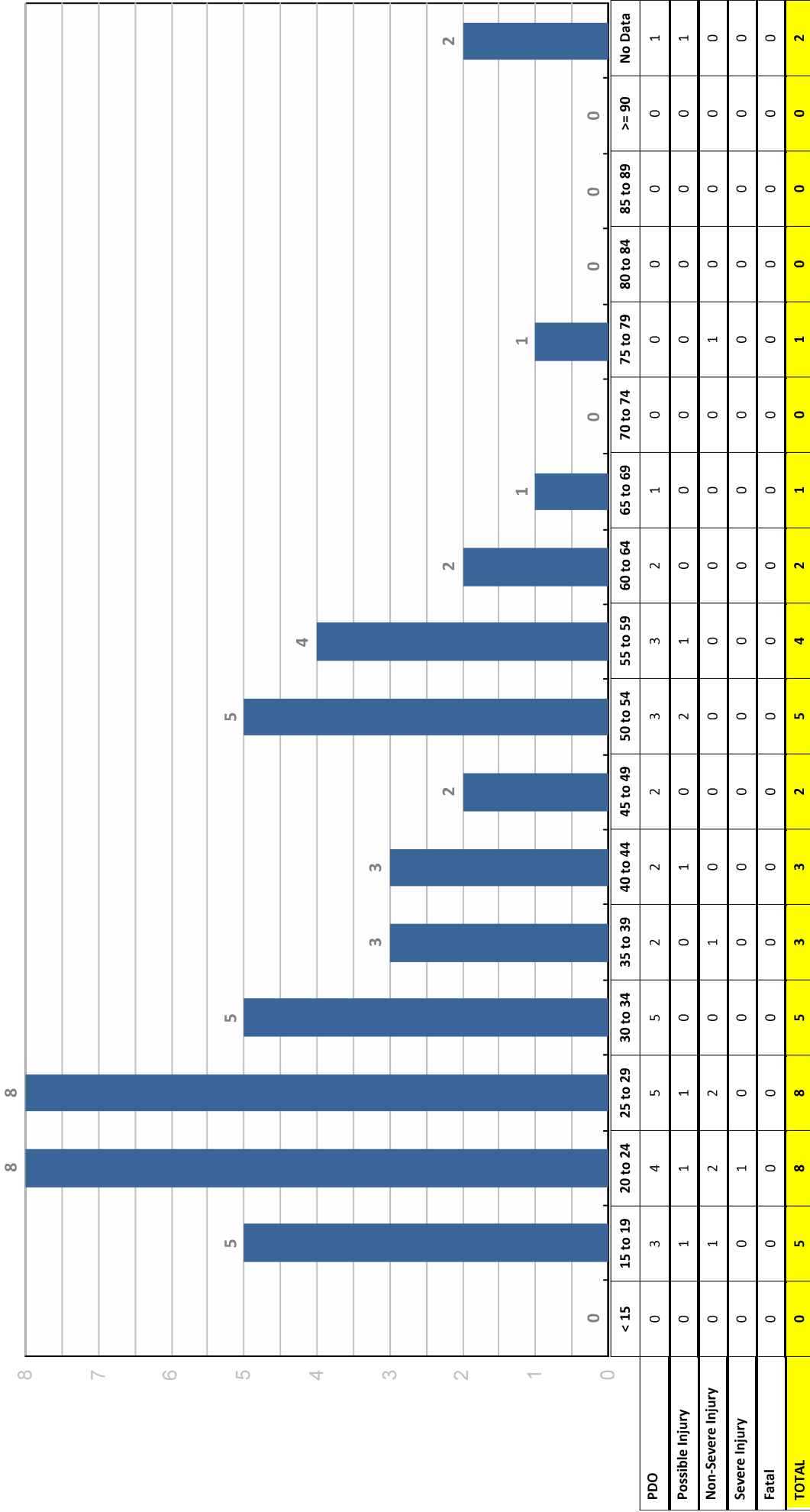
	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Impaired	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speeding and Aggressive	2	0	0	3	0	0	6	0	0	7	0	0	1	1	0	19	1	0
Intersection	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	0
Commercial	2	0	0	2	0	0	2	0	0	3	0	0	1	0	0	10	0	0
Lane Departure	4	0	0	4	0	0	2	0	0	6	0	0	2	0	0	18	0	0
Distracted	2	0	0	3	0	0	1	0	0	2	0	0	5	1	0	13	1	0
Bicycle Involved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian Involved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aging Road User	3	0	0	2	0	0	3	0	0	0	0	0	0	0	0	8	0	0
Teen Driver	2	0	0	0	0	0	0	0	0	2	0	0	1	0	0	5	0	0
Seatbelt	1	0	0	1	0	0	1	0	0	1	0	0	2	0	0	6	0	0
Motorcycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Work Zone	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0

Injuries per Year



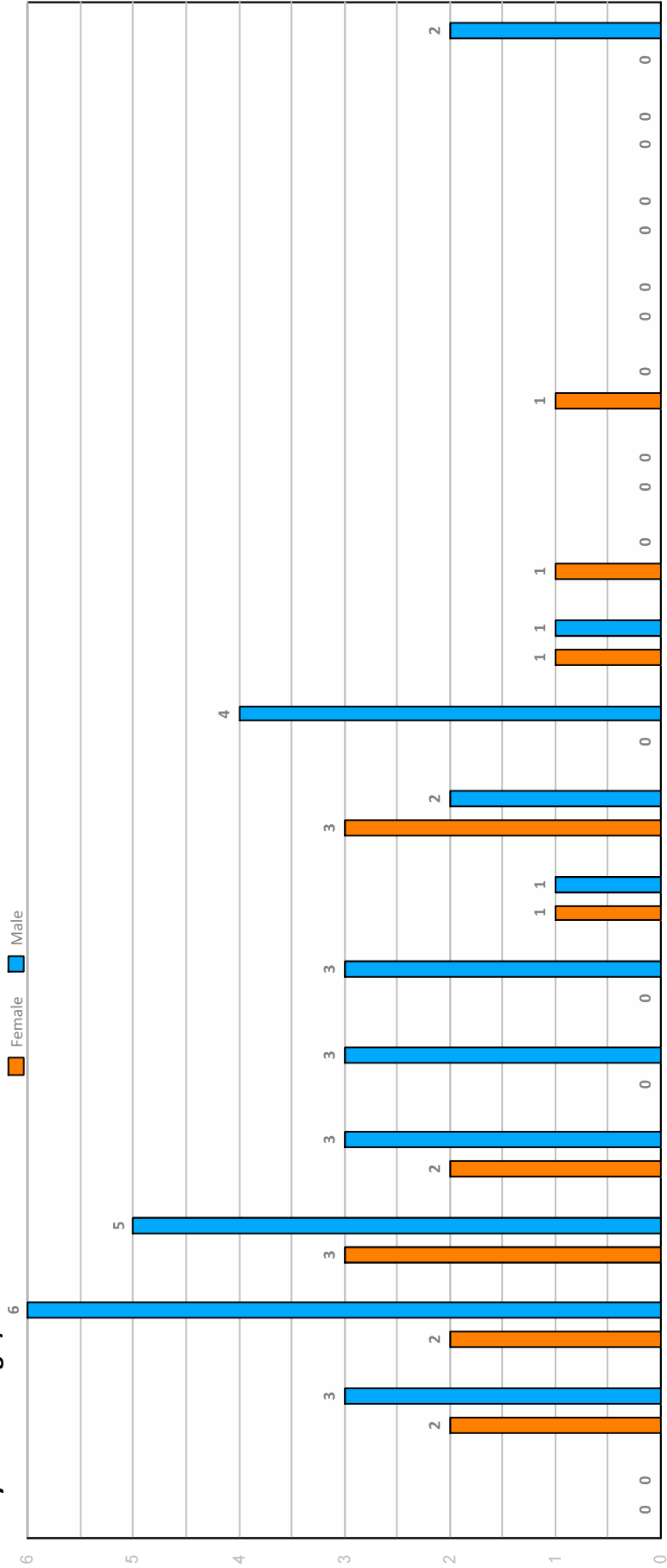
	2018	2019	2020	2021	2022	Total
Possible Injuries	7	1	3	2	1	14
Non-Severe Injuries	3	1	2	1	1	8
Severe Injuries	0	0	0	0	1	1
Fatalities	0	0	0	0	0	0

Crashes by Driver 1 Age



* PDO = Property Damage Only

Crashes by Driver 1 Age / Gender



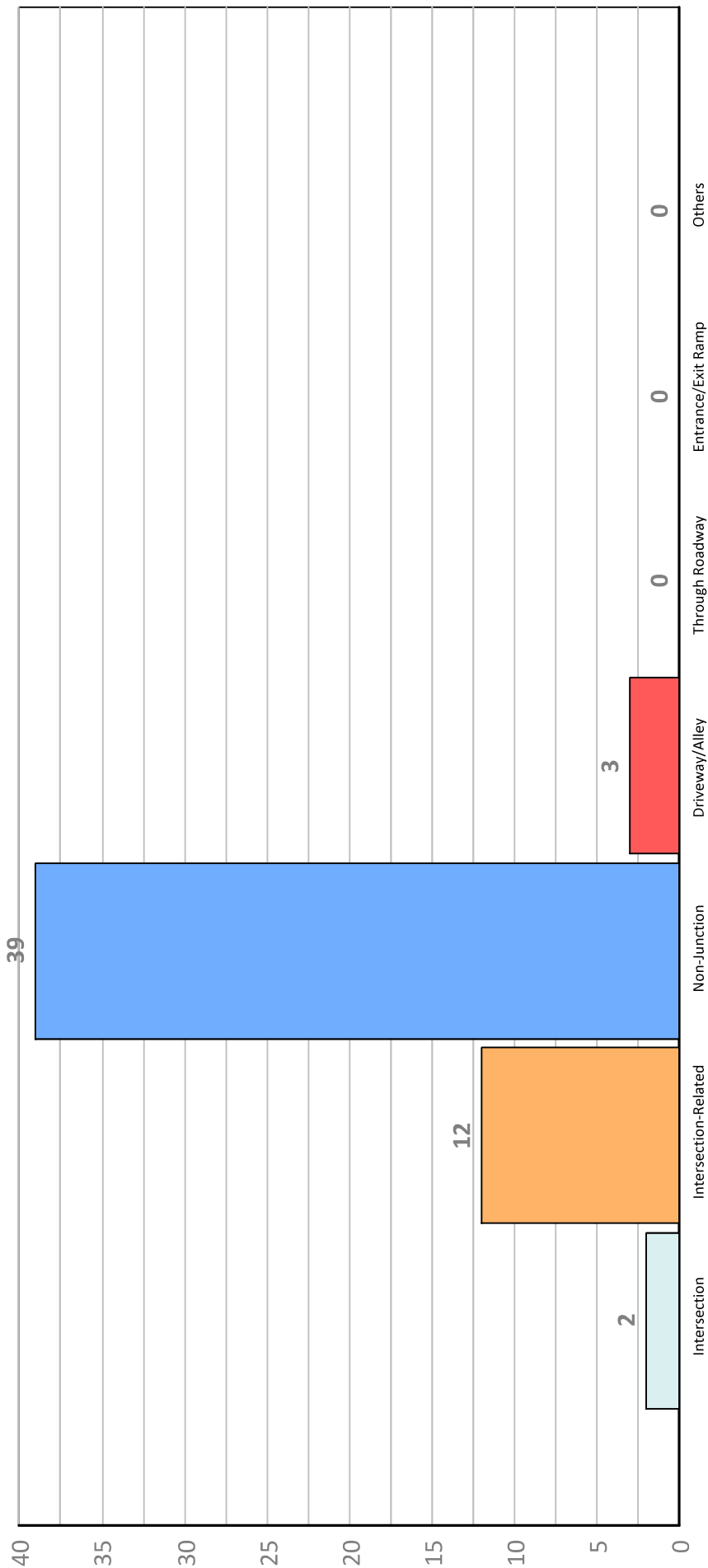
<15 15 to 19 20 to 24 25 to 29 30 to 34 35 to 39 40 to 44 45 to 49 50 to 54 55 to 59 60 to 64 65 to 69 70 to 74 75 to 79 80 to 84 85 to 89 >=90 No Data

	<15		15 to 19		20 to 24		25 to 29		30 to 34		35 to 39		40 to 44		45 to 49		50 to 54	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
PDO	0	0	1	2	2	2	1	4	2	3	0	2	0	2	1	1	2	1
Possible Injury	0	0	0	1	0	1	0	1	0	0	0	0	0	1	0	0	1	1
Non-Severe Injury	0	0	1	0	0	2	2	0	0	0	0	1	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	2	3	2	6	3	5	2	3	0	3	0	3	1	1	3	2
	55 to 59		60 to 64		65 to 69		70 to 74		75 to 79		80 to 84		85 to 89		>= 90		No Data	
PDO	0	3	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Possible Injury	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Non-Severe Injury	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	4	1	1	1	0	0	0	1	0	0	0	0	0	0	0	0	2

* PDO = Property Damage Only

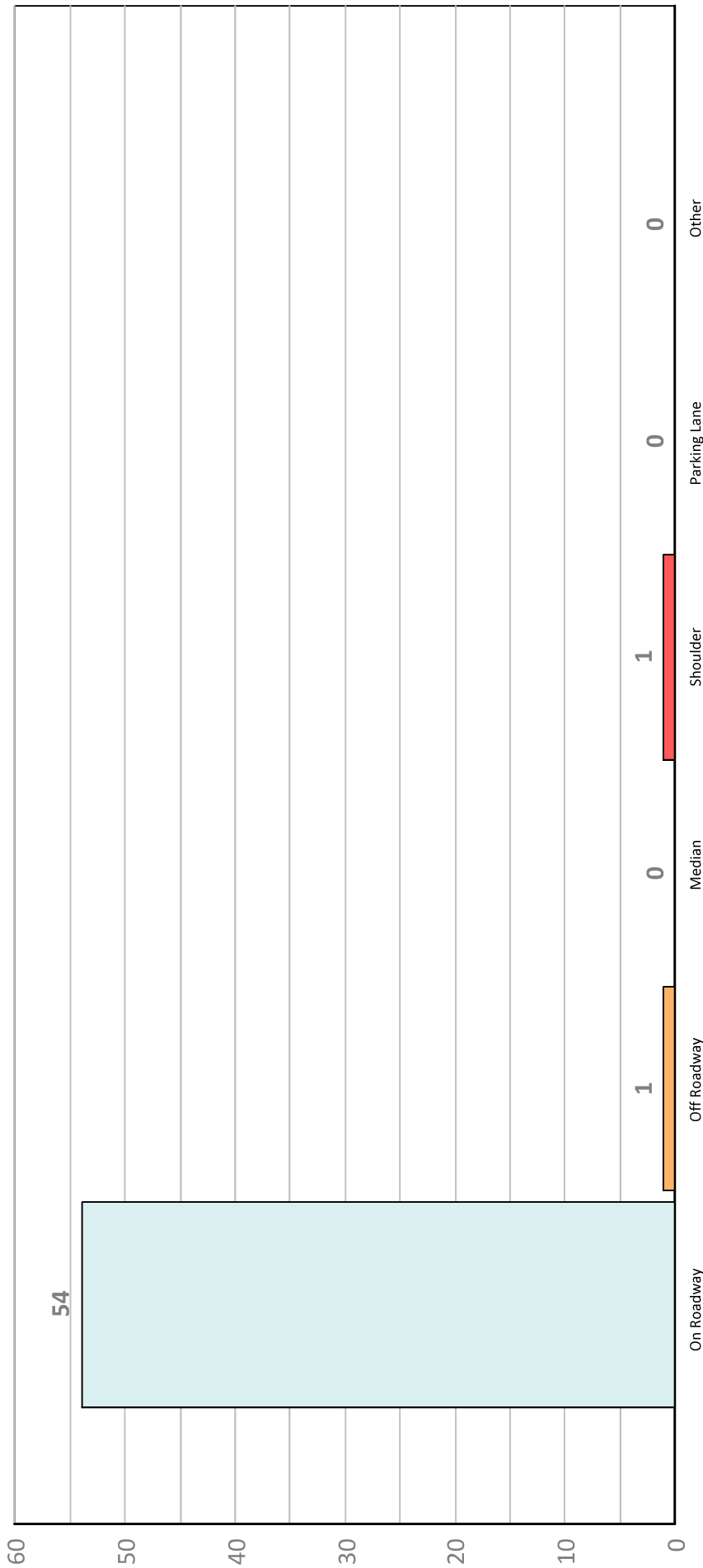
Driver Contributing Cause (Driver 1)		2018	2019	2020	2021	2022	Total
Drove Too Fast for Conditions	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	1	1
	Fatal	0	0	0	0	0	0
Failed to Keep in Proper Lane	Crashes	0	0	2	0	1	3
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Failed to Yield Right-of-Way	Crashes	2	1	3	4	1	11
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Followed too Closely	Crashes	0	2	1	3	2	8
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Improper Turn	Crashes	1	0	0	0	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Operated MV in Careless or Negligent Manner	Crashes	3	8	2	4	0	17
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Ran off Roadway	Crashes	0	0	1	0	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Swerved or Avoided	Crashes	1	0	0	0	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
No Contributing Action	Crashes	0	1	1	0	1	3
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Other Contributing Actions	Crashes	1	0	0	1	1	3
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0

Relation to Intersection



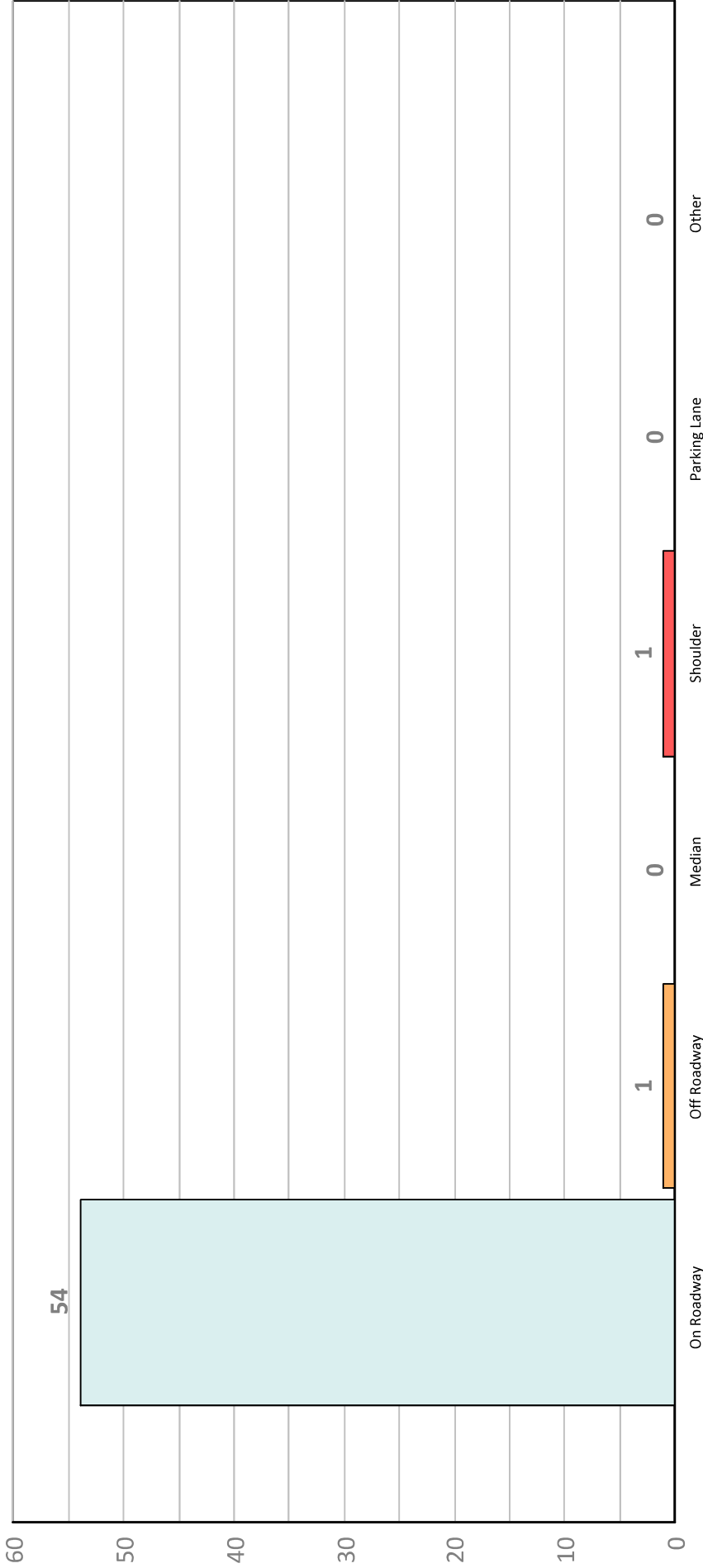
	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Intersection	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	
Intersection-Relate	4	0	0	5	0	0	0	0	0	1	0	0	2	0	0	12	0	0
Non-Junction	6	0	0	7	0	0	9	0	0	14	0	0	3	1	0	39	1	0
Driveway/Alley	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	3	0	0
Through Roadway	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Entrance/Exit Ramp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Others	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Location on Roadway



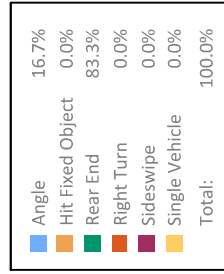
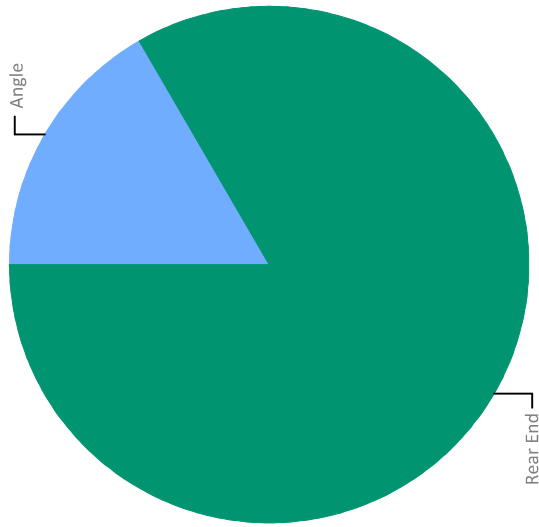
	2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
On Roadway	11	0	0	12	0	0	10	0	0	15	0	0	6	1	0
Off Roadway	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shoulder	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Parking Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Location on Roadway



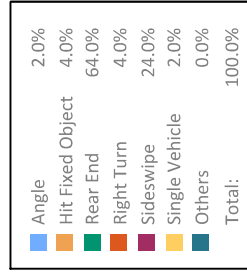
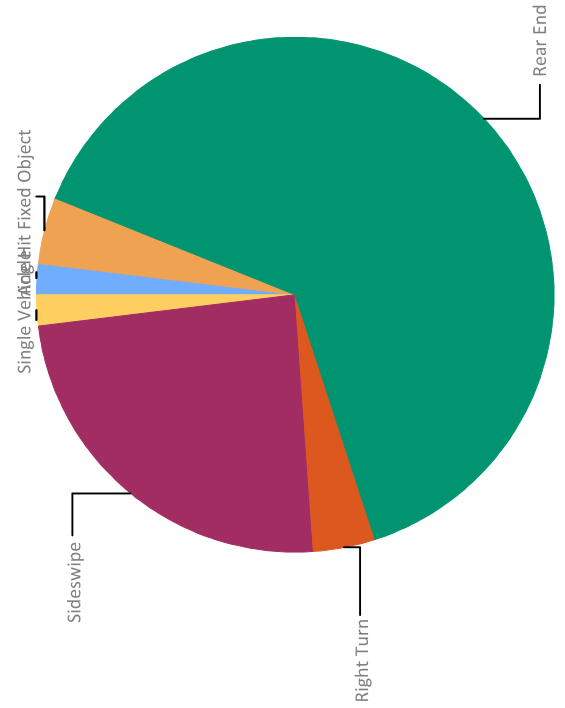
	Crashes	Severe	Fatal
On Roadway	54	1	0
Off Roadway	1	0	0
Median	0	0	0
Shoulder	1	0	0
Parking Lane	0	0	0
Other	0	0	0

Wet Crashes by Crash Type



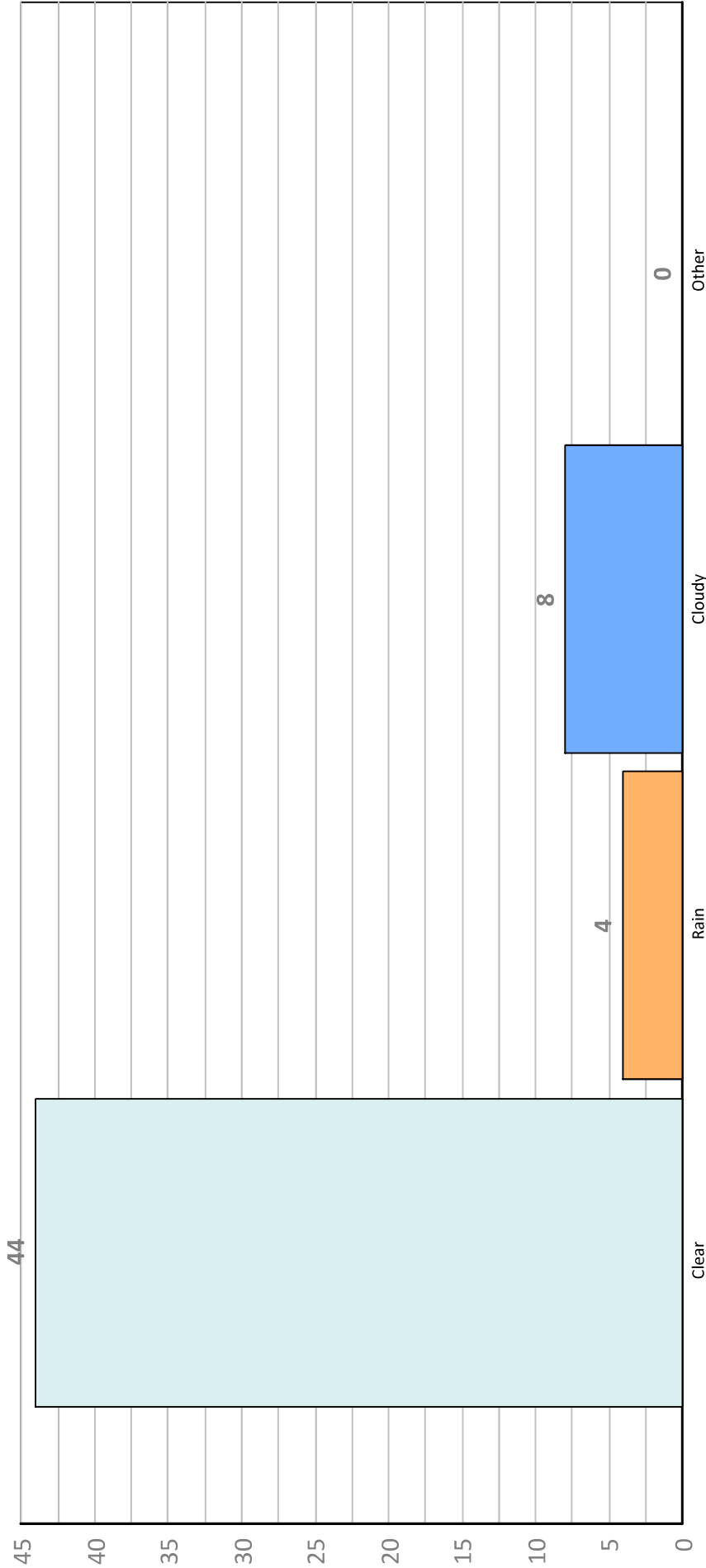
	Wet Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	0	0	0	0	0	0
Rear End	5	1	1	0	0	0
Right Turn	0	0	0	0	0	0
Sideswipe	0	0	0	0	0	0
Single Vehicle	0	0	0	0	0	0
Total	6	1	1	0	0	0

Dry Crashes by Crash Type



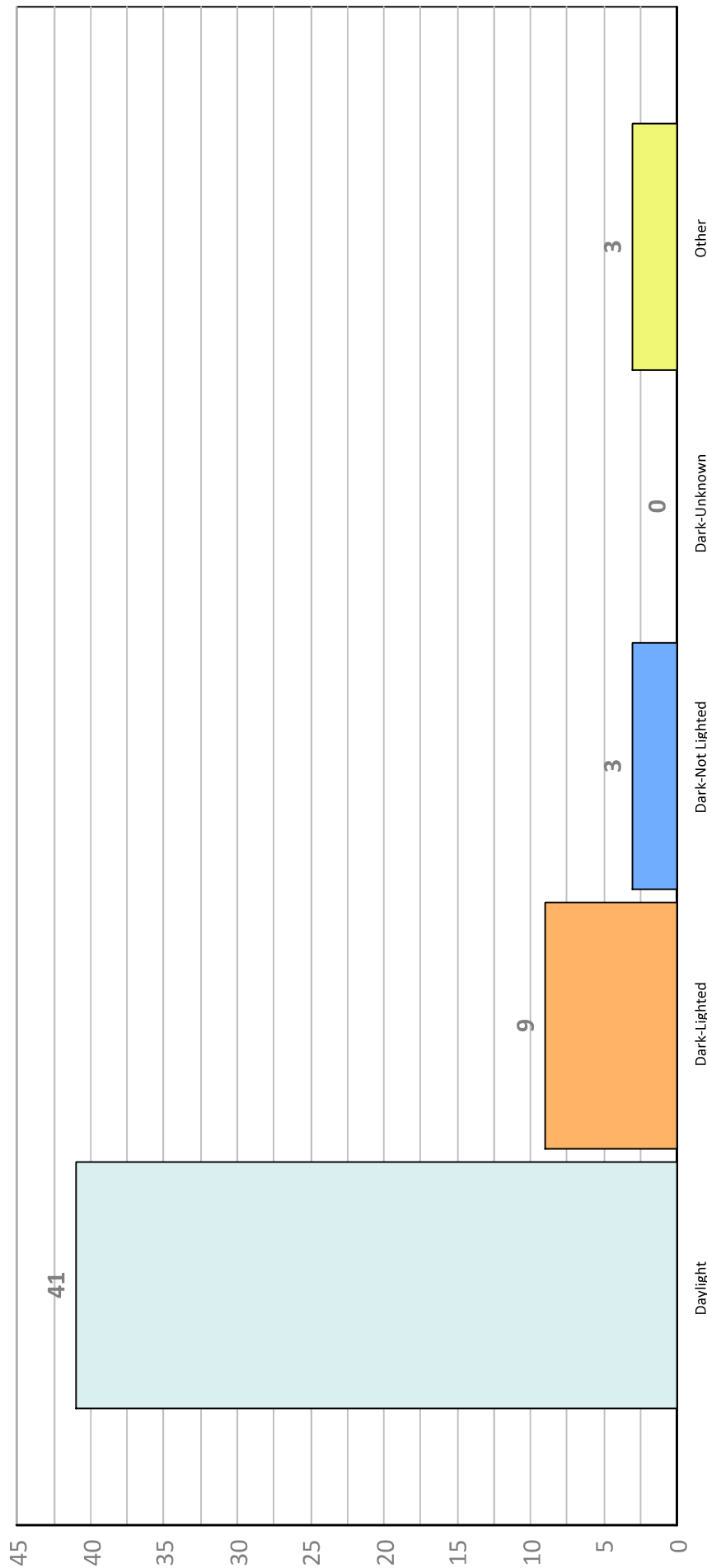
	Dry Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	2	0	0	0	0	0
Rear End	32	0	0	0	0	0
Right Turn	2	0	0	0	0	0
Sideswipe	12	0	0	0	0	0
Single Vehicle	1	0	0	0	0	0
Total	50	0	0	0	0	0

Weather Condition



	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Clear	9	0	0	9	0	0	9	0	0	11	0	0	6	0	0	44	0	0
Rain	1	0	0	0	0	0	1	0	0	2	0	0	0	0	0	4	0	0
Cloudy	2	0	0	3	0	0	0	0	0	2	0	0	1	1	0	8	1	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lighting Condition



	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Daylight	8	0	0	9	0	0	7	0	0	11	0	0	6	1	0	41	1	0
Dark-Lighted	3	0	0	2	0	0	1	0	0	2	0	0	1	0	0	9	0	0
Dark-Not Lighted	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	3	0	0
Dark-Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0	3	0	0

Located Crashes

Area	Crashes	Fatalities	Severe Injuries
	1	0	0
RIVERVIEW	29	0	0
UNINCORPORATED	7	0	1
UNINCORPORATED H.C.	19	0	0
Totals:	56	0	1

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
UNKNOWN			
Totals:			

101

McNeal Engineering, Inc.
19977 N. FLORIDA AVE., SUITE 100
LUTZ, FL 33549
(813) 968-1051 FAX (813) 968-5839

SAN0207, LLC
1104 BLOOMINGDALE AVE, RIVERVIEW, FLORIDA 33578

COMMUNITY RESIDENTIAL HOME C
BLOOMINGDALE ALF
GENERAL SITE PLAN

CONTACT INFORMATION
GENERAL ENGINEER: [Name]
DATE: [Date]
FAX: (813) 968-5839

PLANNING NOTES:
1. PROPOSED DEVELOPMENT AREA INCLUDES OF FOLIO 073813-0000, CONTAINS WITHIN THE HILLSBOROUGH COUNTY SERVICE AREA AND IS NOT WITHIN ANY OTHER DISTRICTS, FAMILY RESIDENCE AND ALL ACCESSORY STRUCTURES DEFICIT WASTE ARE TO BE REMOVED.
2. EXTERIOR LIGHTING WITHIN THE PROJECT, IF PROVIDED, SHALL BE OF A LIGHTING TYPE THAT DOES NOT CAUSE LIGHT POLLUTION OR GLARE TO ADJACENT PROPERTIES.
3. DEVELOPMENT OF THE PROJECT SHALL PROCEED IN STRICT ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES OF HILLSBOROUGH COUNTY, FLORIDA. THE LAND USE CONDITIONS CONTAINED HEREIN AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES OF HILLSBOROUGH COUNTY, FLORIDA SHALL BE STRICTLY ENFORCED.
4. THE DEVELOPER AGREES TO MAINTAIN ACCESS TO THE PROPERTY FOR ALL UTILITIES AND TO MAINTAIN ACCESS TO THE PROPERTY FOR ALL UTILITIES AND TO MAINTAIN ACCESS TO THE PROPERTY FOR ALL UTILITIES.
5. THE CURRENT EFFECTIVE COMMUNITY PLAN NUMBER 120207 (2018) IS DATED OCTOBER 05, 2018. 2000 W. HANCOCK LANE WITHIN ZONE 'R'.
6. PUBLIC TRAVEL FACILITIES WILL BE PROVIDED IF REQUIRED CONSISTENT WITH THE CURRENT EFFECTIVE COMMUNITY PLAN NUMBER 120207 (2018) IS DATED OCTOBER 05, 2018. 2000 W. HANCOCK LANE WITHIN ZONE 'R'.
7. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT AREA.
8. COMPENSATORY PLANT FLEX IS REQUESTED AS FOLLOWS:
9. SEE PLAN FOR EXISTING EASEMENTS KNOWN TO EXIST WITHIN 150' OF THE PROJECT SITE. A TITLE SEARCH WILL BE REQUIRED TO DETERMINE IF THE EXISTING EASEMENTS APPLICABLE TO THIS PROJECT ARE APPLICABLE TO THE SUBJECT PROPERTY.
10. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
11. NO COMMON OPEN SPACES OR RECREATION AREAS ARE PROPOSED.
12. NO NEW CROSS ACCESS OR PROPOSED WITH ADJACENT PROPERTIES WITH THIS PD.
13. RECEIVING APPLICATIONS WITHIN AN ADJACENT RESTRICTION AREA.
14. PROJECT IS NOT LOCATED WITHIN A WELL HEAD RESERVE PROTECTION ZONE.
15. PROJECT IS NOT LOCATED WITHIN A POTENTIAL WATERSHED AREA.
16. NO WATER BODIES (NATURAL OR MAN MADE) ARE EXISTING OR PROPOSED.
17. NO HISTORIC OR ARCHAEOLOGICAL LANDMARKS OR STRUCTURES ARE KNOWN TO EXIST WITHIN THE PROJECT AREA.
18. ADJUNCT PD DEVELOPMENTS APPEAR TO BE SUBSTANTIALLY COMPLIANT WITH THE APPROVED GENERAL SITE PLAN.
19. SOLID WASTE DISPOSAL SHALL BE MADE BY PERMITTED PROVIDER.
20. ALL UTILITIES SHALL BE MAINTAINED AND UPHELD THROUGHOUT THE PROJECT.
21. PARKING TO BE PROVIDED PER THE LDC.

SYMBOLS

ABBREVIATIONS

VICINITY MAP
SECTION 5 TOWNSHIP 30S RANGE 20E

LEGAL DESCRIPTION:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE RANGE 20E EAST, TOWNSHIP 30S, RANGE 20E EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE 200' X 100' TRACT DESCRIBED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE RANGE 20E EAST, TOWNSHIP 30S, RANGE 20E EAST, HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE

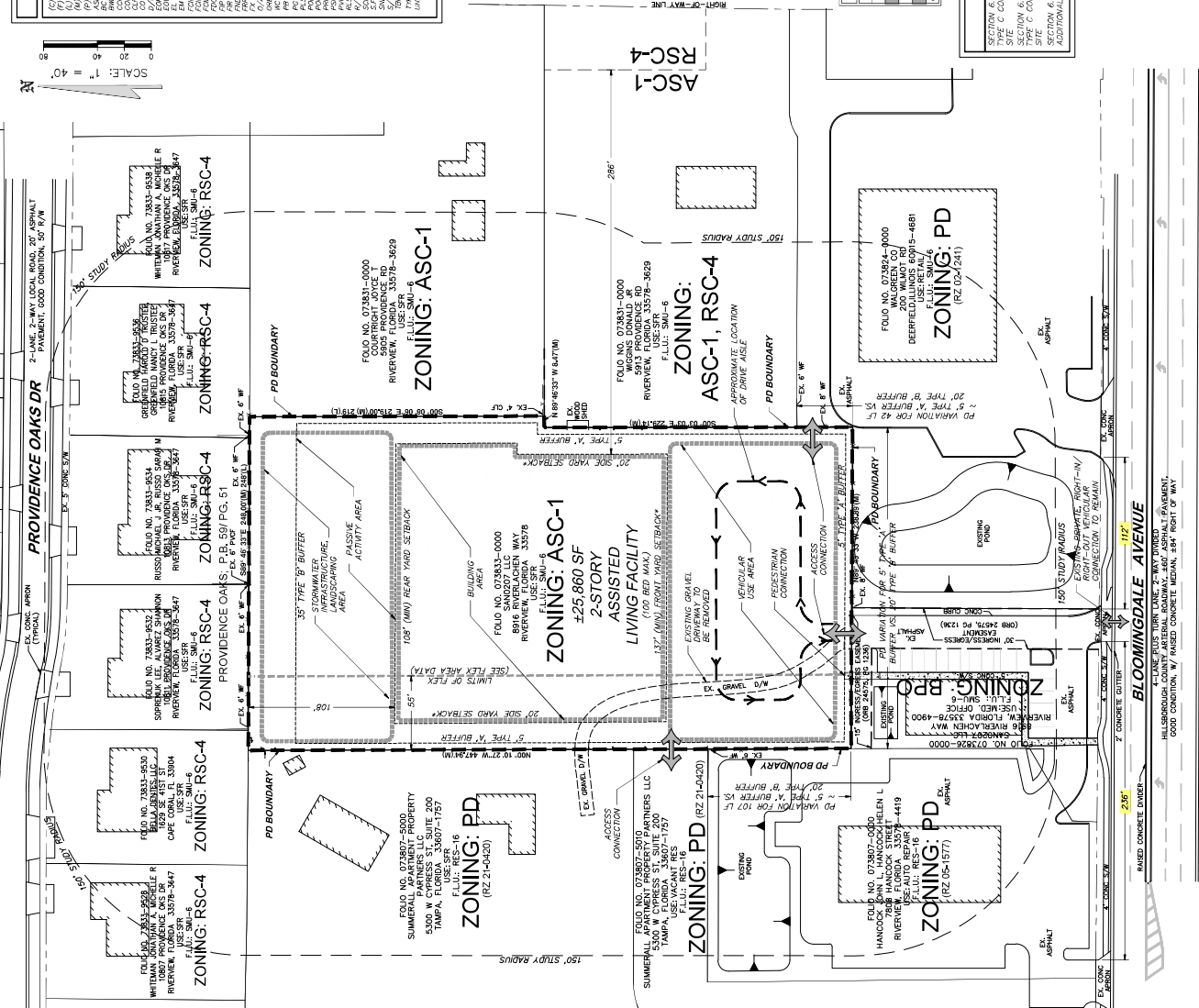
Item #	Description	Value	Requirement
1	Single Family Residence	AS-C-1	AS-C-1
2	Community Planning	Community Planning	Community Planning
3	Special Zone	Special Zone	Special Zone
4	Special Zone (SF/AC)	Special Zone (SF/AC)	Special Zone (SF/AC)
5	Building Max. Size (SF)	27,200	27,200
6	Building Max. Height (FT)	25	25
7	Max. Impervious Area (%)	25	25
8	Substrate	100 (BT) / 225 (FT)	100 (BT) / 225 (FT)
9	North	132	132
10	East	69	69
11	South	20'	20'
12	West	20'	20'

FLEX AREA DENSITY

Length	Width	Area	AC	SPRINK	DU	REAR
77'	77'	5,929	0.4	0	11	55
427.5'	55'	23,613	0.67	16	9	45
COMMISSION RATE ONE BED 15TH OF A DWELLING UNIT DU						

WAIVER TABLE

SECTION 6.11.28 - DISTANCE SEPARATION REDUCED FROM 300' TO 295' FOR A TYPE C COMMUNITY RESIDENTIAL HOME FROM RSC ZONING TO THE EAST OF THE PROJECT SITE.
SECTION 6.11.28 - DISTANCE SEPARATION REDUCED FROM 300' TO 100' FOR A TYPE C COMMUNITY RESIDENTIAL HOME FROM RSC ZONING TO THE NORTH OF THE PROJECT SITE.
SECTION 6.01.01, FOOTNOTE 8 - BUILDING SETBACKS NOT SUBJECT TO THE 2:1 ADDITIONAL SETBACK REQUIREMENT.





**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 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 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 type="checkbox"/> 1.	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.
		<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
		<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			
<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)			
<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			
<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			
<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			
<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)			
<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>			



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 24, 2023 Report Prepared: July 12, 2023	Petition: PD 23-0257 11004 Bloomingdale Avenue <i>North of Bloomingdale Avenue, west of Providence Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25-0.5 FAR)
Service Area	Urban
Community Plan	Brandon
Request	Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) for an assisted living facility with 100 beds
Parcel Size	2.49 +/- acres (108,464 sq. ft.)
Street Functional Classification	Bloomingdale Avenue – County Arterial Providence Road – County Arterial
Locational Criteria	N/A
Evacuation Zones	E



Context

- The approximately 2.49 ± acre subject site is located north of Bloomingdale Avenue and west of Providence Road.
- The site is located within the Urban Service Area and is within the limits of the Brandon Community Plan.
- The subject site is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per acre and a maximum intensity of 0.5 FAR. Suburban scale neighborhood commercial uses are limited to a maximum intensity of 0.25 FAR. The SMU-6 Future Land Use category is intended for areas with urban and suburban intensities and densities. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses are required to meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 abuts the north, east, south, and southwest ends of the subject site. The Residential-16 (RES-16) Future Land Use category extends directly west. Further east and south is the Residential-6 (RES-6) Future Land Use category.
- The subject site is currently zoned as Agricultural Single-Family Conventional (ASC-1). Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning is located directly to the west and southeast corner of the subject site. There is one property directly to the south that is zoned as Business Professional Office (BPO). ASC-1 zoning extends to the east with small pockets of RSC-4, RSC-6, and Commercial Neighborhood (CN) zoning along Providence Road.
- According to Hillsborough County Property Appraiser data, a single-family residential home currently exists on the subject site. Additional single-family homes extend to the north, west, and east. Heavy commercial uses exist directly southwest of the subject site. Light commercial uses are located directly to the south and southeast and extend across Bloomingdale Avenue. Light commercial uses and public institutional uses are located further east across Providence Road. The area north, west, and east of the site is residential in nature whereas the area south of the site is commercial in nature. There are a wide range of uses surrounding the subject site.
- The applicant is requesting to rezone the subject site from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) for the development of an assisted living facility with 100 beds.
- The applicant is requesting to utilize a flex from the RES-16 Future Land Use category located to the west on approximately one quarter of the property.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

Relationship to the Future Land Use Map

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

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

Policy 7.3: The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.

The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.

No new flexes can be extended from an existing flexed area.

All flexes must be parallel to the land use category line.

Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.

Flexes to increase residential density are not permitted in the Coastal High Hazard Area. Flexes are not permitted from a municipality into the unincorporated county.

A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.

The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

Policy 7.4: *The criteria for consideration of a flex request are as follows:*

The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;

The compatibility with surrounding land uses and their density and intensity;

The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

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

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.*

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

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

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

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Objective 17: Neighborhood and Community Serving Uses

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

Policy 17.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria: The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.*

Mixed Use Land Use Categories

Objective 19: All development in the mixed use categories shall be integrated and interconnected to each other.

Policy 19.2: In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Community Design Component

2.0 COUNTY LEVEL DESIGN

2.1 MIXED-USE DEVELOPMENT

GOAL 1: Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services.

OBJECTIVE 1-1: Make it easier to develop in a traditional urban pattern in the Urban Service Area of the County.

POLICY 1-1.1: Encourage and provide incentives for developers to utilize traditional neighborhood development patterns, which encompasses the following policies:

- Residential variety and diversity - varied residential densities, a mixture of housing types, accessory dwellings, and home-based employment opportunities.
- Compatible planning - compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.
- Linkages - interconnection of internal neighborhood components and interconnection to the surroundings via a basic grid network of access and open space.

OBJECTIVE 1-2: Promote a variety of uses in order to create vitality and bring many activities of daily life within walking distances of homes.

POLICY 1-2.5: Provide a greater variety of allowable development patterns, which encourage good community design and which reflect the character of the surroundings.

POLICY 1-2.6: Promote a wider range of uses in close proximity to each other within new and existing urban communities. These uses shall include:

- Mixed density housing with a variety of housing options
- Local-serving goods and services
- Civic uses
- Employment uses

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

3. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.

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

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

b. Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.

Staff Analysis of Goals, Objectives and Policies:

The approximately 2.49 acre subject site is located north of Bloomingdale Avenue and west of Providence Road. The subject site is in the Urban Service Area and is in the limits of the Brandon Community Plan. The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an assisted living facility with 100 beds. The subject site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use (FLU) category. The applicant is requesting to utilize the Flex Provision, as outlined in FLUE Policies 7.3 and 7.4, to allow an extension of the Residential-

16 (RES-16) Future Land Use category to the west on approximately one quarter of the subject property.

According to Appendix A of the Future Land Use Element, the SMU-6 Future Land Use category is intended for areas with urban and suburban intensities and densities. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. The applicant is requesting a flex from the adjacent RES-16 FLU category on approximately one quarter of the 108,464 square foot subject site. The equivalency rate for assisted living facilities is one dwelling unit per five beds. Currently, the SMU-6 Future Land Use category only allows for a maximum of 74 beds. The flex would allow the proposal to develop the desired density of 100 rooms total.

The proposed rezoning meets the intent of FLUE Objective 1 which requires that 80 percent of the growth of the county to be within the Urban Service Area and of FLUE Policy 1.2 which establishes minimum density standards. The proposed rezoning also meets the intent of FLUE Policy 1.4, which states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, the subject site is adjacent to single family uses to the north, west, and east. Heavy commercial uses are adjacent to the southwest and light commercial uses are adjacent to the south and southeast. The proposed rezoning is compatible with the existing development pattern, as it provides an adequate transition of use between the intensive uses located south and the residential uses located north. The 35-foot type “B” buffer on the north and 5-foot type “A” buffer on the east and west sides of the site also help ensure compatibility with the existing single family uses.

The applicant requests a flex of the RES-16 Future Land Use category located to the west on approximately one quarter of the subject property. FLUE Objective 7 and Policy 7.1 establish the Future Land Use Map (FLUM) and assert that it shall be used to determine permissible land uses and maximum densities. FLUE Policy 7.3 allows for the consideration of flex requests. A flex must demonstrate how it furthers other Goals, Objectives and Policies of the Comprehensive Plan per FLUE Policy 7.4. In this case, the flex would encourage a higher level of density within the Urban Service Area while also providing adequate opportunities for connectivity through the use of stub outs on the south end of the subject site. The flex request and the nature of the proposed assisted living facility are compatible with the surrounding development pattern and contribute to the range of uses allowed within the SMU-6 Future Land Use category. The request also meets the intent of the Brandon Community Plan, which seeks to concentrate density in the Urban General Character District while also ensuring that all changes be compatible to preserve existing neighborhoods. The proposed use provides an adequate transition of intensity between the commercial uses located south and the residential uses located north and is therefore consistent with this goal.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. At the time of uploading this report, Transportation comments were not yet available and thus were not taken into consideration for analysis of this request.

The proposal meets the compatibility requirements of FLUE Objective 16 and Policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10. There is an established single-family neighborhood that extends to the northwest, north, and east of the subject site. The revised site plan

submitted on June 30th, 2023, demonstrates a 35-foot type “B” buffer and a stormwater/landscaping area on the north end of the subject site. The site plan also includes type “A” buffers along the eastern and western boundaries. These measures provide adequate buffering and screening methods between the subject site and the adjacent neighborhood. The proposed development also provides gradual transition between the heavy and light commercial uses to the south and the single-family residential uses to the north. Additionally, the street stub outs located on the south end of the site provide the opportunity for adequate neighborhood connectivity. The proposed density increase and overall nature of the request is compatible with the surrounding development pattern of the area and is therefore consistent with the aforementioned Objective and Policies.

FLUE Objective 17 allows for the consideration of residential support uses within neighborhoods so long as they are compatible with the surrounding development pattern. Assisted living facilities are considered residential support uses under FLUE Policy 17.1. The proposed request will allow for development that is appropriate in scale and intensity for the surrounding land uses and is therefore consistent with the Neighborhood and Community Serving Uses policy direction.

FLUE Objective 19 requires all development within mixed use categories to be integrated and interconnected to each other. The subject site is less than 20 acres in size and is therefore not required to implement two or more uses. However, the request still meets the intent of FLUE Policy 19.2, as the site plan and request include a description of the proposed land use as well as internal connections and access points.

The Community Design Component (CDC) In the FLUE provides policy direction for mixed-use development. Goal 1 and Objective 1-1 seek to plan a pattern of compact, livable and walkable neighborhoods within the Urban Service Area that are supported by locally oriented development, goods, and services. Similarly, Policy 1-1.1 seeks to provide incentives for developers to utilize traditional neighborhood patterns through policies that encourage residential variety and density, compatible land use planning, and linkages. The subject site is within a mixed-use Future Land Use category and provides residential variety and density to the area. The proposal would contribute to the variety of uses in the surrounding area in a manner that reflects the overall character of its surroundings and is therefore consistent with CDC Objective 1-2 and Policies 1-2.5 and 1-2.6 as well.

The CDC also provides policy direction with regard to neighborhood level compatibility. Goal 12 and Objective 12-1 require new developments to recognize existing communities and to be designed in a manner that is compatible. The proposed rezoning is compatible with the mixed-use nature of its surroundings and includes buffering and screening techniques along the north, west, and east boundaries of the subject site. The proposed assisted living facility is compatible with the established character of the surrounding neighborhood and is therefore consistent with CDC Goal 12 and Objective 12-1.

The subject site is within the limits of the Brandon Community Plan and falls within the established Urban General Character District. Goal 6 and items 3 and 4 establish the Brandon Character Districts and assert that density should be concentrated in certain areas so that the semi-rural lifestyle of other areas within the community can be preserved. Item 5b describes the characteristics of the Urban General Character District, noting that the district should encourage building types that accommodate retail, office, and a variety

of dwelling unit types. The proposed rezoning meets the intent of Goal 6 and is therefore consistent with the Brandon Community Plan.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0257

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tempa Service

- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

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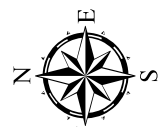
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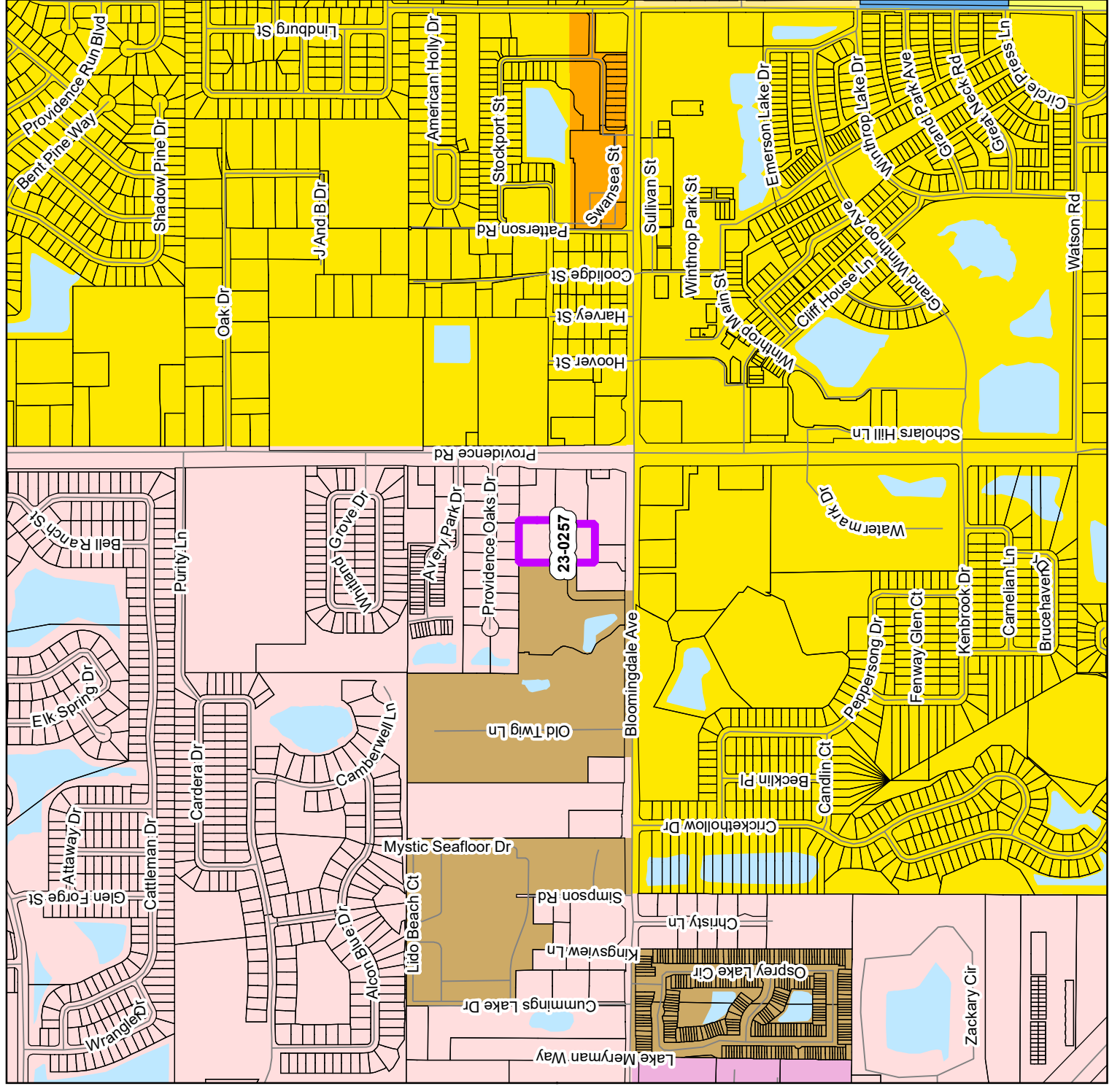
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DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. It is intended that the rezoning status is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 3/20/2023
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HC\Rezoning_Hillsborough - Copy.mxd



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