

**Rezoning Application: RZ-PD 25-0022****Zoning Hearing Master Date:** February 18, 2025**BOCC Land Use Meeting Date:** April 08, 2025**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

**Applicant:** Evercare Real Estate, LLC  
**FLU Category:** R-6  
**Service Area:** Urban  
**Site Acreage:** 1.99 +/- AC  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None  
**Special District:** None  
**Request:** Planned Development

**Introduction Summary:**

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

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

\*number represents a pre-development approximation

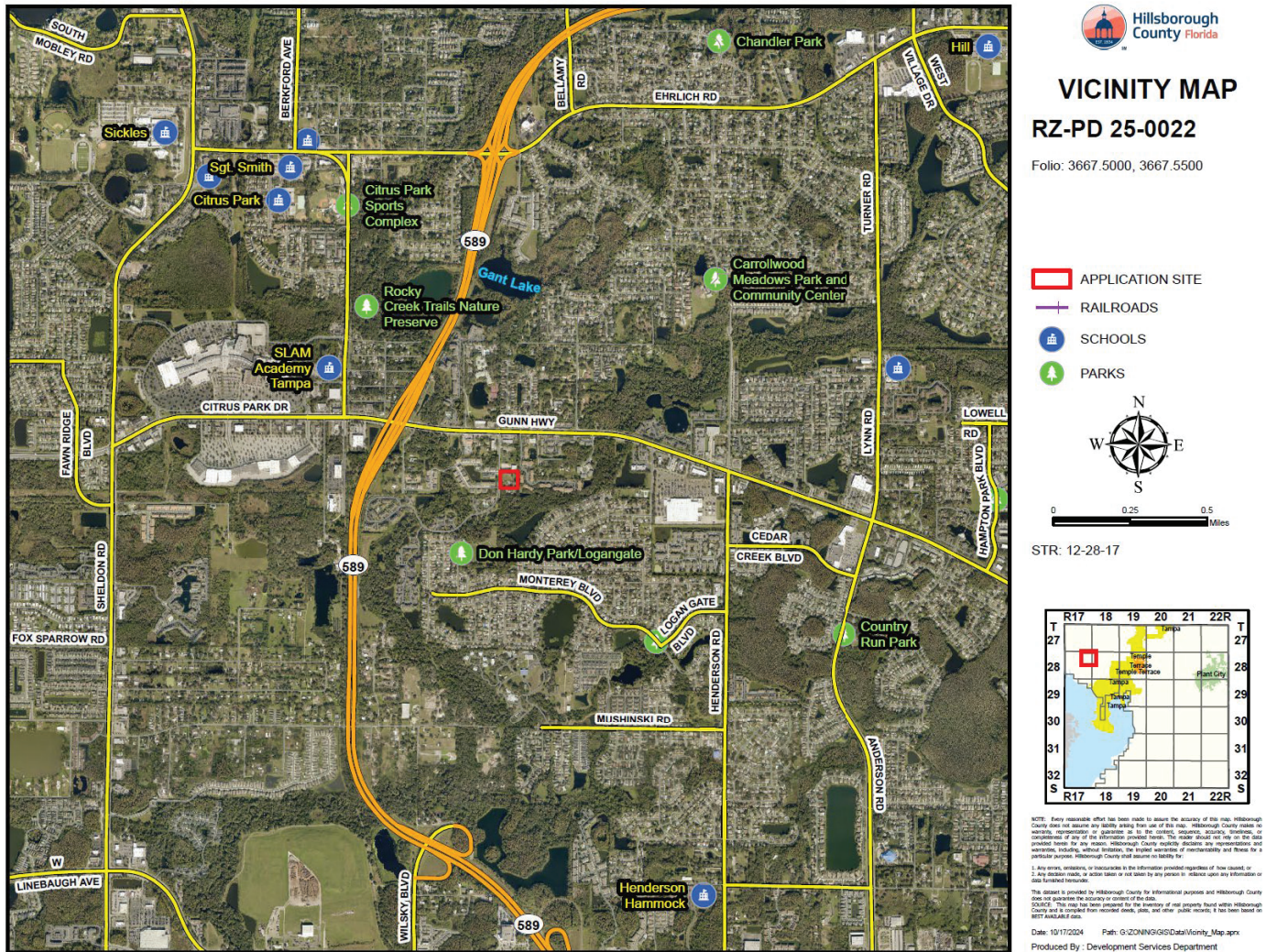
Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 Sq. Ft. / 150'	7,000 Sq. Ft. / 40'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 20' Rear 7.5' Sides
Height	50'	35'

**Additional Information:**

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

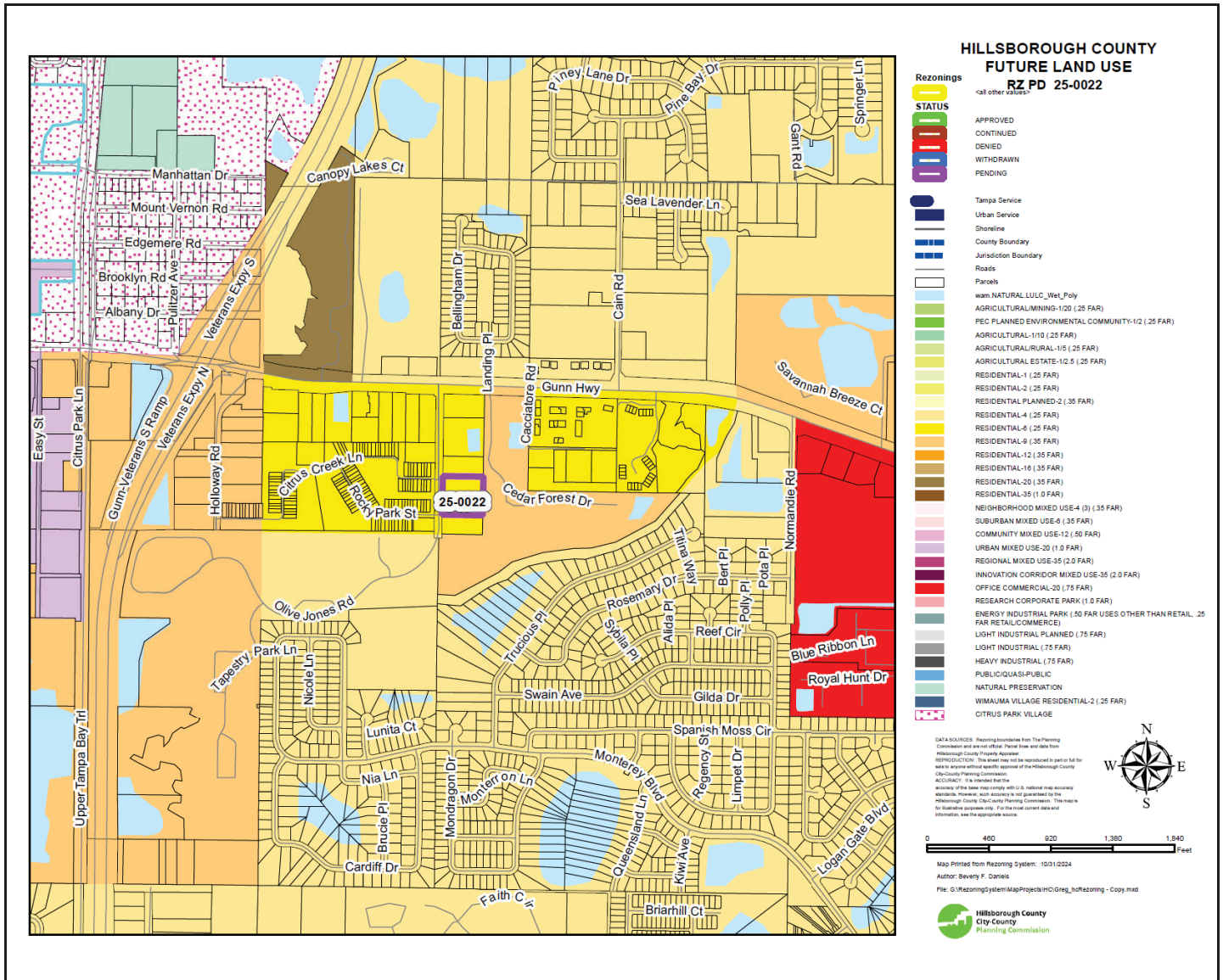
**Planning Commission Recommendation:**  
Consistent

**Development Services Recommendation:**  
Approvable, subject to proposed conditions

**2.0 LAND USE MAP SET AND SUMMARY DATA****2.1 Vicinity Map****Context of Surrounding Area:**

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



**2.0 LAND USE MAP SET AND SUMMARY DATA****2.2 Future Land Use Map**

Subject Site Future Land Use Category:

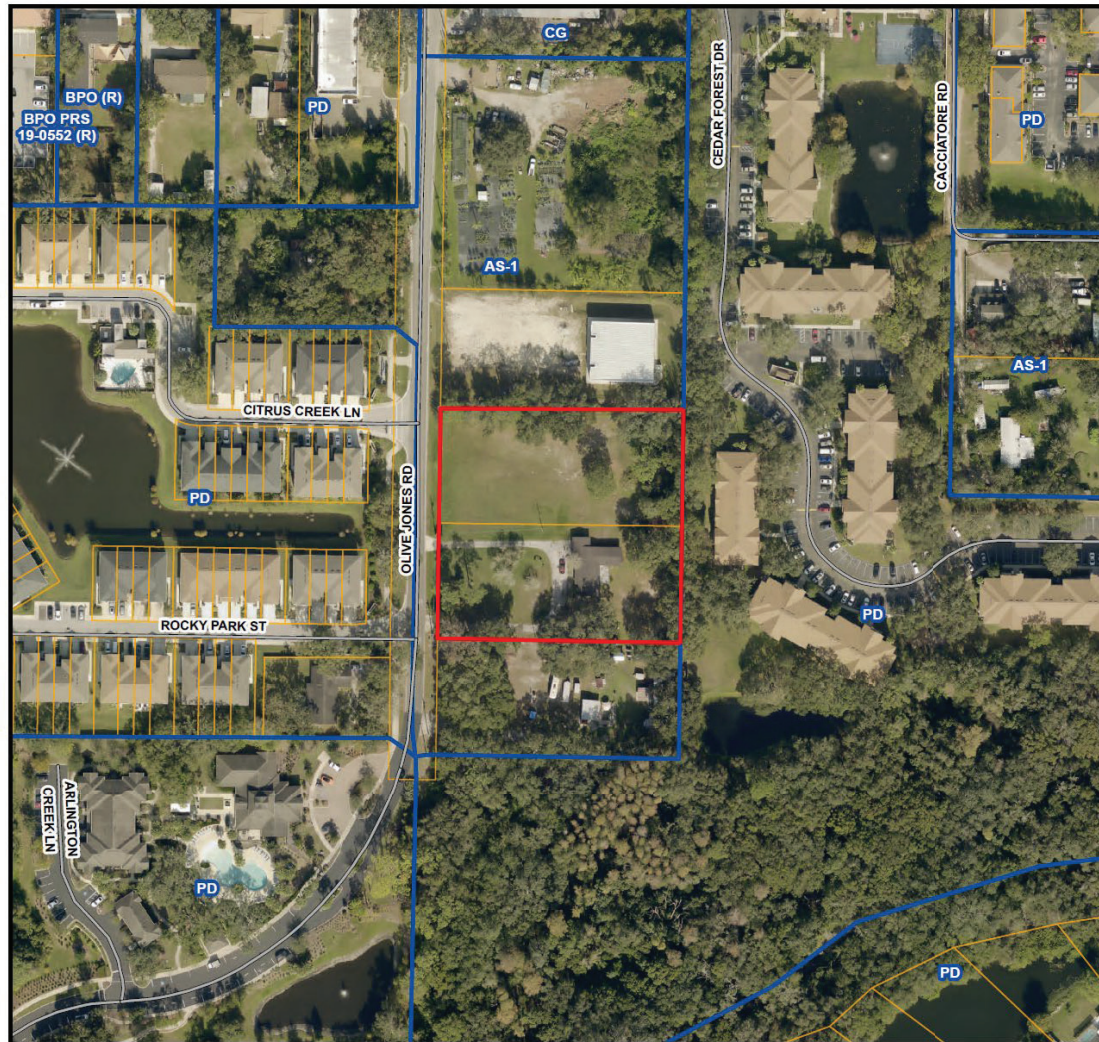
Residential – 6

Maximum Density/F.A.R.:

6 DU per GA/ FAR: 0.25

Typical Uses:

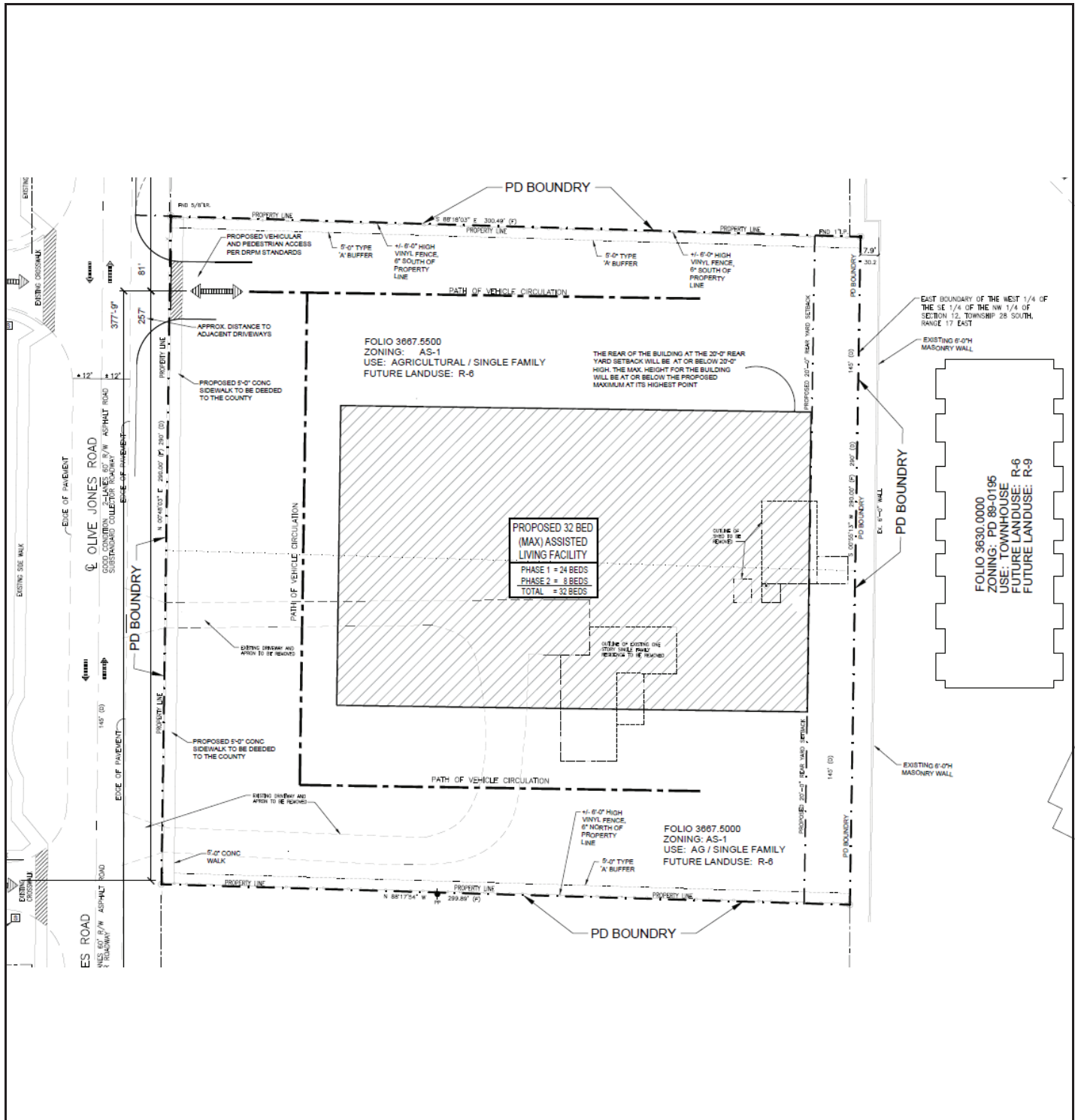
Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

**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	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	CHURCHES
South	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
East	PD	9 DU per GA/ FAR: NA	Multifamily conventional Residential units	MULTIFAMILY RESIDENTIAL
West	PD	7.14 DU per GA/ FAR: NA	Townhomes & Single Family, Residential	TOWNHOUSE, SINGLE FAMILY RESIDENTIAL



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



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

Road Name	Classification	Current Conditions	Select Future Improvements
Olive Jones Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

**Project Trip Generation**

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

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

**Connectivity and Cross Access**

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

**Design Exception/Administrative Variance**

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



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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 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
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input 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	
<b>Hillsborough County School Board</b> 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 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	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

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

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

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

### **5.2 Recommendation**

Approvable, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

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

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

10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:****SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

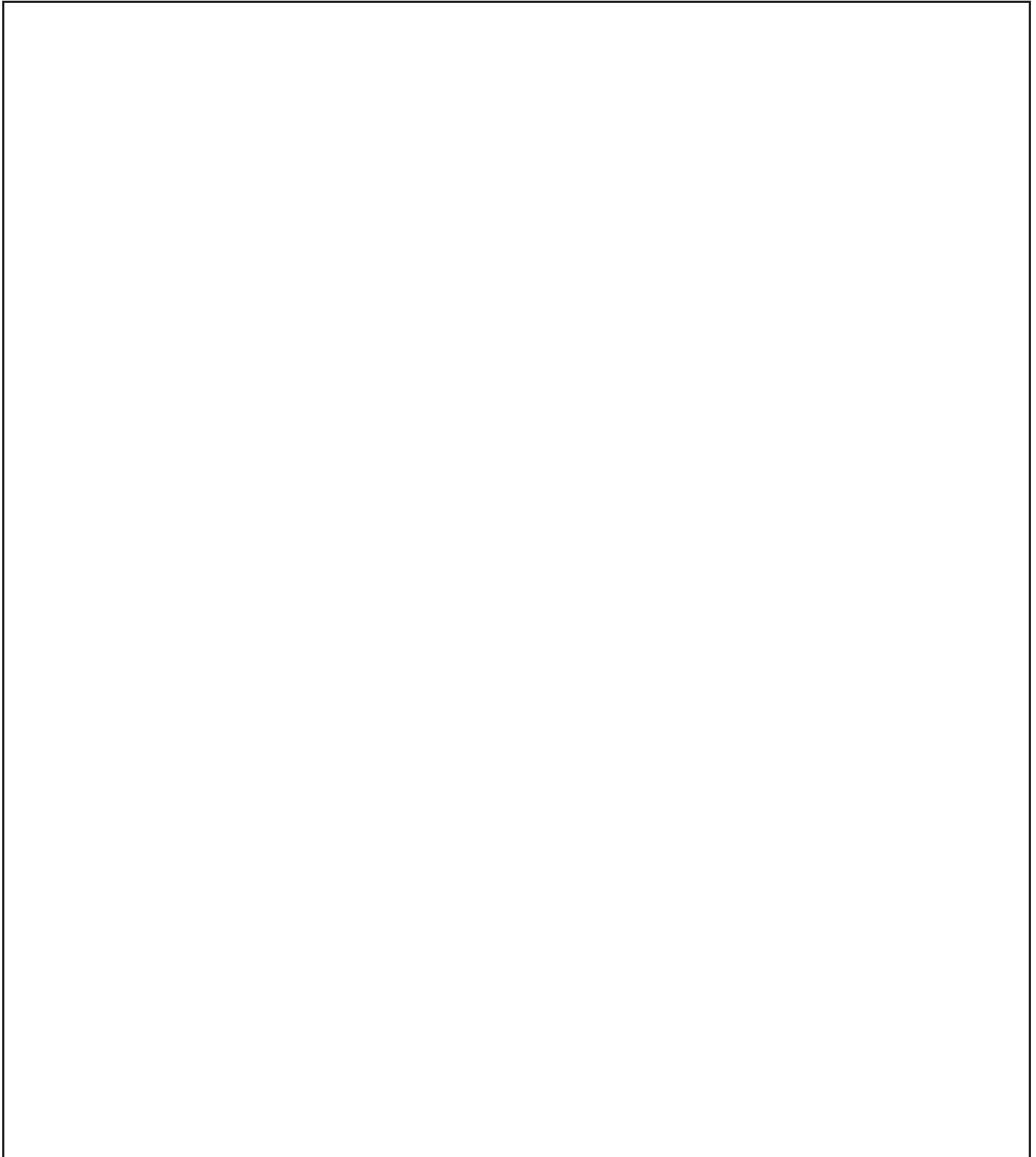
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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



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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

## 8.0 PROPOSED SITE PLAN (FULL)

A large, empty rectangular box with a thin black border, intended for the proposed site plan. It occupies the majority of the page below the section header.





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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/10/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NW/GCN

PETITION NO: RZ 25-0022

- 
- |                                     |   |
|-------------------------------------|---|
| <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**

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



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

## **PROJECT SUMMARY AND ANALYSIS**

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

### **Trip Generation Analysis**

n accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

#### Approved Zoning:

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

#### Proposed Uses:

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

#### Trip Generation Difference:

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

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

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

## **SITE ACCESS**

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

## **ADMINISTRATIVE VARIANCE – OLIVE JONES RD. ACCESS SPACING**

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

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

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

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

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

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

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

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Gunn Hwy	Veterans Expwy	Anderson/Lynn Turner	E	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**From:** [Williams, Michael](#)  
**To:** [lb15@live.com](mailto:lb15@live.com); [Elizabeth Rodriguez](#)  
**Cc:** [evercaremanagement@gmail.com](mailto:evercaremanagement@gmail.com); [mmarchitectbuilder@gmail.com](mailto:mmarchitectbuilder@gmail.com); [Rose, Sarah](#); [Perez, Richard](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)  
**Subject:** FW: RZ-PD 25-0022 - Administrative Variance Review  
**Date:** Monday, February 10, 2025 2:18:56 PM  
**Attachments:** [25-0022 Rev AVReq 02-07-25.pdf](#)  
[image001.png](#)

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Laurie/Libby,

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

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

Mike

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

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: [HCFLGov.net](http://HCFLGov.net)

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

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Saturday, February 8, 2025 11:47 AM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Rose, Sarah <RoseSJ@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ-PD 25-0022 - Administrative Variance Review

Hello Mike,

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

Please include the following people in your response email:

[lb15@live.com](mailto:lb15@live.com)  
[libbytraffic@yahoo.com](mailto:libbytraffic@yahoo.com)  
[evercaremanagement@gmail.com](mailto:evercaremanagement@gmail.com)  
[mmarchitectbuilder@gmail.com](mailto:mmarchitectbuilder@gmail.com)  
[mmarchitectbuilder@gmail.com](mailto:mmarchitectbuilder@gmail.com)  
[rosesj@hcfl.gov](mailto:rosesj@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

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

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)







**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

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

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. updated AV for dwy spacing <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
<b>Important:</b> 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.			
<b>Project Name/ Phase</b> ALF Olive Jones Road <b>Important:</b> 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.			
<b>Folio Number(s)</b> 003667-5000 and 003667-5500 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers <b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
<b>Name of Person Submitting Request</b> Elizabeth Rodriguez <b>Important:</b> 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.			
<b>Current Property Zoning Designation</b> <b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.			
<b>Pending Zoning Application Number</b> PD25-0022 <b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
<b>Related Project Identification Number (Site/Subdivision Application Number)</b> <b>Important:</b> 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".			

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

**Michael J. Williams, P.E.**

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

**Subject:** Administrative Spacing Variance Request

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

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

Dear Mr. Williams:

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

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

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

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

**Variance Justification:**

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

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

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

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

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

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

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

Approval of this Administrative Variance is essential to provide safe and reasonable access to the project site while adhering to Hillsborough County's development standards.

Thank you for considering this request.

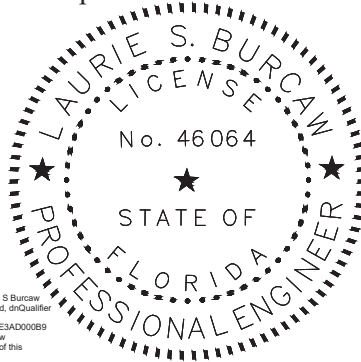
Sincerely,



Laurie Burcaw, P.E.

**Laurie S.  
Burcaw**

Digitally signed by Laurie S Burcaw  
DN: cn=US, o=Unaffiliated, dnQualifier=  
A01410D0000019074B1E3AD000B9  
C60, CN=Laurie S Burcaw  
Reason: I am the author of this  
document.  
Location:  
Date: 2025.02.07 09:52:37-0500  
Foxit PDF Editor Version: 12.1.3



**This item has been digitally signed  
and sealed by Laurie Burcaw,**

**PE, on 02/07/2025.**

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

Based upon the information provided by the application, this request is:

\_\_\_\_\_ Disapproved

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

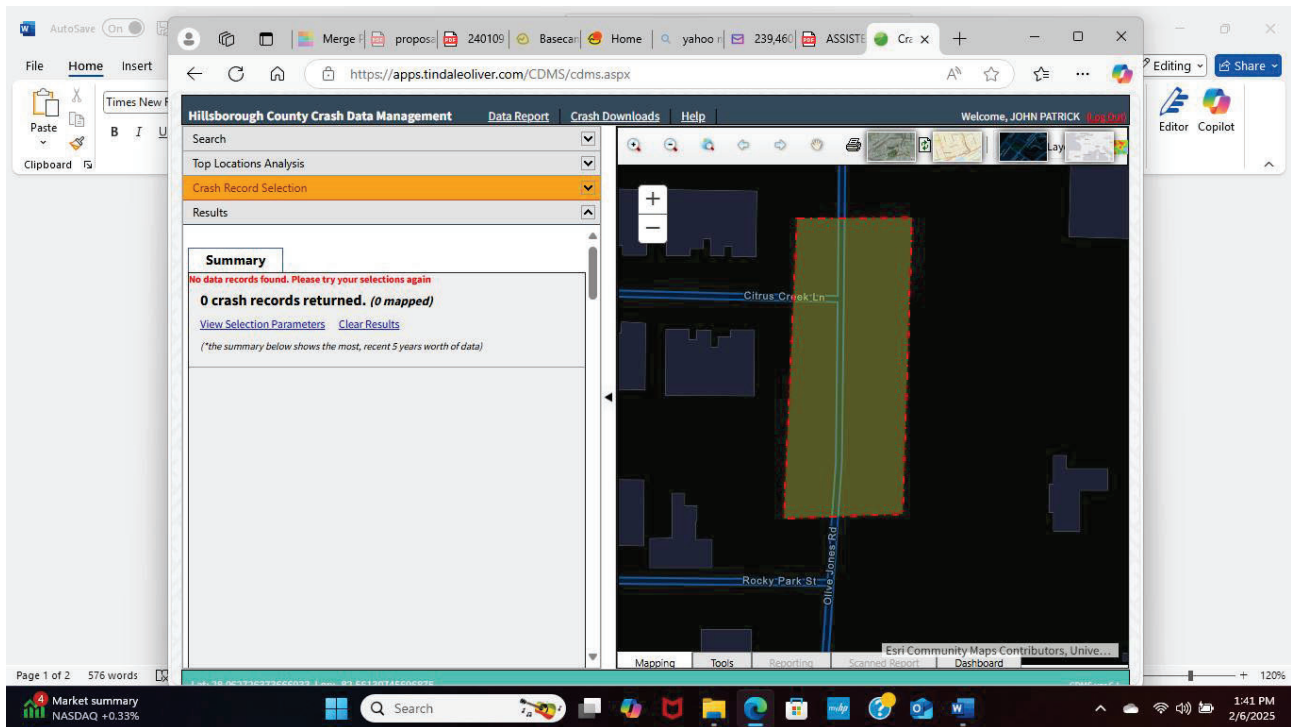
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.  
Hillsborough County Engineer







Hillsborough County Crash Management Database – Zero reported crashes.

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Olive Jones Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

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	18	1	1
Proposed	84	5	8
Difference (+/-)	+66	+4	+7

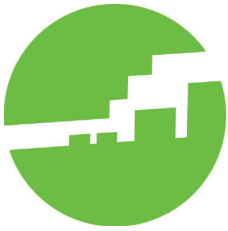
\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

### 4.0 Additional Site Information & Agency Comments Summary

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



**Hillsborough County  
City-County  
Planning Commission**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Recommendation**

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

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

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

### **Relationship to the Future Land Use Map**

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

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

## **Neighborhood/Community Development**

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

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

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

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

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

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



## **Neighborhood and Community Serving Uses**

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

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

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

## **Residential-Targeted Groups & Incentives**

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

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

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

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

### **Goal 1:**

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

### **Goal 2:**

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

HILLSBOROUGH COUNTY  
FUTURE LAND USE

RZ PD 25-0022

<all other values>

Rezoning

STATUS

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING

Tampa Service  
Urban Service  
Shoreline  
Jurisdiction Boundary  
Roads  
Parcels

warm NATURAL/LULUC\_Wet\_Poly  
AGRICULTURAL/MINING-120 (25 FAR)  
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (25 FAR)

AGRICULTURAL/RURAL-1/5 (25 FAR)

AGRICULTURAL ESTATE-12.5 (25 FAR)

RESIDENTIAL-1 (25 FAR)

RESIDENTIAL-2 (25 FAR)

RESIDENTIAL PLANNED-2 (35 FAR)

RESIDENTIAL-4 (25 FAR)

RESIDENTIAL-6 (25 FAR)

RESIDENTIAL-9 (35 FAR)

RESIDENTIAL-12 (35 FAR)

RESIDENTIAL-16 (35 FAR)

RESIDENTIAL-20 (35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (35 FAR)

COMMUNITY MIXED USE-12 (50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (75 FAR)

LIGHT INDUSTRIAL (75 FAR)

HEAVY INDUSTRIAL (75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any legal or financial purposes. This map is for informational purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 10/31/2024  
Author: Beverly F. Daniels  
File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd

